

Document Passport

Title: Newark & Sherwood Plan Review - Amended Allocations & Development Management Development Plan Document

Status: Publication Development Plan Document (DPD)

Summary: This Second Publication DPD sets out **allocations of land** for new housing, including Gypsy, Roma, Traveller housing, employment and other development in the main settlements in the District. It also sets out **Development Management policies** for the use in the consideration of Planning Applications and **updated Housing Policies** to replace those in the Amended Core Strategy.

Route of Approval for Publication: Cabinet 19 September 2023
Full Council 20 September 2023

Date of Approval for Publication: 20 September 2023

Consultation Summary: Public consultation was undertaken on the Plan Review on a number of occasions between 2015 and 2017, this led to the Amended Core Strategy being produced first and then more detailed consultation on the Allocations & Development Management proposals undertaken in July – August 2019 and July – September 2021. The First Publication DPD was published for consultation in Winter 2022. Following the close to the representation period, of significance was a representation from the Environment Agency and a change in situation regarding the Gypsy & Traveller Pitch Delivery Strategy. As a result, the Second Publication DPD is subject to a period of representation. People who feel that the DPD is not 'sound' under the terms of the Planning Regulations can make a representation on the matter to the Council.

Representation Period: From Monday 25 September 2023 until 5pm on Monday 6 November 2023. Copies of this document and guidance on how to make representations are deposited at Castle House (open between 9am and 5pm Monday to Friday), the District's Libraries and on the Council's Website: <https://www.newark-sherwooddc.gov.uk/aadm-representation/>

After the Representation Period: Following a period when representations will be sought on this document a finalised DPD will be submitted to the Secretary of State in December 2023 and assessed by an independent Inspector in Spring of 2024.

Estimated Date of Final Adoption: October 2024

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Guide to the Publication Development Plan Document

As the Document Passport outlines, this is the Second Publication Development Plan Document (DPD). This means that it is the Amended Allocations & Development Management DPD containing the policies and wording which the Council wishes to submit to the Secretary of State for Examination and ultimately adoption by the District Council. As the First Publication DPD proposed amendments to the DPD Adopted in 2013, it showed the original text, with deletions crossed through and additions underlined. However, as this is now the Second Publication DPD, proposed amendments since the First Publication DPD are now double underlined and proposed deletions are double crossed through. This gives everyone the opportunity to read the DPD as amended and consider if they wish to make Representations on the contents of the document.

The representations will be considered alongside the Amended DPD when submitted in December 2023 and will be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, to legal and procedural requirements, and whether it is sound. Representations submitted should relate to the requirements of the Duty to Cooperate, legal compliance or the 'Tests of Soundness.'

Everyone now has the opportunity to read the DPD and consider if they wish to make Representations on the contents of the documents. Unlike at the previous stage of the production of the DPD this is not a consultation but a period seeking representations. The representations will be considered alongside the DPD when submitted and, in Spring 2024, the DPD will be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, to legal and procedural requirements, and whether it is sound. Representations submitted should relate to the requirements of the Duty to Cooperate, legal compliance or the 'Tests of Soundness.'

The legal requirements are that the Amended Allocations & Development Management DPD:

- Has been prepared in accordance with the Local Development Scheme (i.e. the Council's timetable).
- In compliance with the Statement of Community Involvement and the Town and Country Planning (Local Development)(England) Regulations 2012.
- Has been subject to a sustainability appraisal (which in Newark and Sherwood is part of an Integrated Impact Assessment)
- Has regard to national policy and guidance

A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Detailed guidance on how to make representations is set out on our website www.newark-sherwooddc.gov.uk/aadm-representation/ , in guidance notes which are also available at Castle House and the District's Libraries.

Representations can be made against the whole document or a particular allocation or policy and should be made on representation forms available at the same locations as the Guidance notes. Representations not made on the Representations Form should clearly indicate which test of soundness or point of legal compliance the representation relates to.

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

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1.0 Introduction

- 1.1 The Amended Allocations and Development Management Development Plan Document (A&M DPD AADMPD) is one of the Local Development Plan Documents (LDDs DPD) included within the Newark and Sherwood Local Development Framework (LDF) which has been reviewed over the past seven years. The first element of the Plan Review focussed on updating the Core Strategy DPD and an Amended Core Strategy DPD was adopted in March 2019. The adoption of AADMPD completes the Plan Review process.
- 1.2 ~~Its main purpose is~~ The intention of the Plan Review is to ensure that the AADMPD continues to allocate sufficient land for housing, employment and retail, to meet the needs of Newark and Sherwood to 2026 2033 and beyond. The document includes new and amended Housing and Affordable Housing Policies which replace those included in the Amended Core Strategy and new Gypsy Roma Traveller policies and allocations. The document also sets out amendments to urban boundaries and village envelopes, retail boundaries as well as sites requiring continued protection from development (open space and green infrastructure designations). It also includes a suite of Development Management policies to provide greater direction, help deliver specific allocations and assist in the day-to-day assessment of planning applications.
- 1.3 The previous A&M DPD has been was written in accordance with the adopted Core Strategy that was adopted in March 2011 and its approach to settlement growth in identifying specific sites where new homes and employment sites should be built. Having adopted an Amended Core Strategy with updated development targets it was necessary to ensure that these continue to be met by the allocations and policies within the DPD. As the targets in the Amended Core Strategy are lower (albeit for a different time period) and overall, we had made enough allocations to meet the higher target the starting point for the review was that we should have sufficient sites to meet development needs without making further allocations. All sites in the DPD have been appraised to see if they are still available and deliverable, those sites that continue to be, have remained allocated. We have only deallocated sites in circumstances where they are no longer available or deliverable. Where details regarding allocations have changed or new evidence needs to be taken into account site allocation policies have been amended. The DPD illustrates the location and extent of the allocated land on the Policies Map and provides guidance on how and when the sites should be developed. The site selection process followed in the making of these allocations has been guided by the methodology detailed in Appendix B.
- 1.4 Details of these site allocations and designations are outlined in the following sections of the document and are grouped into different sections of the document based on the Areas identified in the Amended Core Strategy. This sub-division is derived from 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. This identifies five distinct and internally cohesive areas within the District as shown on Figure 1. The location and extent of the allocated sites are shown on the accompanying Policies Map. As this is a review, Allocations that have been completed or deallocated are referred to in the text and Appendix A explains the reason for the deletion.

- 1.5 It should however be recognised that the allocation of a site for a particular use in the ~~A&DM~~ ~~DPD~~ AADM DPD is not the same as receiving planning permission for a development. The effect of a site allocation is to establish Council policy support for the principle of the development proposed in the allocation. Planning permission for the specific use that the site is allocated for will still be required.
- 1.6 In addition to those allocations and designations made in those settlements which are central to delivering the Spatial Strategy a number of Main Open Areas have also been designated in a number of the remaining settlements across the District. Details of these Main Open Areas can be found at the start of each Area Chapter and on the Policies Map.
- 1.7 To assist the reader a Glossary of the terms used throughout the document has been provided in Appendix B.

insert Figure 1 here

Background Context

- 1.8 The preparation of the ~~A&DM~~ DPD has taken into account the relevant national, ~~regional~~ and local planning policy context. The DPD has also been informed by a series of evidence base studies prepared to assist with the production of the District Council's LDF. In addition the infrastructure requirements of the District and the findings of the supporting Integrated Impact Assessment (incorporating a Sustainability Appraisal) and Appropriate Assessment have also been important elements in feeding into the development of the DPD.
- 1.9 **National Planning Policy** - National planning policy on the various aspects of spatial planning and the operation of the planning system is set out within the National Planning Policy Framework and accompanying Planning Policy Guidance. This policy framework covers broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy into account when preparing their ~~LDDs~~ DPDs by ensuring that the plans and policies within them are consistent with this national guidance. National planning policy is also material to the consideration of individual planning applications and appeals. Further information on national planning policy can be viewed at <https://www.gov.uk/government/collections/planning-practice-guidance>.
- 1.10 **Local Planning Policy** - The Newark and Sherwood Amended Core Strategy was adopted by the Council on ~~29th 7th March 2019 2011~~. The Amended Core Strategy forms the overarching document in the LDF and all other ~~LDDs~~ DPDs produced by the Council should be in general conformity with this plan. It sets out the spatial vision for Newark and Sherwood, contains a range of strategic and area-based objectives for the District and a number of strategic policies for achieving the vision.
- 1.11 The Amended Core Strategy sets out how new development in Newark and Sherwood will be distributed across the District. In planning to meet the level of growth which is directed at the Newark Urban Area, the Amended Core Strategy identifies and allocates three Strategic Sites that are capable of delivering a significant amount of the growth as Sustainable Urban Extensions (SUEs) to the existing urban area. A SUE has also been allocated at Edwinstowe. These 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. In addition to these strategic sites, specific sites for development are identified, in line with the District Council's approach to settlement growth, through ~~the A&DM~~ this DPD. The development that comes forward at these locations must also be consistent with the cross-cutting policies contained within the Amended Core Strategy.
- 1.12 Adoption of ~~the this A&DM~~ DPD by the District Council completes the Plan Review process and replaces the previous Allocations & Development Management DPD ~~replacement of the saved policies of the Newark & Sherwood Local Plan (1999)~~. In addition the Policies Map has also been updated to take account of the allocations and designations made through this DPD, the Policies Map also identifies constraints such as Conservation Areas, sites designated for their nature conservation value and Source Protection Zones (protecting water aquifers).

As a result of this updating Therefore any sites that were previously identified on the Policies Map but which are not retained in this document are no longer allocated for the use for which they were originally identified.

1.13 Climate change is a significant issue that requires urgent action, and the Council therefore declared a climate change emergency on 16th July 2019. The Local Development Framework already addresses climate change through both the Amended Core Strategy (2019) and Allocations and Development Management DPD (2013). The Plan Review has provided the Council with further opportunity to strengthen the Publication Amended Allocations & Development Management DPD to address the climate change emergency and the Council will seek to integrate further action in Supplementary Planning Documents and guidance that it produces in future.

1.14 **Evidence Base** - A significant amount of research has been undertaken to develop an evidence base to support the preparation of this document and the other documents in the Council's LDF. This evidence base has played a critical role in the development of new policy and the site assessment work that has been undertaken as part of the preparation of this document and includes:

- ~~The Strategic Housing Land Availability Assessment (SHLAA)~~
- The Retail and Town Centres Study
- ~~The Sub-Regional Employment Land Review~~
- ~~The Employment Land Availability Study~~
- ~~Green Belt Study~~
- Strategic Housing & Employment Land Availability Assessment (SHELAA)
- Strategic Flood Risk Assessment (SFRA)
- Infrastructure Delivery Plan (IDP)
- Landscape Character Assessment (LCA)
- District Wide Transport Study and updated IDP Transport Chapter
- Housing Needs Assessment
- Gypsy and Traveller Accommodation ~~Needs~~ Assessment
- Conservation Areas Appraisals
- The Green Infrastructure Strategy
- ~~The Green Spaces Strategy and the Green Spaces Improvement Plans for each community~~
- Open Space Assessment & Strategy
- Whole Plan Viability Assessment
- ~~Main Open Area Review~~
- ~~Southwell Setting Study~~
- ~~Southwell Gateway Study~~
- ~~Bridge Ward Neighbourhood Study~~

These reports are available to view on the Council's website:

<https://www.newark-sherwooddc.gov.uk/planreview-evidence/>

1.15 **Infrastructure** - The housing and employment growth proposed for the District will need to be supported by additional physical and social infrastructure to cater for an increasing population, and also to improve existing facilities. The District Council ~~have therefore produced~~ has an

Infrastructure Delivery Plan (IDP) to provide a detailed understanding of existing shortfalls in infrastructure provision and to identify the infrastructure required to meet the level of growth anticipated in the district up to 2033 ~~2026~~.

- 1.16 New development that comes forward within the District, including on the sites identified by the AADM DP ~~A&DM DPD~~, will be expected to make an appropriate contribution to these infrastructure requirements.
- 1.17 In order to specifically assist in the delivery of strategic infrastructure within the District the Council operates a ~~has introduced a~~ Community Infrastructure Levy (CIL). The CIL is a levy which local authorities in England and Wales can charge on most types of new development in their area. CIL charges are based on the size, type and location of the development proposed. ~~Following independent Examination the District Council has adopted a Charging Schedule which sets out the rate to be levied against new development in the District. This Charging Schedule came into effect on the 1st December 2011.~~ The CIL will be used to provide improvements to the strategic highway network and other highway infrastructure ~~that may include the Southern Link Road as identified in the IDP and to contribute to secondary education in the District including a secondary school within the Newark Urban Area.~~
- 1.18 In addition local infrastructure, including facilities and services which 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.~~
- 1.19 Public Participation - Production of the DPD has been informed by public consultation during which the District Council ~~has consulted widely with stakeholder groups including residents, Town and Parish Councils, community groups, the Government and other key consultees. Consultation on the Plan Review as a whole began in 2015 with a Plan Review Issues Paper, Consultation on this informed a number of Preferred Approach consultations over the next two years which fed into an Amended Core Strategy and further consultation on the various aspects of this DPD, namely the Issues paper in 2019, and the Options Report in 2021 and the 1st Publication DPD in 2022.~~ The first stage in the DPDs production was the Options Report which ~~underwent consultation between 3rd October and 25th November 2011, this was then supplemented by a further stage of consultation on the Additional Sites and Development Management Policies Consultation Papers between 20th March and the 1st May 2012.~~ At each of these consultation stages, the Council has sought feedback from the public and key stakeholders to help shape development of the DPD and the policies within it. This has been carried out in line with the Council's Statement of Community Involvement (SCI) and with the requirements of the COVID regulations that existed at the time of consultation. ~~The Council has sought to make engagement with the A&DM DPD accessible, facilitated through exhibitions in all settlements in which allocations are proposed, making documents available in local libraries, local forums, local advertising in the press and local community buildings and distribution of letters and consultation documents.~~
- 1.20 **Integrated Impact Assessment and Sustainability Appraisal** - The District Council is required to ensure that documents prepared for its LDF are subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). Carrying out the process of SA is a statutory requirement within the spatial planning process. It provides a means to assess the economic, social and environmental effects of the strategies and policies of the LDF from the outset of the plan preparation process. The Agenda Page 11 ~~The Council is required to carry out an Equalities Impact Assessment to ensure that the impacts on those with protected~~

characteristics are fully considered. It is recommended as best practice that the impact of the DPD on health issues should also be considered. To consider all these issues comprehensively an Integrated Impact Assessment has been prepared alongside the plan including sustainability, equality and health considerations together. The IIA is available to view at <https://www.newark-sherwooddc.gov.uk/planreview-evidence/>.

1.21 ~~The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The A&DM DPD is accompanied by a SA Report which considers the likely significant environmental, economic and social effects of the Plan. The Sustainability Appraisal Report can be viewed at <http://www.newark-sherwooddc.gov.uk/adm>~~

1.20 **Appropriate Assessment-** 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 that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is subject to an Appropriate Assessment (AA) of its implications for the site in view of the sites conservation objectives. AA is required when the habitat site is designated for their international nature conservation interests and includes:

- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC);
- Special Protection Area (SPA) and candidate Special Protection Areas (cSPA); and
- Ramsar sites.

1.21 In Newark and Sherwood, there is one designated habitat site, Birklands and Bilhaugh Special Area of Conservation (SAC), located within Sherwood Forest and there are also a number of SPAs that are within 40km of the District. Alongside these formal designations Natural England recommend that a precautionary approach should be adopted to the habitats of Woodlark and Nightjar in Sherwood Forest and therefore a shadow AA has been undertaken on these sites. A Screening Report for the ~~A&DM~~ DPD has been undertaken to assess and screen the policies within it to establish whether they would adversely affect the designated habitats. This has been followed by an AA; the recommendations of which have been incorporated into the policies and allocations of the DPD. The Screening Report and AA can be viewed at <http://www.newark-sherwooddc.gov.uk/adm> <https://www.newark-sherwooddc.gov.uk/planreview-evidence/>

Monitoring and Review

1.22 ~~**Monitoring-**~~ The effective review and monitoring of the LDF, including the ~~AADMDPD~~ ~~A&DM~~ ~~DPD~~, is crucial to its successful delivery and critical in understanding the effectiveness of the policies, allocations and designations which have been provided for. The Monitoring Framework for the A&DM DPD builds on that established for the Core Strategy DPD and is detailed in Appendix C. The ~~A&DM~~ DPD sets out the detail for how the vision and objectives of the Amended Core Strategy will be achieved on the ground.

1.23 **Housing-** The Housing Trajectory for Allocated Sites (Appendix C) shows an illustration of how the housing identified through this document may be delivered over the Plan period and help meet the housing target set out in Spatial Policy 2 of the Amended Core Strategy. ~~In Blidworth and Lowdham it has not been possible to accommodate the numbers of dwellings identified in the Core Strategy due to Green Belt, flooding and access constraints. However, as can be seen~~

from the Local Development Framework Housing Trajectory included at Appendix C, the total number of dwellings identified, 15199, is still in excess of the 14800 required.

- 1.24 ~~The District Council will give consideration to reviewing the housing numbers set out in the Core Strategy for Green Belt villages in 2015/16, whilst reviewing the position with regards to progression the implementation of allocations and policies within the Development Plan. As it is not the intention to undertake a further review of the Green Belt, it may be necessary to revise the housing figures downwards if development is not forthcoming.~~
- 1.24 There is some flexibility in the figures as they have been assessed on a basis of 30dph across the district, apart from the Newark Urban Area which has been assessed at 40dph. As part of the determination of planning allocations on these allocated sites it is possible that both higher and lower densities may be achieved on sites as part of the design process.
- 1.25 The District Council can demonstrate ~~7.6~~ ~~7.05~~ 7.20 years' worth of housing supply, as at 1st April ~~2022~~ ~~2012~~, when taking account of planning permissions on deliverable sites ~~and allocated sites where dwellings are anticipated to come forward within five years~~. The five-year land supply is included within the Council's Housing Monitoring and 5 Year Land Supply Report and is updated on an annual basis.
- 1.26 ~~However, this document has been produced during a time of economic recession and if the market does not improve within the short to medium term it is possible that the levels of housing delivery anticipated may not be achieved. The District Council will keep under review the delivery of housing against the trajectory and also the requirements to maintain a 5 year land supply. The Strategic Sites allocated within the Core Strategy are also central to the delivery of the vision and strategy for the District. Progress on all sites will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices included within the Amended Core Strategy (Appendix E G) and this document (Appendix C).~~
- 1.27 ~~It is proposed that a review of the full housing needs assessment will be undertaken in 2014. This will provide the context for reviewing the general and specific housing needs policies contained within the Core Strategy and this DPD as detailed in paragraph 1.40~~

Employment

- 1.27 This DPD sets out the detail for how employment land will be provided across the District. Employment land provision set out in Spatial Policy 2 of the ~~adopted~~ Amended Core Strategy identifies a requirement of 83.1 in the region of 211 to 220 hectares, distributed amongst the five areas for the period 2006 2013 to 2033 2026. In total the District has a supply of 176.69 hectares of employment land.
- 1.28 ~~The table below demonstrates the provision of employment land across the District at 1st April 2012, and the Lower and Upper Core Strategy requirements.~~

Table 1

	District Totals
Lower Core Strategy Requirement	211
Upper Core Strategy Requirement	220

	District Totals
Total hectares of land provided up to 2026	225,44

- 1.28 ~~As shown above, this document meets the requirements for employment land provision as set out in the Core Strategy. The employment trajectories for allocated sites show an illustration of how the employment identified through this document may be delivered over the Plan period.~~
- 1.29 As with the housing situation, it is possible that the levels of employment delivery anticipated may not be achieved. The District Council will keep under review the delivery of employment land against the trajectories. This will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices.
- 1.30 **Retail** – The 2016 Retail and Town Centre Study carried out an assessment of capacity for new comparison and convenience goods over the plan period and identified a limited need for additional comparison floor space beyond the NPPF required 10 year horizon. Retail provision has been made in the Amended Core Strategy for the Strategic Sites and no additional retail allocations have been made in this document beyond those which have been carried forward from the 2013 DPD.
- ~~1.31 As part of the production of the A&DM DPD the Council commissioned a review of retail requirements by Alyn Nicholls Associates. The review concluded that the comparison floor space requirement for the District was now 15% lower than originally estimated and set out in Paragraph 5.31 (p49) of the Adopted Core Strategy DPD at 15,690 square metres net. This is as a result of a more up to date retail projection than those contained within the original Retail study. The other elements of the Core Strategy requirements continue to be valid:~~
- ~~• Convenience floor space requirements;~~
 - ~~• Comparison floorspace requirements are only required post 2019 as a result of the increased demand generated by housing development.~~

~~Therefore the retail requirements for the District are:~~

Table 2

	Newark Urban Area	Rest of District	District Wide	Totals
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Additional floor space capacity for Convenience Goods (Sqm)	5661	6707		12368
Additional floor space capacity for Comparison Goods (Sqm)			15690	15690
Total Requirement				28058

~~1.32 Taking into account existing completions and commitments, the District Council has allocated sufficient land to meet the requirements as set out above. Details of these are provided in Appendix C Monitoring alongside a retail trajectory. Retail provision was made in the Core Strategy for convenience and comparison shopping in Newark Urban Area in the 3 Strategic Urban Extensions, Local Centre allocations. This document makes an allocation to meet the residual requirement for post 2019 comparison retail provision in Newark Urban Area and various other allocations for convenience provision in the rest of the District.~~

~~1.33 Given the additional retail need relates to new housing growth and the need to review retail over the medium term it is proposed that a full retail needs assessment will be carried out in 2015/16. This will allow the District Council to make necessary adjustments to the strategy if additional or alternative sites are required.~~

Future Review

~~1.31 This DPD supports the delivery of the Amended Core Strategy adopted in 2019. It reflects the somewhat unusual situation that our earlier 2011 Core Strategy had higher development targets and therefore rolling the plan period forward to 2033 has not required additional housing and employment allocations to be made. Now that the Amended Allocations & Development Management DPD The NPPF will require that in 2024 the Council reviews the Amended Core Strategy to see if it remains up to date, at that point it is likely that the Council will begin the process of developing a new Local Plan. In 2015/16 the District Council will review the position with regards to progress on the implementation of allocations and policies within the Development Plan, having regard to the trajectories and the current market situation. If necessary, action can be taken to review elements of the Plan, as appropriate, including options to roll forward the end date of the Plan (where delivery is taking place but at a slower rate due to market conditions); or to address changes required as a result of updated evidence.~~

2.0 Newark Area

2.1 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. The Area is split into three sub-areas to reflect its diverse nature:

- Newark and Rural South Sub-Area
- Rural North Sub-Area
- Collingham Sub-Area

2.2 The Area contains the District's largest settlement, Newark-on-Trent. Newark Urban Area is defined as the main built-up areas of Newark, Balderton and Fernwood and is designated in the Amended Core Strategy as a Sub-Regional Centre which is the principal location for growth in Newark & Sherwood. 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. Allocations for development have been made, and their status updated, in Newark Urban Area, Collingham and Sutton on Trent.

Public Open Space & Main Open Areas

2.3 Beyond the settlements where development is being allocated, protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Policies Map, they are all protected by virtue of Spatial Policy 8 of the Amended Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.

2.4 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. They are designated on the Policies Map.

Policy NA/MOA - Newark Area – Main Open Areas

Main Open Areas represent those areas of predominantly open land that play an important part in defining a settlements form and structure.

Within the following locations Main Open Areas have been defined on the Policies Map:

- Besthorpe
- Coddington
- Cromwell
- North Clifton
- North Muskham
- Norwell
- South Muskham

Within these Main Open Areas planning permission will not normally be granted for built development.

Newark Urban Area

- 2.5 The Newark Urban Area comprises the main built-up areas of Newark-on-Trent, Balderton and Fernwood. Newark-on-Trent itself is the District's largest settlement and 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, Edinburgh and Nottingham and its proximity to the A1(T) ensures that the area is also well connected to the trunk road network.
- 2.6 The Amended Core Strategy identifies Newark as a Sub-Regional Centre and ~~reaffirms its status as a GrowthPoint. The Amended Core Strategy therefore~~ directs significant levels of growth to the Newark Urban Area, with ~~70%60%~~ of the overall District housing growth and the majority of the Newark Area's employment land requirement, ~~between 80 to 87 51.9~~ hectares, to be provided in the area during the plan period. The Amended Core Strategy addresses the majority of this growth in allocating three Strategic Sites, ~~however a~~ with the residual requirement of 1,544 dwellings and 25 to 32 hectares of employment land still remains to be planned for in this DPD. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete. When taking account of developments which may continue delivering beyond the 2033 Plan Period there is a residual requirement of 436 dwellings which can be accommodated on the remaining site allocations. Sufficient land has been completed or has the benefit of planning permission to meet the employment requirements in the Newark Area.
- 2.7 The majority of the Gypsy, Roma and Traveller community of the District live in and around Newark Urban Area, proposals for existing sites and future provision are set out in Chapter 8 of this document. The current requirement for Gypsy and Traveller provision in the Core Strategy of 84 pitches has now been met and exceeded with 93 pitches having been secured. This requirement covers the period to the end of 2012. Projecting forward based on the existing needs study it is anticipated that an additional 21 pitches will be required over the next 5 years. Currently the District Council is in negotiation to buy an existing site which has planning permission, but is not in use, to create additional capacity which should meet such a target. Cabinet has resolved that if necessary Compulsory Purchase Order powers can be used for this purpose. More fundamentally the District Council is updating its evidence base, in partnership with other Local Authorities, to reflect the substantial increase in pitch numbers that has occurred and will seek to secure any further allocations based on this information through a Gypsy & Traveller DPD over the next two years.
- 2.8 It is considered that this 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 facilitate the cost-effective provision of infrastructure.

Housing Allocations

Policy NUA/Ho/1 Newark Urban Area - Housing Site 1 – Site De-allocated

~~Land at the end of Alexander Avenue and Stephen Road has been allocated on the Policies Map for residential development providing around 20 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~• Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A46 Newark Bypass;~~
- ~~• Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures, if necessary, reflecting the high archaeological potential of the site, secured by condition.~~

Policy NUA/Ho/2 Newark Urban Area - Housing Site 2

Land south of Quibells Lane has been allocated on the Policies Map for residential development providing around ~~86~~25 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- ~~The preparation of an appropriate Transport Assessment by the applicant, including improvements to Quibells Lane to adoptable standard, forming part of any planning application~~ Appropriate access to the site via Hatchets Lane;
- The preparation of a Site-Specific Flood Risk Assessment by the applicant forming part of any planning application and details of measures to mitigate the potential for on-site surface water flooding risk and management of run off and ensure that flood risk is not increased elsewhere;
- Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the East Coast Main Line;
- ~~Developer contributions towards the elimination of the foot crossing across the East Coast Main Line at Hatchets Lane secured through the planning application process; and~~
- The investigation of potential archaeology on the site and any necessary post-

determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site.

~~The site currently includes the District Council's Seven Hills Homeless Hostel. Redevelopment of this site should only occur once the District Council has made suitable alternative provision for the Hostel in line with the requirements of Spatial Policy 8.~~

Policy NUA/Ho/3 Newark Urban Area - Housing Site 3 – Site De-allocated

~~Land on Lincoln Road has been allocated on the Policies Map for residential development providing around 24 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~• Enhanced provision of an element of Public Open Space on 0.3 hectares of the site including re-provision of the existing Multi-Use Games Area secured as part of any planning application and developer contributions;~~
- ~~• Access to any residential development via Cedar Avenue; and~~
- ~~• Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required.~~

Policy NUA/Ho/4 Newark Urban Area - Housing Site 4 - Yorke Drive Policy Area

Yorke Drive Estate and Lincoln Road Playing Fields have been identified in the Bridge Ward Neighbourhood Study as locations for regeneration and redevelopment. The area has been identified on the Policies Map as the NUA/Ho/4 - Yorke Drive Policy Area. The regeneration and redevelopment of the Yorke Drive Policy Area should be a comprehensive scheme, regenerating existing housing and developing new stock in a coordinated and sustainable manner. To achieve this, proposals in the Policy Area will be presented as part of a Master Plan which will:

- i. Include proposals for improved linkages between the policy area and the wider Bridge Ward including Lincoln Road and Northern Road Industrial Estate;
- ii. Include proposals for phasing and delivery methods for the redevelopment;
- iii. Meet the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to ~~DM~~ Policy

DM 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations; and

- iv. Facilitate pre-determination archaeological evaluation and post-determination mitigation measures.

Within the existing Yorke Drive Estate, the Master Plan will provide for the following:

- i. Removal of poorer quality housing and replacement with new dwellings;
- ii. Change of housing type to increase mix of tenure and range of housing; and
- iii. Improvements to the layout and public realm of the estate;

Within the Lincoln Road Playing Field the Master Plan will address the following:

- i. Suitable playing pitches are retained to meet the requirements of Spatial Policy 8 of the Amended Core Strategy; and
- ii. Additional access is provided to the site via Lincoln Road.

In allocating this site for housing development it is anticipated that approximately 230 net additional dwellings will be developed.

Policy NUA/Ho/5 Newark Urban Area - Housing Site 5

Land north of Beacon Hill Road and the northbound A1 Coddington slip road has been allocated on the Policies Map for residential development providing around 200 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Satisfactory access arrangements through the neighbouring site which has planning permission for residential dwellings;
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere;
- Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A1 and long-distance views into the site from the north;
- Proposals will need to demonstrate that any identified mineral resource is not

needlessly sterilised and where this cannot be demonstrated, prior extraction may be sought where practical;

- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required; and
- The preparation of a Master Plan as part of any planning application(s) setting out the broad location for development on the site and phasing of new development

Policy NUA/Ho/6 Newark Urban Area - Housing Site 6

Land between 55 and 65 Millgate has been allocated on the Policies Map for residential development providing around 10 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The site lies in Newark Conservation Area in close proximity to Listed Buildings and the District Council will be preparing a development brief to guide development on the site, any proposals will have to meet the requirements of such a brief; ~~and~~
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures, secured by condition on any planning consent are likely to be required, reflecting the high archaeological potential of the site.

- 2.9 The area on Bowbridge Road south of the proposed leisure centre is going through a period of change, long established industrial uses are disappearing and brownfield sites are becoming vacant. The normal recycling of land however is restricted by continuing neighbouring uses within the area. Therefore, a policy to facilitate re-use of the sites is proposed to ensure proper redevelopment of the area. Applicants for any future development will be required to provide suitable mitigation for any adverse impacts from the existing neighbouring uses.

Policy NUA/Ho/7 Newark Urban Area - Bowbridge Road Policy Area

Land between Bowbridge Road and Hawton Lane has been identified as the Bowbridge Road Policy Area on the Policies Map.

Within the Policy Area proposals to redevelop vacant brownfield sites will be encouraged. Such redevelopment should seek to ensure that the impact of neighbouring uses is fully taken into account. In particular residential development is allocated on the following sites:

- NUA/Ho/8
- NUA/Ho/9

The Council will work with stakeholders to seek appropriate regeneration within the area and seek to resolve existing environmental problems which exist in the Policy Area including by the redevelopment of Opportunity Site 1 the Tarmac site. ~~Further investigation, in the form of a study will be undertaken to examine the environmental issues.~~

Policy NUA/Ho/8 Newark Urban Area - Housing Site 8

Land on Bowbridge Road has been allocated on the Policies Map for residential development providing around ~~6686~~ dwellings, ~~taking into account an existing planning permission for a nursing home.~~

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Addressing the requirements of NUA/Ho/7 Bowbridge Road Policy Area; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.

Development of this site will be phased to the latter stages of the plan period in order for the existing environmental issues to be resolved and the Southern Link Road constructed.

Policy NUA/Ho/9 Newark Urban Area - Housing Site 9

Land on Bowbridge Road has been allocated on the Policies Map for residential development providing around 150 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Addressing the requirements of NUA/Ho/7 Bowbridge Road Policy Area; ~~and~~
- Submission of a Site-Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required.

Development of this site will be phased to the latter stages of the plan period in order for the existing environmental issues to be resolved and the Southern Link Road constructed.

Policy NUA/Ho/10 Newark Urban Area - Housing Site 10

Land north of Lowfield Lane has been allocated on the Policies Map for residential development providing around ~~120~~170 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The preparation of an appropriate transport assessment by the applicant, including improvements to Manners Road/London Road Junction forming part of any planning application;
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere; and no residential development shall be located within the area of the site in Flood Zone 2;
- Submission of an ecological evaluation, mitigation strategy and a scheme for the enhancement of the site as part of any planning application;
- An appropriate landscaping scheme, submitted as part of any planning application, providing buffering to the south and west of the site in relation to the adjacent Local Wildlife Sites ~~SINCs~~ and retention of existing hedgerows on site where possible; ~~and~~
- Proposals will need to demonstrate that any identified mineral resource is not needlessly sterilised and where this cannot be demonstrated, prior extraction may be

sought where practical; and

- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required. New development here should respect the plot shapes of the medieval field system.

Mixed Use Allocations

Policy NUA/SPA/1 Newark Urban Area - Newark Showground Policy Area

Within the area defined on the Policies Map as Newark Showground Policy Area new development which supports and complements the East Midlands Events Centre (Newark & Nottinghamshire Agricultural Society Showground) and other leisure and visitor economy uses on site will be supported. In addition, development proposals which result in provision of an appropriately located Livestock Market facility, proportionate complementary uses and an enhanced replacement Lorry Park within the Policy Area will be positively viewed. ~~provided that it meets~~ Subject to the wider requirements of the Amended Core Strategy and the Development Management Policies in Chapter 7 being met.

The District Council will work with the County Council, the Highways Agency, Parish Councils and the various landowners to prepare a Master Plan for the whole policy area to secure appropriate enhancement and development of the site.

Within the Policy Area a new mixed-use allocation has been made in the following location:

- NUA/MU/1 Land North of the A17

Within the Policy Area proposals must specifically address the following:

- The need to address access constraints relating to the A1/A46/A17 junctions, including the A46 Newark Northern Bypass dualling identified in the Road Investment Strategy 2;
- ~~The need to adequately screen new development~~ The need to achieve high quality sustainable building design and comprehensive integrated landscaping;
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site;
- Address any issues arising from the proposals which may adversely affect nearby residents.

Policy NUA/MU/1 Newark Urban Area - Mixed Use Site 1

Land North of the A17 has been allocated on the Policies Map for mixed use development. The site will accommodate a Hotel/Conference Facility, restaurant facilities to support the wider showground uses, and employment uses.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, ~~and~~ Policy DM3 Developer Contributions and Planning Obligations, and Policy DM5(b) regarding flood risk, development on this site will be subject to the following:

- The requirements of the Newark Showground Policy Area;
- The preparation of a site-specific Master Plan for the allocation setting out the location of various land uses and a phasing policy for new development;
- Until appropriate improvements have been made to the A1/A46/A17 Junction, ~~employment development will not be considered appropriate. Any~~ any proposed development will need to demonstrate that it will not generate significant a.m. and p.m. peak traffic as part of any planning application.

Policy NUA/MU/2 Newark Urban Area - Mixed Use Site 2 – De-allocated

~~Land at the current Brownhills Motor Homes site has been allocated on the Policies Map for mixed use development. The site will accommodate employment (B1/B2/B8) development, roadside services including a hotel (which currently has outline Planning Permission), and the continued sui generis use of the site for the sale of Motor Homes.~~

~~In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~Appropriate design which addresses the site's gateway location and manages the transition into Newark Urban Area;~~
- ~~The preparation of an appropriate Transport Assessment by the applicant to consider the impact on the A46/A1 junction;~~
- ~~Consideration of the impact on access to the Newark Industrial Estate as set out in NUA/E/1;~~
- ~~The amount and type of employment provision will be determined as part of any planning application ensuring that a flexible approach to such provision can be achieved in line with the site characteristics; and~~
- ~~Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required.~~

~~Policies which are for uses other than employment, hotel or sale of motor homes proposals will need to consider the suitability of the site for such uses. Residential or retail development are not considered appropriate on the site.~~

Policy NUA/MU/3 Newark Urban Area - Mixed Use Site 3 – Re-allocated as Opportunity Site

~~Land at the current NSK factory on Northern Road has been allocated on the Policies Map for mixed use development. The site will accommodate at least 150 dwellings, employment provision and comparison retail provision of around 4,000 square metres (net).~~

~~In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~• The preparation of a Master Plan setting out the broad location of new development on the site, an assessment of the impact of new development on the town centre, phasing of new development within the site and associated transfer of existing NSK engineering plant to a new location in Newark Urban Area. In preparing such phasing retail development will come forward in the latter part of the Plan Period (post 2019). Earlier delivery of retail will only be supported where the need for such retail has been adequately demonstrated in terms of the impact on the viability and vitality of the Town Centre;~~
- ~~• In preparing any Master Plan particular care should be taken in determining the location of residential development, in particular consideration should be given as to whether additional land outside the allocation could be incorporated to better realise such proposals;~~
- ~~• Investigation and recording of the site's industrial heritage by the applicant as part of the development of a scheme with a view to incorporating, where practicable, any important features;~~
- ~~• The amount and type of employment provision will be determined as part of any Master Plan preparation ensuring that a flexible approach to such provision can be achieved in line with the site characteristics and wider regeneration aims.~~

Policy NUA/MU/4 Newark Urban Area - Mixed Use Site 4

Land at Bowbridge Road has been allocated on the Policies Map for mixed use development. The site will accommodate around 115 dwellings and a new leisure centre for Newark.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2

Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The development of a Master Plan to address the relationship between the residential development and the new leisure centre and provide a context for any future incorporation of RHP Sports Ground within the management of leisure centre;
- Address issues relating to the adjacent operations of neighbouring employment sites; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required.

Opportunity Sites

Policy NUA/OS Opportunity Sites

To ensure that the housing, and employment and other land use needs of the District are delivered over the plan period, sufficient sites have been allocated to more than meet the requirements. In accordance with Amended Core Strategy Spatial Policy 5 – Delivering the Strategy, the following opportunity sites have also been identified:

- NUA/OS/1 – Tarmac Site, Hawton Lane/Bowbridge Road, Newark (around 270 dwellings)
- NUA/OS/2 – NSK Factory (former NUA/MU/3) Northern Road, Newark (around 150 dwellings and compatible employment, leisure, education and community uses)

These sites all lie within the Urban Boundary and 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.

The Council will keep these opportunity sites under review and may identify additional opportunity sites within the settlements central to delivering the Spatial Strategy through the annual Monitoring process.

2.10 These sites are not the subject of formal housing allocations as, although they are still considered developable, they are subject to uncertainty over timescales for delivery. These sites are however all within the Newark Urban Area and there is nothing to prevent these sites coming forward for housing development and other compatible uses at any point in the Plan Period providing any development proposals meet the requirements of the appropriate Development Management policies.

2.11 Measures which may be used to bring forward development on these sites could include securing alternative sites for an 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.

Employment Allocations

Policy NUA/E/1 Newark Urban Area - Newark Industrial Estate Policy Area

Within the area defined on the Policies Map as NUA/E/1 Newark Industrial Estate Policy Area, new employment development will be encouraged. Newark Industrial Estate is a strategic Major Employment Site (as defined on the Newark Key Diagram); development which is not of a ~~B1/ B2/ B8/ E(g)~~ use class will be expected to meet the requirements in Core Policy 6.

Within the Policy Area new employment allocations have been made in the following locations:

- NUA/E/2 Land West of the A1 and
- NUA/E/3 Land off Telford Drive

The Bridge Ward Neighbourhood Study identified key concerns with traffic flow and parking within the Policy Area. The District Council will work with the County Council, the owners and businesses located within the Policy Area to resolve existing traffic issues and seek to secure additional connectivity to the wider Bridge Ward including Newark Northgate Station.

In promoting new development in the Policy Area, the District Council expects:

- i. Appropriate boundary treatment and screening of open storage areas;
- ii. Satisfactory provision of access for parking and servicing;
- iii. Development should not impact on adjacent residential areas; and
- iv. Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required.

Policy NUA/E/2 Newark Urban Area - Employment Site 2

Land west of the A1 on Stephenson Way has been allocated on the Policies Map for employment development. The site allocation is in two parcels, a total of 12.24 ~~6.85~~ 6.2 hectares in size.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- i. The requirements of NUA/E/1 Newark Industrial Estate Policy Area;
- ii. Submission of a Site-Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk, management of run-off and ensure that flood risk is not increased elsewhere;
- iii. An appropriate landscaping scheme submitted as part of any planning application providing screening of the site from the A1; and
- iv. An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning application.

Policy NUA/E/3 Newark Urban Area - Employment Site 3

Land off Telford Drive has been allocated on the Policies Map for employment development. The allocation is in three parcels, a total of 1.54 site is ~~0.5~~ 0.88 hectares in size.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- i. The requirements of NUA/E/1 Newark Industrial Estate Policy Area;
- ii. Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk, management of run-off and ensure that flood risk is not increased elsewhere;
- iii. Appropriate landscaping scheme, submitted as part of any planning application, providing appropriate boundary treatment to respect the Middleton Road area; and
- iv. An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning application.

Policy NUA/E/4 Newark Urban Area - Employment Site 4

Land at the former Nottinghamshire County Council Highways Depot on Great North Road has been allocated on the Policies Map for employment development. The site is 2.07 ha in size and ~~B1/B2/B8/E(g)~~ is appropriate in this location.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into Newark Urban Area including retention and enhancement of existing boundary planting on the Great North Road/Kelham Road boundary;
- The preparation of a Site-Specific Flood Risk Assessment, and details of measures to mitigate on-site flooding risk and ensure that flood risk is not increased elsewhere, by the applicant forming part of any planning application; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required.

Proposals for non ~~B1/B2/B8/E(g)~~ uses should demonstrate that they meet the requirements of Core Policy 6 of the Amended Core Strategy.

Phasing

Policy NUA/Ph/1 Newark Urban Area - Phasing Policy

In Newark Urban Area the following sites will include phasing within any Master Plan to accompany any planning application:

- NUA/Ho/4
- NUA/Ho/5
- ~~NUA/MU/3~~
- NUA/MU/4

In the following sites, phasing will be required to address infrastructure/environmental issues:

- NUA/Ho/8
- NUA/Ho/9
- NUA/MU/1

Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement.

Retail

- 2.12 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 marketplace and surrounding streets with restaurants and cafés centred around Castle Gate and the Town Wharf adjacent to the Castle and the River Trent. Three Purpose purpose-built shopping centres are located to the north and south of the core, anchored by Morrison's, Wilkinson's and Asda respectively ~~with a further retail development on the former Potterdyke car park which opened in November~~

2014. The District Council and its partners are pursuing a range of activities to enhance the sustainability of the centre. The Newark Town Investment Plan includes proposals to regenerate key buildings and grow footfall. Further proposals will be included in the Newark Town Centre Master Plan Strategy.

- 2.13 There are also ~~2~~ 3 retail parks in Newark, Northgate Retail Park, Beacon Hill Retail Park and The Maltings Retail Park. There are also a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents.

Policy NUA/TC/1 Newark Urban Area - Newark Town Centre

To help promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities, a town centre boundary which illustrates the extent of the primary shopping area ~~as well as primary and secondary shopping frontages have~~ has been defined on the Policies Map. ~~The primary shopping frontages are areas which contain the town's key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages are those that contain more of a mix of uses including retail, leisure and service sector businesses.~~

The future management of the Centre will be provided for through the development and implementation of the Newark-on-Trent Town Investment Plan and subsequent Town Centre Strategy - Newark Town Centre Masterplan. Consideration of development proposals for ~~Development of~~ retail and other Main Town Centre uses within and beyond Newark Town Centre will ~~be considered~~ made against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

- 2.14 Balderton contains two discrete areas of retail and other town centre uses. The area to the north is contained within a purpose-built shopping centre adjacent to the Lakeside development. The larger area to the south is the more traditional centre which caters for a wider range of day to day needs. Fernwood Village Centre is the existing local centre defined by Policy NUA/LC/3, a further local centre is proposed in the Amended Core Strategy in policy NAP2C Land around Fernwood.

Policy NUA/LC/1 Balderton - Local Centre North

To promote the strength of Balderton as a local shopping destination, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Policy NUA/LC/2 Balderton - Local Centre South

To promote the strength of Balderton as a local shopping destination, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Policy NUA/LC/3 Fernwood Village Centre - Local Centre

To promote the strength of Fernwood as a local shopping destination, a Local Centre has been defined on the Policies Map around the Village Centre.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

- 2.15 The ~~2010~~ 2016 Retail and Town Centre Study carried out an assessment of capacity for new comparison and convenience goods over the plan period and identified a limited need for additional comparison floor space beyond the NPPF required 10-year horizon, therefore no allocation has been made in this document. ~~Further work undertaken to support the Allocations and Development Management DPD has estimated that around 10,000 square metres (net) is required over plan period (focused at the end of the plan period). As a consequence, NUA/MU/3 has been allocated as a mixed use site which could accommodate the residual amount.~~

Northgate Station Policy Area

- 2.16 Newark Northgate Station is an important gateway site for the town. The East Coast Mainline provides a fast and efficient link between Newark, the north and London. ~~During the DPD consultation, it became apparent that~~ A number of consultees have long felt that the area ~~was~~ is in need of regeneration. The results of the Bridge Ward Neighbourhood Study also identified the importance of linkages between Newark Industrial Estate and Northgate Station. Given the importance of the area to the town it is proposed that a comprehensive regeneration scheme be worked up for the area around Northgate Station. ~~Such a scheme will be progressed as part of the current work being undertaken to regenerate the town in the first 10 years of this DPD. These regeneration aspirations will form part of the context for the development of the Newark Town Centre Masterplan.~~

Policy NUA/Tr/1 Northgate Station Policy Area

The District Council will work with Network Rail, the Train Operating Companies, Nottinghamshire County Council and the various landowners, transport and amenity stakeholders to prepare a comprehensive regeneration scheme for the area on the Policies Map defined as the Northgate Station Policy Area. Any scheme will contain the following element:

- Proposals to improve the physical environment of the Policy Area to recognise its important gateway role;
- Proposals to preserve and enhance heritage assets, including the Grade II listed station and the adjoining conservation area;
- Proposals to improve the linkages between the site and Newark Industrial Estate, NUA/MU/3, the wider Bridge Ward and the Town Centre; and
- Proposals to improve transport and car parking provision in the area, and further encourage walking and cycling to the station.

Archaeology

- 2.17 The Farndon and River Devon Ice Age Landscape is an un-designated heritage asset of national archaeological importance- comprising the material remains of human activity and associated natural deposits. Discovery of scatters of flint tools and waste on land east of Farndon (incorporated in plough-soil) led to the initial identification of this nationally important site of human occupation, dating from around 14,000 years ago. Adding to its significance was the subsequent discovery that below the ground the irregular buried topography, and complex deposits of wind and water born material, have preserved micro-sites undisturbed with finds still lying where they fell.
- 2.18 The physical nature of flint scatters and the complex three-dimensional form of the geology formed at that time (gravels, waterbodies and scarps, lain with alluvium and wind-blown sands) make it essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals. So as to ensure that the significance of any remains affected is sufficiently understood, and their importance is afforded proportionate weight in the planning process. Given that the landscape is of national importance but falls outside the scope of designation under the 1979 Ancient Monuments and Archaeological Areas Act (as amended), this approach to ensure this takes place has been developed with Historic England. It is recognised that the knowledge and understanding of the archaeological deposits may continue to evolve, and so where new information becomes available and is verified then this is something that application of the policy approach will have regard to. Guidance set out through the District Council's Non-Designated Heritage Assets Criteria provides the local context for the policy approach, and will be applicable to its implementation.

Policy NUA/AR/1 Archaeology – Farndon and River Devon Ice Age Landscape

The Farndon and River Devon Ice Age Landscape is split into two areas as defined on the Policies Map;

Area A – Nationally Important Archaeological Remains

Area B – High Risk of Nationally Important Archaeological Remains

For development proposals within Area A, local and national planning policy towards designated heritage assets will apply.

For development proposals within Area B, an appropriate site evaluation from the earliest stages of predetermination site assessment will be required in order to allow for the significance and importance of archaeological remains to be proportionately treated in the planning process. All developments should include pre-application investigation comprising both non-intrusive and intrusive field evaluation undertaken in consultation with the relevant specialists. Where these investigations show comparable results with Area A, the policy approach would consider the proposed sites in terms of national and local planning policy towards designated heritage assets.

In implementing the above regard will be had to the most up-to-date information. Departures will require justification on the basis of robust and verified evidence.

- 2.19 The battles and sieges of the English Civil War (1642-52) between King and Parliament were the last major active military campaigns to be undertaken on English soil and have left their mark on the English landscape in a variety of ways, typically including earthworks that provided temporary protection for infantry or to act as gun emplacements. These earthworks, which may have been reinforced with revetting and palisades, consisted of banks and ditches and varied in complexity from simple breastworks to complex systems of banks and interconnecting trenches. They can be recognised today as surviving earthworks or as crop or soil marks on aerial photographs. They are recorded widely throughout England, with concentrations in the main areas of campaigning, and have been recognised to be unique in representing the only evidence on the ground of military campaigns fought in England since the introduction of guns.
- 2.20 Newark was a significant location during the English Civil War and a key garrison held by Royalist forces from the outbreak of the Civil War in 1642. The crossing at the Trent was an important strategic location on the Great North Road, and Newark’s distinctive castle was a symbol of power in the landscape. Newark witnessed a number of fierce sieges between 1643 and 1646, culminating in Charles I’s surrender to Parliamentary forces. The local communities would have been hugely impacted by the war, with disease, famine and hardship. The town was surrounded by a series of offensive and defensive fieldworks, many of which survive to the present day.
- 2.21 They are the most impressive surviving collection of such works in England; not only do extensive remains survive, but the whole system is recorded on two nearly contemporary

plans, one by a Royalist engineer, the other by a Parliamentarian. They thus provide a unique opportunity for the study of the field engineering of the Civil War. All surviving examples of the Newark siege works are identified to be nationally important, comprising at least 12 scheduled sites. The Nottinghamshire Historic Environment Record identifies extensive further potential archaeological significance, some of which has the potential to be nationally significant. Non earthwork remains can also be significant, such as shot and coinage. While the known fortifications and earthworks are scheduled, archaeological evidence for the precise location of smaller scale fortifications, battlefield/skirmish activity, garrison lines and the parliamentary defensive works known as 'lines of circumvallation' remains more elusive; however, at the very least ephemeral evidence within the siege landscape is likely present for all of these.

Policy NUA/AR/2 Archaeology – Newark Civil War

For sites within Newark and its immediate environs containing known or potential Civil War archaeological interest, applications must be accompanied by an appropriate archaeological assessment of the impact of the development. A field evaluation prior to determination of the planning application may also be required. Where remains are of regional significance within the Civil War constraints as defined on the Policies Map, detailed agreement on ground impacts should be secured before planning permission is granted.

Where necessary to secure the protection of the heritage asset or a programme of archaeological mitigation, conditions will be attached to permissions. These may include requirements for detailed agreement on ground impacts and programmes of archaeological investigation, building recording, reporting and archiving.

For development proposals within Newark, the Notts Historic Environment Records should be consulted which defines Areas of Archaeological Significance.

Infrastructure

2.22 The Amended Core Strategy (see Appendix D ~~as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in the Newark Urban Area. The District Council will work with infrastructure providers and, where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Open Green Spaces and Green Infrastructure

2.23 A number of open spaces sites requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting ~~Green~~ Open Space Assessment & Strategy Space Strategy document.

2.24 The Open Space Assessment & Strategy ~~Green Spaces Improvement Plans~~ identifies the following

additional open space requirements for the Newark Urban Area:

Table 3.1 - Newark Urban Area Open Space Requirements

Allotments	<u>Additional provision required Newark, Balderton & Fernwood</u> New provision required in Balderton West, Beacon, Bridge, Castle, Devon and Fernwood Wards
Amenity Greenspace	<u>Additional provision required in Balderton</u> New provision required in Balderton West, Bridge and Fernwood Wards
<u>Cemeteries</u>	<u>Additional provision required in Newark</u>
Outdoor Sports Facilities	New provision required in Beacon, Bridge and Devon Wards
Children and Young Persons Provision	<u>Additional provision in Newark, Balderton and Fernwood</u> New provision required in Castle, Devon and Magnus Wards
Natural/Semi-Natural Greenspace	<u>Additional provision in Newark, Balderton & Fernwood</u> New provision required to serve Beacon and Magnus Wards
Parks and Gardens	<u>Additional provision in Newark and Fernwood</u> New provision required in Fernwood Ward.

- 2.25 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their ~~its~~ partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.
- 2.26 Outdoor sport facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course ~~is currently being updated and due to be published in Winter 2023/24.~~
- 2.27 The Green Infrastructure Issues for the Newark Urban Area identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes with the aim of limiting the impacts of growth, increasing connectivity with the surrounding countryside, improving access to assets (including the Trent, Devon and Middle Beck Rivers) and the supporting of tourism. Provision should include for the following routes:
- Creation of a new footpath between Kelham Hall, Averham and the railway bridge at Averham Weir.
 - The introduction of a circular route on land north of Farndon Harbour linking to Farndon Fields, the Sconce and Devon Park and the proposed Middle Beck Natural Corridor.

- Middle Beck / Shire Dyke Natural Corridor- the creation of a new multi-functional corridor stretching from Fernwood to the Sconce and Devon Park. In doing so the route should connect with the National Cycle Network Route and the Green Infrastructure being provided as part of the Land South of Newark strategic site. Provision should also be made for the introduction of a number of Local Nature Reserves along the route.
- Introduction of a new route linking the Country Park in the Land East of Newark strategic site to Stapleford Woods to the East and the Middle Beck / Shire Dyke Natural Corridor to the Southeast.
- Creation of a Multi-User Route linking Newark and Southwell.

Open Breaks

2.28 In order to ensure that existing settlements retain their separate identities and characteristics, the District Council has identified certain areas that are under pressure for development which provide an open break between settlements.

Policy NUA/OB/1 Newark Urban Area - Open Breaks

In order to ensure that existing settlements retain their separate identities and characteristics, the District Council has identified certain areas that are under pressure for development which provide an open break between settlements.

- i. Newark and Farndon;
- ii. Newark and Winthorpe; and
- iii. Newark and Coddington.

Within land allocated on the Policies Map as Open Breaks in Newark Urban Area, planning permission will not normally be granted for ~~built~~ development. Exceptions to this will include development which does not unacceptably harm the openness of the Open Break, and falls within the following categories:

- a) Proportionate development ancillary to existing domestic development within or adjoining the Open Break; and
- b) Redevelopment and replacement or change of use of existing development which does not have a greater impact on the openness of the designation than the existing development.

Newark Urban Area Boundary

2.29 The Urban Boundary for the Newark Urban Area, as shown on the Policies Map, has been amended to reflect the addition of the ~~Strategic Sites, allocated through the Core Strategy,~~ to include new allocations that have been designated and to reflect exiting conditions on the ground ~~Tolney Lane Policy Area.~~

Insert Newark North map

Insert Newark South Map

Insert Newark Town Centre Map

Collingham

- 2.30 The Sub-Area lies in the northeast 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.
- 2.31 The Amended Core Strategy directs ~~1%~~ 2% of the District's housing growth to the Principal Village of Collingham. This equates to a need to provide ~~142~~ 176 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will have all contributed towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 80 new dwellings in Collingham. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.~~

Policy Co/MU/1 Collingham - Mixed Use Site 1

Land in between Swinderby Road and Station Road, to the west of the railway line has been allocated on the Policies Map for mixed use development providing around 80 dwellings, allotments, up to 0.75ha of employment uses in the northeastern part of the site, public open space and the potential for a station car park.

Land to the east of the allocation has been identified for future development within Use Classes B1 and C2 under designation Co/RL/1 on the Policies Map. This area will be considered for development, as part of any planning application, subject to a confirmation of demand for B1 and/or C2 development use that cannot be accommodated within Co/MU/1, and a demonstration that the proposed development will not create unacceptable local environmental, highway and amenity impacts.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- A Master Plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;
- Provision of access points off both Station Road and Swinderby Road, linked by vehicular access through the site suitable to accommodate the vehicle movements associated with the site's development and established farm traffic in the area. Provision should also be made for pedestrian access to existing residential development to the west;
- Design and layout of development to preserve the amenity of established dwellings to the west of the site;

- Appropriate easements to the watercourses running along the northern and western boundaries of the site included as part of the site layout;
- Design and layout of new development to respect the setting of the Grade II listed Station House;
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required;
- The provision of a station car park on the site as part of any planning application or developer contribution to offsite provision if required following discussion with Network Rail; and
- Localised sewer or pumping station improvements.

Retail

Policy Co/LC/1 Collingham - Local Centre

To promote the strength of Collingham as a Principal Village, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Open Green Spaces and Green Infrastructure

- 2.32 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document. The Public Open Space and School Playing Field identified on the Policies Map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.
- 2.33 The Open Space Assessment & Strategy identifies the following additional open space requirements for Collingham:

Table 2 - Collingham Open Space Requirements

Allotments	Sufficient provision is currently available in Collingham
Amenity Greenspace	Additional provision required in Collingham
Children and Young Persons Provision	Additional provision required in Collingham
Natural/Semi-Natural Greenspace	Additional provision required in Collingham

2.34 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and / or through the District / Town / Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

These requirements will need to be delivered as part of the delivery of housing allocations, and/or through the District/Town/Parish Council working with their-its partners.

2.35 Outdoor sport facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

Main Open Areas

Policy Co/MOA Collingham - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Collingham that play an important part in defining its form and structure.

Within land allocated on the Policies Map as Main Open Areas, planning permission will not normally be granted for built development.

Infrastructure

2.36 The Amended Core Strategy (see appendix D, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Collingham. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 2.37 The village envelope ~~has been extended to include the allocated mixed use site defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan~~ remain unchanged.

Collingham map here

Sutton-on-Trent

- 2.38 The Sub Area covers the north centre area of the District, and whilst to some extent remote from Newark, the spine of villages along the A1 are well connected to the Sub-Regional Centre. Sutton-on-Trent provides a focus for local services within the Rural North Sub Area and is classified as a Principal Village in the Amended Core Strategy.
- 2.39 The Amended Core Strategy directs 0.5% of the District's housing growth to the Principal Village of Sutton-on-Trent. This equates to a need to provide ~~71~~ 44 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will all contribute towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 37 new dwellings in Sutton-on-Trent.~~ In addition to this there is a local desire to see additional retail provision and community facilities such as additional parking for the adjacent doctor's surgery, a village hall, post office and relocated library. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Mixed Use Allocation

Policy ST/MU/1 Sutton-on-Trent - Mixed Use Site 1

Land to the east of Hemplands Lane has been allocated on the Policies Map for residential development providing around 37 dwellings, retail and additional car parking for the adjacent doctor's surgery.

~~Consideration will be given to a comprehensive mixed use scheme of development on the site extending into the Main Open Area to the east where it can be demonstrated that this is necessary to deliver community facilities within the site and provide public access to other parts of the Main Open Area.~~

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;
- Developer funded localised upsizing of sewer network as required;
- Assessment of impact of local surface water flooding as part of any planning application including provision of safe access and egress and flood resilient construction;

- Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required; and
- Consideration of the impact on the character and appearance of the Sutton-on-Trent Conservation Area.

Retail

Policy ST/LC/1 Sutton-on-Trent - Local Centre

To promote the strength of Sutton-on-Trent as a Principal Village, a Local Centre has been defined indicatively identified on the Policies Map as part of ST/MU/1.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Employment

Policy ST/EA/1 Sutton-on-Trent - Existing Employment Policy Area

Planning permission will be granted for employment development on land identified as the Existing Employment Policy Area on the Policies Map subject to its compatibility with established dwellings and assessment against relevant Core and Development Management Policies.

Within this area, new dwellings will not normally be permitted due to the likely conflict with the proliferation of employment uses.

Open Green Spaces and Green Infrastructure

2.40 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy Document. The Public Open Space and playing field identified on the Policies Map will be protected by Spatial Policy 8 — Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.

2.41 The Open Space Strategy & Assessment identifies the following additional open space requirements for Sutton on Trent:

Table 3 - Sutton-on-Trent Open Space Requirements:

<u>Allotments</u>	<u>Additional provision required in Sutton-on-Trent</u>
<u>Amenity Greenspace</u>	<u>Additional provision required in Sutton-on-Trent</u>
<u>Children and Young Persons Provision</u>	<u>Additional provision required in Sutton-on-Trent</u>
<u>Natural/Semi-Natural Greenspace</u>	<u>Additional provision required in Sutton-on-Trent</u>

- 2.42 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and / or through the District / Town / Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.
- 2.43 Outdoor sports facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

Main Open Areas

Policy ST/MOA Sutton-on-Trent - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Sutton on Trent that play an important part in defining its form and structure.

Within land allocated on the Policies Map as Main Open Areas, planning permission will not normally be granted for built development.

~~On the Main Open Area to the east of site ST/MU/1 consideration will be given to allowing development where it forms part of a comprehensive mixed use scheme that demonstrates it is necessary to deliver community facilities within the site and provide public access to other parts of the Main Open Area.~~

Infrastructure

- 2.44 The Amended Core Strategy (see appendix D, ~~as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Sutton-on-Trent. The District Council will work with infrastructure providers

and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. Specific consideration will be given to the inclusion of a public library and other community facilities within the mixed-use allocation. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 2.45 The village envelope ~~has been extended to include development that has taken place since the previous boundaries were drawn up for the Local Plan~~ remains unchanged.

Insert Sutton on Trent Map here

3.0 Southwell Area

- 3.1 The Southwell Area covers the southern part of the district and is focused around the Minster Town of Southwell, which acts as a “service centre” to a large rural area. In addition to Southwell the Area also includes the Principal Village of Farnsfield which has a good range of day to day facilities, and acts as a secondary focus for service provision. Many residents however look towards Newark and Nottingham for higher level services additional to those provided in Southwell and Farnsfield. Outside of Southwell and Farnsfield the Area also has many attractive villages, often with their own Conservation Areas. Allocations for development ~~have been~~ were made in Southwell and Farnsfield, but the Farnsfield allocations have now been completed.

Public Open Space & Main Open Areas

- 3.2 Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Policies Map, they are all protected by virtue of Spatial Policy 8 of the Amended Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.
- 3.3 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. They are designated on the Policies Map.

Policy SoA/MOA Southwell Area - Main Open Areas

Main Open Areas represent those areas of predominantly open land that play an important part in defining a settlements form and structure.

Within the following locations Main Open Areas have been defined on the Policies Map;

- Bleasby;
- Edingley;
- Fiskerton; and
- Upton

Within these Main Open Areas planning permission will not normally be granted for built development.

Southwell

- 3.4 Southwell is the third biggest settlement in the District. It serves a large local area and has the second largest retail centre in the District, a leisure centre and a secondary school that provides education to much of the Southwell Area. Southwell does however have a serious

local housing need which is perpetuated by high local house prices and Amended Core Strategy Policy SP2 states that provision will be made in Southwell for new housing and employment in order to support the role of Southwell as a Service Centre and the development of sustainable communities.

- 3.5 Southwell is a town of outstanding architectural and historic interest, containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. 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 (this is now in the process of being updated). The Appraisal reached 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. The Amended Core Strategy requires that the setting of Southwell, including the views of Southwell Minster and The Workhouse, are protected and enhanced. The allocation of sites and the detailed requirements for development of those sites has had regard to this requirement and has been informed by the detailed 'Southwell Landscape Setting' document prepared by the Council and Nottinghamshire County Council.
- 3.6 The Amended Core Strategy directs 3% of the District's housing growth to the Service Centre of Southwell. This equates to a need to provide ~~425~~ 264 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will all contribute towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 290 new dwellings in Southwell.~~ There is also a requirement to allocate ~~between 6 and 7~~ 4.5 hectares of new employment land across the Southwell Area. Sufficient land has been completed or has the benefit of planning permission to meet the employment requirements in the Southwell Area. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Housing Allocations

Policy So/Ho/1 Southwell - Housing Site 1 – Development now completed

~~Land east of Allenby Road has been allocated on the Policies Map for residential development providing around 65 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~i. Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built up area. In order to assimilate the development provision should be made for the retention and enhancement of the sites existing landscape screening;~~

- ~~ii. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;~~
- ~~iii. The incorporation of the tree lines subject to Tree Preservation Orders into the sites layout;~~
- ~~iv. Provision of appropriate pedestrian access as part of the design and layout of any planning application; and~~
- ~~v. The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.~~

Policy So/Ho/2 Southwell - Housing Site 2

Land south of Halloughton Road has been allocated on the Policies Map for residential development providing around 45 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- i. Appropriate design, density and layout which addresses the site's:
 - 1. Gateway location and manages the transition into the main built up area;
 - 2. Potential impact on views of and across the principal heritage assets of the Minster, Holy Trinity Church, Archbishop's Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV Southwell Protected Views; and its
 - 3. Proximity to the Southwell Conservation Area respecting its character and appearance.

In order to assimilate the development, provision should therefore be made, in accordance with the landscape character, for the retention and enhancement of the site's existing landscape screening.

- ii. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- iii. The provision of suitable access off Halloughton Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate Transport Assessment to identify the impact of the development on the highway network. Through this assessment, the access requirements of So/Ho/3, the impact on the Halloughton Road / West Gate junction and the provision of appropriate mitigating measures should be addressed; and

- iv. The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.

Policy So/Ho/3 Swithwell - Housing Site 3 – Development now completed

~~Land at Nottingham Road has been allocated on the Policies Map for residential development providing around 30 dwellings.~~

~~In addition to general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- i. ~~Appropriate design, layout and density which addresses the sites:~~
 - 1. ~~Gateway location managing the transition into the main built up area;~~
 - 2. ~~Potential impact on views of and across the principal heritage assets of the Minster, Holy Trinity Church, Bishops Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Swithwell Protected Views'; and its~~
 - 3. ~~Conservation Area location respecting its character and appearance.~~

~~In order to assimilate the development, provision should therefore be made for the retention and enhancement of the sites existing landscape screening. This should specifically include significant buffering in both the west of the site in order to retain views of the Grade II Listed Holy Trinity Church from the junction of Halloughton and Nottingham Road and also in the north of the site to screen the Potwell Dyke.~~

- ii. ~~Appropriately designed access forming part of any planning application, with consideration being given to its location off Nottingham Road and the access requirements of So/Ho/2;~~
- iii. ~~Preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application;~~
- iv. ~~The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;~~
- v. ~~Subject to prior qualitative assessment, the offsetting of the loss of grassland subject to SINC status through the provision of an appropriate level of on site replacement habitat;~~
- vi. ~~Development will be required to seek to maintain and enhance the current provision of Right of Way which traverse the site; and~~
- vii. ~~The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.~~

Policy So/Ho/4 Southwell - Housing Site 4

Land East of Kirklington Road has been allocated on the Policies Map for residential development providing around 45 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following Allocations Policies of the Southwell Neighbourhood Plan and:

- i. Cooperate with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate mitigating measures to ensure that there is adequate capacity in the local drainage network to serve the development;
- ii. Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built-up area. In order to assimilate the development and limit the impact of the development on the character of the area provision should be made for landscape buffering on the sites northern and western extents within the design and layout of any planning application. In considering such buffering this should be particularly extensive to the south of The Vineries to help retain the semi-rural character of this section of Kirklington Road;
- iii. The provision of suitable access off Lower Kirklington Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate Transport Assessment to identify the impact of the development on the highway network, and specifically include the impacts on Lower Kirklington Road and the Kirklington Road / Lower Kirklington Road junction and the provision of appropriate mitigating measures;
- iv. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- v. The provision of appropriate pedestrian access as part of the design and layout of any planning application which utilises the existing Right of Way to the south of the site;
- vi. The undertaking of a Tree Survey by the applicant, assessing and informing the retention of the best specimens into public and private amenity space within the design and layout of any planning application; and
- vii. Pre-determination evaluation and any necessary post determination archaeological mitigation measures secured by condition on any planning consent reflecting the medium archaeological interest of the site.

Policy So/Ho/5 Southwell - Housing Site 5

Land off Lower Kirklington Road has been allocated on the Policies Map for residential development providing around 60 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following Allocations Policies of the Southwell Neighbourhood Plan and:

- i. Cooperation with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate measures to ensure that there is adequate capacity in the local drainage network to serve the development;
- ii. Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built-up area. In order to assimilate the development, provision should be made, in accordance with the landscape character, for the retention and enhancement of the sites existing landscape screening;
- iii. Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact of the sites access on the Lower Kirklington Road / Kirklington Road junction, the achievement of acceptable visibility and the provision of appropriate mitigating measures;
- iv. Submission of a site specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere;
- v. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- vi. Provision of appropriate landscape buffering to the Southwell Trail within the design and layout of any planning application;
- vii. Development will be required to seek to maintain and enhance the current provision of Right of Ways which traverse the site; and
- viii. Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required reflecting the high archaeological potential of the site.

Policy So/Ho/6 Southwell - Housing Site 6 – Development now completed

~~Land at The Burgage (Rainbows) has been allocated on the Policies Map for residential development providing around 25 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~i. A Design Brief, to be prepared by the applicant, which appropriately addresses:

 - ~~1. The sites sensitive Conservation Area location respecting its character and appearance;~~
 - ~~2. The presence of listed and curtilage listed structures within and surrounding the site, which should form the focus for the redevelopment;~~
 - ~~3. Provision of improved access arrangements which are suitable to the historic nature of the location; and~~
 - ~~4. Taking account of the above the provision of a suitable site design, density and layout which also takes into account the difference in site levels between the allocated site and adjacent residential areas.~~~~
- ~~ii. Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on a planning consent are likely to be required to reflect the high archaeological interest of the site.~~

Policy So/Ho/7 Southwell - Housing Site 7

Southwell Depot has been allocated on the Policies Map for residential development providing around ~~15~~18 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations development on this site will be subject to the ~~following~~ Allocations Policies of the Southwell Neighbourhood Plan and:

- ~~i. The extent of the sites eastern boundary being defined by the safeguarded line of the Southwell Bypass;~~
- ~~ii. Appropriate design, density and layout which addresses the sites:

 - ~~1. Gateway location and manages the transition into the main built up area; and the~~~~

2. Adjacent location to the Southwell Conservation Area respecting its character and appearance.

In order to assimilate the development, provision should therefore be made for the retention and enhancement of existing landscape screening in the south and west of the site.

- iii. Submission of a site-specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere;
- iv. ~~The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent. Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.~~

Mixed Use Allocations

Policy So/MU/1 Southwell - Mixed Use Site 1 – Allocation Deleted

~~Land at the former Minster School has been allocated on the Policies Map for mixed use development around 13 dwellings and enhanced Open Space.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- i. ~~A design brief, to be prepared by the applicant, which appropriately addresses:~~
 1. ~~The need to protect views of and across the principal heritage assets of the Minster, Holy Trinity Church, Bishops Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Southwell Protected Views';~~
 2. ~~The sites sensitive Conservation Area location respecting its character and appearance;~~
 3. ~~The setting of adjacent Listed Buildings;~~
 4. ~~The Scheduled Ancient Monument and its setting which is partially located within the site through its incorporation into enhanced open space provision;~~
 5. ~~Archaeological mitigation measures including preservation in situ and recording, where required, to reflect the high archaeological interest of the site; and~~
 6. ~~Taking account of the above the provision of a suitable site design, density and layout.~~

- ii. ~~Preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application.~~

Southwell Housing Need

~~As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, an analysis of particular housing needs within different parts of the District was undertaken. In Southwell the study identified the following:~~

- ~~Significant shortfalls in smaller properties including 2 bedroom bungalows and 1-2 bedroom flats; and~~
- ~~The need to accommodate an ageing population and young people wishing to stay in the area.~~

~~The housing need is acute and the District Council identified the meeting of this as one of the primary factors underpinning the Service Centres identified level of growth. Therefore in developing proposals for new housing development we will expect developers to cater for the specific needs of the settlement.~~

Policy So/HN/1 Southwell Housing Need

~~The District Council will seek to secure, subject to local site circumstances and the viability of the development, the majority of new housing on allocated and windfall sites within Southwell as one or two bedroom units in line with the identified housing need.~~

Employment Allocations

Policy So/E/1 Southwell - Crew Lane Industrial Estate Policy Area

Within the area defined on the Policies Map as So/E/1 Crew Lane Industrial Estate Policy Area, new employment development will be encouraged and in order to provide for the expansion of the Industrial Estate ~~new an~~ employment allocation ~~have has~~ been made ~~in the following~~ locations:

- So/E/2 - Land to the east of Crew Lane - ~~2.72.34~~ha
- ~~So/E/3~~ - Land to the south of Crew Lane - ~~2.18~~ha

Development proposals within the Policy Area will be required to address the following:

1. Southwell Bypass

~~The provision of a Southwell Bypass is identified within the Nottinghamshire Local Transport Plan and in accordance with Spatial Policy 7 Sustainable Transport the District~~

~~Council has safeguarded the intended line of the Bypass. As a result of this safeguarding:~~

- ~~• Development proposals within the Policy Area which would prevent the implementation of the Bypass will not be supported; and~~
- ~~• To facilitate the delivery of the employment allocations So/E/2 and So/E/3 the preparation of a suitable scheme which makes provision for the future delivery of the Bypass will be required. This scheme should be informed by the undertaking of an appropriate transport assessment which in addition should also consider the impacts on the Industrial Estates internal road network, the surrounding highway network, access to the Southwell Racecourse and the provision of appropriate mitigating measures.~~

~~However should the current line no longer be maintained then the District Council will take the opportunity to review the Policy Area in order to allow for its coherent future planning.~~

~~2.~~ **1. Thurgarton Hundred Workhouse**

The Crew Lane Industrial Estate Policy Area adjoins the area defined on the Policies Map as the Thurgarton Hundred Workhouse's Immediate Surroundings. As a result development proposals within the Policy Area should ensure that they do not detrimentally impact upon the Immediate Surroundings of the Workhouse and that the opportunities for enhancements are secured. Those proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The District Council will therefore expect development proposals to:

- Demonstrate an appropriate design, layout and scale which respects and enhances the immediate surroundings of the Workhouse taking account of the need for suitable height and massing and the provision of appropriate mitigating measures such as landscape screening.

Where possible the District Council will also work with partners to secure improvements to the existing Crew Lane Policy Area environment.

~~3.~~ **2. General Development Requirements**

In addition to the above, development proposals within the Employment Area will also be subject to the following:

- Development proposals which are not of a ~~B1/B2/B8~~ E(g) use class will need to meet their requirements within Core Policy 6 of the Amended Core Strategy;
- Satisfactory provision of access for parking and servicing; and
- Development should not impact on adjacent residential areas.

Policy So/E/2 Southwell - Land to the east of Crew Lane

Land east of Crew Lane has been allocated on the Policies Map for employment development. The site is ~~2.71~~ 2.33 H hectares in size.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The requirements of the Crew Lane Industrial Estate Policy Area (So/E/1) ~~and~~;
- The submission of a site-specific Flood Risk Assessment and provision of a site layout which is based on a sequential approach to site design and details of measures to mitigate on-site flooding risk and ensure that flood risk is not increased elsewhere;
- Development will be required to seek to maintain and enhance the current provision of Right of Ways along the eastern boundary of the site; ~~and~~
- Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.

~~Policy So/E/3 Southwell - Land to the south of Crew Lane - Deleted~~

~~Land south of Crew Lane has been allocated on the Policies Map for employment development. The site is 2.18 Hectares in size.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~The requirements of the Crew Lane Industrial Estate Policy Area (So/E/1)~~

Reserved Land to the south of Crew Lane

Policy So/RL/1 Southwell - Reserved Land to the south of Crew Lane

Land to the South of Crew Lane has been identified on the Policies Map and this land will be reserved to ensure that at the next round of plan making it allows for a comprehensive approach to address development needs in this area. Development proposals which prejudice this approach will not normally be considered appropriate.

- 3.7 Land to south of Crew Lane formerly identified as employment land has been re-designated as reserved land. This is to ensure that the land remains available for future comprehensive assessment of development needs in Southwell. This approach does not seek to specify what development will occur on the site but aims to protect the land to ensure that when those decision can be made (through the next round of plan making) the best use of the site has not been prejudiced.

Retail

Policy So/DC/1 Southwell - Southwell District Centre

The future management of the Centre will be provided for through the development and implementation of a District Centre Strategy, and the consideration of development proposals for retail and other town centre uses within and beyond Southwell District Centre, The Southwell District Centre, as defined on the Policies Map, will be used in conjunction with Development Management Policy 11 - Retail and Town Centre Uses to assess retail proposals. made against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses.

Open Green Spaces and Green Infrastructure

- 3.8 A number of open spaces sites requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Green Space Open Space Assessment & Strategy document.
- 3.9 The Green Spaces Improvement Plans Open Space Strategy & Assessment identifies the following additional open space requirements for Southwell:

Table 4 - Southwell Open Space Requirements:

Southwell East	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision
Children and Young Persons Provision	New provision / extension of current provision required in the long term
Southwell North	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision
Children and Young Persons Provision	New provision required
Southwell West	

Allotments	New provision required
Cemeteries	Town Council identified need for increased provision

Allotments	Additional provision required
<u>Cemeteries</u>	<u>Town Council identified need for increased provision</u>
<u>Amenity Greenspace</u>	<u>Additional provision required.</u>
<u>Natural & Semi-Natural Greenspace</u>	<u>Additional provision required.</u>
<u>Children and Young Persons Provision</u>	<u>Additional provision required.</u>
<u>Parks & Gardens</u>	<u>Additional provision required.</u>

3.10 These requirements will be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with ~~its~~ their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

3.11 Outdoor sports facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

3.12 The supporting text to Core Strategy Policy Amended CP12 notes that 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. The Green Infrastructure issues for Southwell identified by the Green Infrastructure Strategy are therefore focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to Newark and areas of tourism activity in the Northwest of the District and into the wider Green Infrastructure network. The Green Infrastructure Strategy suggested that provision should be made for the following route:

- Creation of a new Multi-User route stretching from Newark to the Northwest of the District incorporating the existing Southwell Trail route.

Main Open Areas

Policy So/MOA Southwell - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Southwell that play an important part in defining its form and structure.

Within land allocated on the Policies Map as Main Open Areas in Southwell, planning permission will not normally be granted for built development.

Southwell Protected Views and Thurgarton Hundred Workhouse

- 3.13 Key to the distinctive character of Southwell are the views of and across, as well as the settings of the principal heritage assets of the Southwell Minster, Archbishop's Palace, Thurgarton Hundred Workhouse and the Holy Trinity Church. It is therefore important that future development respects these views and settings and does not negatively impact upon them.
- 3.14 Accordingly, and in line with the requirements of Policy SoAP 1 - Role and Setting of Southwell of the adopted Amended Core Strategy, these important views and an area considered to provide the 'immediate surroundings' of the Workhouse have been defined on the Policies Map. These areas are however not intended to definitively define the extent of views or settings and development proposals which fall outside of them may still present the potential for detrimental impacts. It is therefore important that proposals appropriately address the requirements of policies So/PV Southwell Protected Views and So/Wh Thurgarton Hundred Workhouse.

Policy So/PV Southwell Protected Views

The District Council will seek to protect views of and across the principal heritage assets of the Minster, Holy Trinity church, Archbishop's Palace and Thurgarton Hundred Workhouse including the view cones identified on the Policies Map. Therefore:

- Development proposals within the view cones, as defined on the Policies Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets. Those proposals which do detrimentally impact on the views of these heritage assets will not be acceptable; and
- Beyond the areas defined within the view cones, as defined on the Policies Map, development proposals which have the potential to negatively impact on the views of these heritage assets will not normally be acceptable. The level of potential impact will be dependent on factors such as scale, height, location and the scope for mitigation.

Policy So/Wh Thurgarton Hundred Workhouse

The District Council will seek to protect and enhance the setting of Thurgarton Hundred Workhouse. Therefore:

- Development proposals within the area defined as the immediate surroundings of the Workhouse on the Policies Map should ensure that they do not negatively impact on these surroundings. Those proposals which do detrimentally impact on the setting of the Workhouse will not be acceptable;

- Development proposals to the south of the immediate setting within the Crew Lane Industrial Estate should address the requirements above and of policy So/E/1; and
- Beyond the boundary of the immediate surroundings of the Workhouse, as defined on the Policies Map, development proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The level of potential impact will be dependent on factors such as scale, height and location and the scope for mitigation.

Archaeology

- 3.15 The Roman villa site adjacent to Southwell Minster is thought to be one of the largest such sites in the East Midlands. Numerous Roman finds have been recorded in this area and around Southwell since the 18th century and archaeological excavations from the 1950s onwards have recorded the presence of a large building dating to the 2nd century AD with significant alterations and extensions in the 3rd and 4th centuries.
- 3.16 In addition, over 30 early medieval Christian burials were recorded in the initial excavation and a further 225 during subsequent work. Consequently, the site is a scheduled monument (National Heritage List for England entry: 1003528).
- 3.17 More recently the areas to the east and south of the scheduled monument have undergone archaeological investigation, most notably on the former Minster School site on Church Lane and to the north of Church Lane at Platts Orchard. Evaluation has also been undertaken further to the south close to Potwell Dyke. All these sites have produced evidence for further intensive activity dating from 1st century onwards, including an 8th century inhumation cemetery, industrial activity a large block wall, and more prosaic structures along the southern area, although the precise dating and function of these remains unclear, a direct relationship with the adjacent villa may be inferred.
- 3.18 This more recent archaeological investigation, along with known find spots from Southwell, indicates that activity associated with the villa likely extends well beyond the scheduled area, although the precise location, nature and extent of this is not yet fully understood. It is therefore essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals so as to ensure the significance of remains affected is sufficiently understood and their importance is afforded proportionate weight in the planning process.

Policy So/AR/1 Archaeology – Southwell Roman Villa

The Southwell Roman Villa is identified in two areas, as defined on the Policies Map;

- the scheduled monument; and
- Area A (extended area of high archaeological potential).

For development proposals within Area A, an appropriate site evaluation from the earliest

stages of predetermination site assessment will be required in order to allow for the significance and importance of archaeological remains to be proportionately treated in the planning process.

All developments should include pre-application investigation comprising both non-intrusive and intrusive field evaluation undertaken in consultation with the relevant specialists. Where these investigations show comparable results with the Scheduled Monument, the policy approach would consider the proposed sites in terms of national and local planning policy towards designated heritage assets.

Infrastructure

3.19 The Amended Core Strategy (Appendix D, ~~As reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Southwell. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Urban Boundary

3.20 The Urban Boundary for Southwell, as shown on the Policies Map, has been amended to reflect the deletion of the saved route of the Southwell By-Pass and the associated changes to So/E/2 and So/Ho/7. include:

- ~~Existing housing, shopping, and other urban uses since the previous boundaries were drawn up for the Local Plan; and~~
- ~~The housing/employment/mixed use allocations as shown on the Policies Map.~~

Insert Southwell Proposals Map Here

Farnsfield

- 3.21 Farnsfield is classed as a Principal Village. The Amended Core Strategy states that to secure and support the role of Principal Villages, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.
- 3.22 The Amended Core Strategy directs ~~12.4~~ 2.4% of the District's housing growth to the Principal Village of Farnsfield. This equates to a need to provide ~~142~~ 211 dwellings in this settlement between ~~2006~~ 2013 and ~~2026~~ 2033. Previous completions and committed developments will have all contributed towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 105 new dwellings in Farnsfield. This review updates the position of the allocations at April 2022, with the allocations now completed.

Housing Allocations

Policy Fa/Ho/1 Farnsfield - Housing Site 1 – Development now completed

~~Land to the east of Ridgeway and Greenvale has been allocated on the Policies Map for residential development providing around 35 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:~~

- ~~• Appropriate design which addresses the sites edge of settlement location and manages the transition into the main built up area. In order to assimilate the development into the surrounding countryside provision should be made, in accordance with the landscape character of the area, for the retention and enhancement of the sites existing landscape screening;~~
- ~~• Appropriate separation and buffer within the design and layout of any planning application between existing dwellings on Ridgeway and Greenvale and proposed dwellings on the site to provide both with an adequate standard of amenity;~~
- ~~• Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures, including excavation, likely to be required by conditions attached to any planning permission. New development here should respect the plot shapes of the medieval field system;~~
- ~~• Transport Assessment of the Southwell Road/Ridgeway junction submitted as part of any planning application; and~~
- ~~• Developer funded localised sewer capacity improvements as required.~~

Mixed Use Allocation

Policy Fa/MU/1 Farnsfield – Mixed Use Site 1 – Development now completed

~~Land to the west of Cockett Lane has been allocated on the Policies Map for a mixed use development providing around 70 dwellings together with associated public open space and up to 0.5 ha of B1 and B2 employment development compatible with established residential development nearby.~~

~~In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:~~

- ~~• A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;~~
- ~~• Consideration of stability and drainage issues relating to former quarry on the western boundary of site as part of any planning application;~~
- ~~• Appropriately designed access forming part of any planning application, with consideration being given to its location towards the southern part of the sites frontage to Cockett Lane;~~
- ~~• Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required reflecting the medium to high archaeological potential of the site; and~~
- ~~• Developer funded localised sewer capacity improvements as required.~~

Retail

Policy Fa/LC/1 Farnsfield - Local Centre

To promote the strength of Farnsfield as a Principal Village, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Open Green Spaces and Green Infrastructure

- 3.23 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document. The Public Open Space and Playing Fields identified on the Policies Map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development policies that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.
- 3.24 The Open Space Assessment & Strategy identifies the following additional open space requirements for Farnsfield:

Table 5 - Farnsfield Open Space Requirements

<u>Allotments</u>	<u>Sufficient provision is currently available in Farnsfield</u>
<u>Amenity Greenspace</u>	<u>Sufficient provision is currently available in Farnsfield</u>
<u>Children and Young Persons Provision</u>	<u>Additional provision required in Farnsfield</u>
<u>Natural/Semi-Natural Greenspace</u>	<u>Additional provision required in Farnsfield</u>

- 3.25 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and / or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.
- 3.26 Outdoor sport facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

Infrastructure

- 3.27 The Amended Core Strategy (Appendix D, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Farnsfield. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions and Planning Obligations’, the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 3.28 The village envelope has been extended to include ~~the allocated housing sites identified above and~~ the development at Southwell Road that has taken place since the previous DPD was adopted. ~~previous boundaries were drawn up for the Local Plan.~~

Insert Farnsfield Map here

4.0 Nottingham Fringe Area

- 4.1 This area is in the Nottingham – Derby Green Belt which is intended to protect the open character of land around the Nottingham conurbation and the 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.

Lowdham

- 4.2 Within the Nottingham Fringe Area, Lowdham acts as a focus for the provision of day-to-day services. With its own railway station, Lowdham has good access to Nottingham and it is identified by Spatial Policy 2 of the Amended Core Strategy as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village's role as a sustainable community.

~~Spatial Policy 4A of the Core Strategy, Extent of the Green Belt, requires small scale reviews of the Nottingham – Derby Green Belt in Blidworth, Lowdham and Rainworth in order to meet housing requirements. It also sets out the criteria which will be used in undertaking these reviews.~~

Housing Allocations

- 4.3 The Amended Core Strategy directs ~~0.5%~~0.1% of the District's housing growth to the Principal Village of Lowdham. This equates to a need to provide ~~719~~ dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will have all contributed towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 60 new dwellings in Lowdham. This review updates the position of the allocations at April 2022.~~

Policy Lo/Ho/1 Lowdham - Housing Site 1 – Site De-allocated

~~Land adjacent to 28 Epperstone Road has been allocated on the Policies Map for residential development providing around 5 dwellings. Consequently this site has been removed from the Nottingham – Derby Green Belt.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~• Consideration of the retention of the existing boundary hedgerows as part of the design and layout of any planning application in order to manage the transition into the main built up area; and~~
- ~~• Development on this site shall be served from a single point of access onto Epperstone Road.~~

Policy Lo/Ho/2 Lowdham - Housing Site 2 – Development now completed

Land to the south east of Brookfield, Epperstone Road has been allocated on the Policies Map for residential development providing around 5 dwellings. Consequently, this site has been removed from the Nottingham – Derby Green Belt.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Consideration of the provision of a new hedgerow to the north eastern boundary and retention of the existing boundary hedgerow to the south east as part of the design and layout of any planning application in order to manage the transition into the main built up area;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required;
- The existing access road will require upgrading as part of any planning application in order to serve the level of development proposed.

As a result of undertaking the small scale review of the Green Belt, in accordance with the criteria set out in Spatial Policy 4A, and the findings of the Level 2 Strategic Flood Risk Assessment it is not possible to accommodate the amount of housing development as required by the Core Strategy and allocations have been made for 10 dwellings. The requirements for growth will be met elsewhere in the District as set out in the Introduction to this DPD.

Lowdham Housing Need

As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, an analysis of particular housing needs within different parts of the District was undertaken. The study identified the following:

- Significant shortfalls in smaller properties;
- The need to accommodate an ageing population and young people wishing to stay in the area

The Lowdham Housing Needs Survey 2007 identified a need for a mix of mainly 2 bed houses and bungalows. Due to the limited capacity for new housing provision within Lowdham consideration needs to be given to providing these smaller units to meet the local needs of the community.

Policy Lo/HH/1 Lowdham Housing Need

~~The District Council will seek to secure, subject to local site circumstances and the viability of the development, the majority of new housing on allocated and windfall sites within Lowdham as two bedroom units to meet the needs of the local community.~~

Employment

- 4.4 The Amended Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of 0.1 hectares of new employment land in Nottingham Fringe Area during the plan period. ~~However, due to 0.11 hectares of land in the Nottingham Fringe Area having been granted planning permission for employment uses, the amount of employment land that the AA&DM DPD is required to allocate across the Nottingham Fringe Area is up to 0.89 hectares. Previous completions of 0.13ha are sufficient to meet this requirement.~~

~~Due to the constraints of the Green Belt, no suitable sites have been identified in Lowdham and the District Council considers that this growth will be met elsewhere within the District.~~

Retail**Policy Lo/LC/1 Lowdham - Local Centre**

The Lowdham Local Centre, as defined on the Policies map, will be used in conjunction with Development Management Policy 11 – Retail and Main Town Centre uses to assess retail proposals.

Transport**Policy Lo/Tr/1 Lowdham - Transport Site 1**

Land at the junction of Caythorpe Road and Gunthorpe Road, has been allocated on the Policies Map for parking facilities in association with the adjacent Railway Station.

Open Green Spaces and Green Infrastructure

- 4.5 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document. The Public Open Space and School Playing Field identified on the Policies map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.

- 4.6 The ~~Open Space Assessment & Strategy Green Spaces Improvement Plans~~ identifies the following additional open space requirements for Lowdham:

Table 6 - Lowdham Open Space Requirements

Allotments	Additional provision required in Lowdham <u>Additional provision required in Lowdham</u> New allotment provision required in the long term
<u>Amenity Greenspace</u>	<u>Sufficient provision is currently available in Lowdham</u>
<u>Children and Young Persons Provision</u>	<u>Additional provision required in Lowdham</u>
<u>Natural/Semi-Natural Greenspace</u>	<u>Additional provision required in Lowdham</u>

- 4.7 This requirement will need to be delivered as part of the delivery of planning permissions ~~of housing allocations and/or~~ through the District/Town/Parish Council working with their ~~its~~ partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.
- 4.8 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course ~~is currently being updated and due to be published in Winter 2023/24.~~
- 4.9 The Green Infrastructure issues for Lowdham identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks, such as that along the Trent Valley and the route between Southwell and the North of Nottingham, to link the settlement into the wider Green Infrastructure Network.

Infrastructure

- 4.10 The Amended Core Strategy (Appendix D, ~~as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Lowdham. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 4.11 The village envelope ~~has been extended to include the 2 housing allocations defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan. As a consequence of this, the 2 housing allocations and a small area of domestic garden land to the rear of Brookfield are no longer included within the Nottingham - Derby~~

~~Green Belt~~ remains unchanged.

Insert Lowdham Map here

5.0 Sherwood Area

- 5.1 The Sherwood Area covers much of the north west of the District. The area is closely related to Mansfield and Worksop, however Ollerton & Boughton and Edwinstowe ~~is are~~ also a focus for services, jobs and education whilst Bilsthorpe is a ~~and Edwinstowe~~ are centres with ~~their~~ its own day to day facilities.
- 5.2 The Area also contains some of Nottinghamshire's most important nature conservation sites, including the Birklands & Bilhaugh Special Area of Conservation which is north of Edwinstowe. This is also the location of the Sherwood Forest Visitor Centre. The results of the Habitat Regulations Assessment carried out on the proposals in this DPD identified that:
- further housing development within an 8.9km zone of the the Birklands & Billhaugh Special Area of Conservation (SAC) would likely impact on it by increasing recreational pressure. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS) onsite. Where it is not possible develop SANGs on site applicants should work with the Local Planning Authority and Natural England to identify appropriate offsite proposals to relieve recreational pressure on the SAC within the surrounding area. This approach has been reflected in this DPD and also in the approach to the redevelopment of Thoresby Colliery allocated in the Amended Core Strategy.
 - that within 400m of habitat which support populations of woodlark and nightjar and have the potential to be identified in the future as a Special Protection Area – known as the possible potential Special Protection Area (ppSPA) - that a risk based approach in line with Natural England advice should be followed and this is reflected within this DPD.

Public Open Space & Main Open Areas

- 5.3 Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Policies Map they are all protected by virtue of Spatial Policy 8 of the Amended Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.
- 5.4 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. They are designated on the Policies Map.

Policy ShA/MOA Sherwood Area - Main Open Area

Main Open Areas represent those areas of predominantly open land that play an important part in defining a settlement's form and structure.

Within the following locations Main Open Areas have been defined on the Policies Map;

- Budby
- Eakring
- Perlethorpe
- Wellow

Within these Main Open Areas planning permission will not normally be granted for built development.

Laxton

- 5.5 Laxton is the last remaining village in England that operates an open field system of farming under the supervision of a manorial Court Leet. In order to ensure that these important historic agricultural practices survive it is important that the owners of Laxton, Thoresby Estates, have the ability to appropriately manage the various farm tenancies. This includes providing retirement homes for farmers so that farmhouses located in working farms can be occupied by working farmers. Policy ShA/L/1 sets out the policy context for achieving this.

Policy ShA/L/1 Laxton

In line with Core Policy 14 of the Amended Core Strategy the District Council will work with partners to support the long-term management of the historic open field system of farming in Laxton. ~~Development which detrimentally impacts on the operation of the historic open field system of farming in Laxton will be refused.~~ Development which supports the operation of the historic open field system of farming in Laxton will be granted.

In Laxton schemes which provide retirement housing for agricultural workers who have been engaged in the operation of the open field system will be supported provided that such schemes:

- demonstrate the retirement housing will be occupied by retired estate workers or retired agricultural tenants ~~enable the farms to return to active agricultural use as part of the open field system~~, to be secured through a legal agreement;
- do not impede the ongoing operation of the open field system; and
- do not detrimentally impact on heritage assets and the special character of the Conservation Area ~~unless public benefits outweigh the detrimental impact.~~

Such sites should be in Laxton ~~Parish~~ and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Impact and Character of Development.

Insert Laxton map here

Ollerton & Boughton

- 5.6 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 its role as the main centre within the Sherwood Area.
- 5.7 The Amended Core Strategy directs ~~89%~~ of the District's housing growth to the Service Centre of Ollerton & Boughton. This equates to a need to provide ~~1133~~793 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will all contribute towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 487 new dwellings in Ollerton & Boughton. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete. There is also a requirement to allocate up to 1.56 for 16.2 hectares of employment land across the Sherwood Area and sufficient land has been completed or has the benefit of planning permission to meet this requirement.~~

Housing Allocations

Policy OB/Ho/1 Ollerton & Boughton - Housing Site 1 – Development now completed

~~Land North of Wellow Road has been allocated on the Policies Map for residential development providing around 125 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~• The preparation of a Master Plan setting out the broad location for development on the site and phasing of new development. This should include appropriate design which addresses the site's gateway location and manages the transition into the main built up area. In order to assimilate the development into the surrounding countryside provision should be made, in accordance with the landscape character, for the retention and enhancement of the site's existing landscape screening;~~
- ~~• Assessment of the impact on transport infrastructure, including Ollerton roundabout, and the strategic sports infrastructure as part of any planning application(s);~~
- ~~• Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;~~
- ~~• The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;~~

- ~~The incorporation of buffer landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the adjoining SINC; and~~
- ~~Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured through conditions attached to any planning permission, including preservation in situ where required to reflect the high archaeological interest of the site.~~

Policy OB/Ho/2 Ollerton & Boughton - Housing Site 2 - Development now completed

~~Land adjacent to Hollies Close has been allocated on the Policies Map for residential development providing around 25 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~Contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton;~~
- ~~Contributions will be required towards the maintenance of the adjacent open space;~~
- ~~Design should take account of overhead power lines which run across the site and not infringe the statutory safety clearances between overhead lines, the ground and built structures;~~
- ~~The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;~~
- ~~Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development; and~~
- ~~The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.~~

Policy OB/Ho/3 Ollerton & Boughton - Housing Site 3 - Development now completed

~~Land at the former Ollerton Miners Welfare at Whinney Lane has been allocated on the Policies Map for residential development providing around 70 dwellings.~~

~~In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will~~

be subject to the following:

- ~~The retention of the existing bowling green and associated facilities either on site as part of the layout of development, or facilitated by developer contribution through provision elsewhere within Ollerton & Boughton;~~
- ~~Developer contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton;~~
- ~~The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime; and~~
- ~~Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.~~

Mixed Use Allocations

Policy OB/MU/1 Ollerton & Boughton – Mixed Use Site 1

Land at the rear of Petersmith Drive has been allocated on the Policies Map for mixed use development. The site will accommodate around 225 dwellings, enhanced Strategic Sports Infrastructure and Open Space, the latter of which will be located in the south of the site. Proposals for development of the site will be presented as part of a Master Plan which will:

- Meet the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations;
- Include public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3 Developer Contributions and Planning Obligations shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7.
- Set out the broad location for development on the site including a phasing strategy. This should ensure that no flood sensitive development takes place in areas identified as being within Flood Zones 2 and 3;
- Incorporate sensitive design to respect and enhance the setting of the nearby Boughton Pumping Station Conservation Area and Listed Buildings;
- Provision of a landscaping scheme in order to help assimilate the development into the surrounding countryside in accordance with the landscape character; and
- The identification of measures which maximise opportunities to protect and enhance features of biodiversity value and species within and adjoining the site, including the River Maun, and mitigate or compensate for any potential adverse impacts.

In addition, development will be subject to the following;

- Preparation of an appropriate Transport Assessment as part of any planning application(s) to identify any negative impact of the development on the highway network including Ollerton roundabout, and the provision of appropriate mitigating measures;
- The provision of on-site strategic sports facilities as part of any planning application(s) to enhance the existing provision within Ollerton & Boughton;
- Preservation and enhancement of the River Maun and associated footpaths, walkways and cycle facilities through the design and layout of any planning application;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas, or the existing drainage regime;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.
- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post-determination mitigation measures, secured by conditions attached to any planning permission including LIDAR survey, to reflect the medium to very high archaeological potential of the site; and
- Appropriate phasing of residential and strategic sports infrastructure and open space uses.

Policy OB/MU/2 Ollerton & Boughton – Mixed Use Site 2

The land between Kirk Drive, Stepnall Heights and Hallam Road has been allocated on the Policies Map for mixed use development. The site will accommodate around 120 dwellings and enhanced Open Space. It also offers the opportunity to realise the potential of enhancing the housing offer of the two predominantly Council housing estates, Retford Road and Hallam Road, adjacent to the land through wider scale regeneration of the area to create a sustainable identity for the locality.

In addition to general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The preparation of a comprehensive Master Plan to:
 - Identify an appropriate mix of market and affordable housing to enhance the quality of the housing and sustainability of the area;
 - Identify the retail capacity of the area to enhance the present offer;
 - Set out the broad location for development on the site, including how this will be integrated with the existing residential areas;
 - Set out the phasing of new development; and
 - Ensure community consultation is undertaken
- The continued provision and enhancement of existing open space and community facilities on the site;
- The provision of on-site strategic open space facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton, such public open space shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7.
- Design should take account of overhead power lines which run across the site and not infringe the statutory safety clearances between overhead lines, the ground and built structures;
- Development will be required to seek to maintain and enhance the current provision of public footpaths that traverse the site, and which provide linkages between both the adjoining Retford Road and Hallam Road estates along with community uses within and adjoining the site;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime and ensure that flood risk is not increased on-site or elsewhere. A Site Specific Flood Risk Assessment will be required;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton and Boughton and the implementation of any necessary mitigation measures;
- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post-determination mitigation measures, secured by condition on any planning consent ; and
- Preparation of an appropriate Transport Assessment as part of any planning application(s) to identify any negative impact of the development on the highway network, including Ollerton roundabout, and the provision of appropriate mitigating measures.

Phasing

Policy OB/Ph/1 Ollerton & Boughton - Phasing Policy

In Ollerton & Boughton the following sites will include phasing within any Master Plan to accompany any planning application:

- ~~OB/He/1~~
- OB/MU/1
- OB/MU/2

Phasing in all cases must be appropriate to the size of the development, reflect the need for associated on site and off-site infrastructure provision and constraints and not be unviable for the developer to implement.

Employment Allocations

Policy OB/E/1 Ollerton & Boughton - Boughton Industrial Estate (North) Policy Area 1

Within the area defined on the Policies Map as OB/E/1 Boughton Industrial Estate North Policy Area, new employment development will be encouraged. Boughton Industrial Estate is a long-established employment area located on a former army camp to the East of Ollerton & Boughton. Development in this policy area will be considered against relevant Amended Core Strategy and Development Management policies.

In promoting new development in the Policy Area, the District Council expects:

- Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application(s);
- The incorporation of satisfactory landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the ~~SINC~~ Local Wildlife Site which is located within and adjoining the industrial estate;
- Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning applications;
- Provision of a drainage strategy as part of any planning application(s) to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.
- No flood sensitive development should take place in areas identified as being within

Flood Zones 2 and 3. A Site-specific Flood Risk Assessment will be required; and

- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.

Policy OB/E/2 Ollerton & Boughton – Boughton Industrial Estate (South) Policy Area 2

Within the area defined on the Policies Map as OB/E/2 Boughton Industrial Estate South Policy Area, new employment development will be encouraged. Boughton Industrial Estate is a long-established employment area located on a former army camp to the East of Ollerton & Boughton. Development in this policy area will be considered against relevant Amended Core Strategy and Development Management policies.

In promoting new development in the policy area, the District Council expects:

- Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application(s);
- The incorporation of satisfactory landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the SINC Local Wildlife Site which is located within and adjoining the industrial estate;
- Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning application(s);
- Provision of a drainage strategy as part of any planning application(s) to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site-specific Flood Risk Assessment will be required;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures; and
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the medium archaeological potential of the site.

Policy OB/E/3 Ollerton & Boughton – Employment Site 3

Land to the south of Boughton Industrial Estate has been allocated on the Policies Map for employment development.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The incorporation of suitable access to the adjoining Boughton Industrial Estate South Policy Area as part of the design and layout of any planning application(s);
- That as this allocation is within 400m of Sherwood Forest ppSPA and has the potential to provide functionally linked habitat for woodlark and nightjar and therefore should be subject to the risk-based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.
- The incorporation of satisfactory landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the ~~SINC~~ Local Wildlife Site which is located within and adjoining the industrial estate;
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment will be required;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime; and
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.

Retail Allocations

Policy OB/DC/1 & OB/LC/1 Ollerton District Centre & Boughton Local Centre

To promote the strength of Ollerton & Boughton as a Service Centre, District and Local Centres have been defined on the Policies Map.

The future management of Ollerton District Centre will be provided for through the development and implementation of a District Centre Strategy. Development of retail and

other town centre uses within and beyond the District and Local Centres will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses.

Policy OB/Re/1 Ollerton & Boughton – Retail Allocation 1

Land at Rufford Avenue has been allocated on the Policies Map for the development of retail and town centre uses.

Development of this site will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses and appropriate contributions to infrastructure provision in the Developer Contributions SPD. Development should be of a size commensurate to the settlements retail definition as a District Centre.

This allocation is within 400m of Sherwood Forest ppSPA and the risk-based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.

Policy OB/Re/2 Ollerton & Boughton – Retail Allocation 2 – Site now completed

~~Land at Forest Road has been allocated on the Policies Map for the development of retail and town centre uses.~~

~~Development of this site will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses and appropriate contributions to infrastructure provision in the Developer Contributions SPD. Development should be of a size commensurate to the settlements retail definition as a District Centre.~~

Transport Allocations

Policy OB/Tr/1 Ollerton & Boughton – Transport Allocation 1

To allow for the potential reopening of the Dukeries railway line, a general area of search for a new station and car park has been identified on the Policies Map at Sherwood Energy Village in Ollerton.

Development on or around this site will not be permitted where it would prejudice this scheme coming forward.

Infrastructure

- 5.8 The Amended Core Strategy (~~see Appendix D as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Ollerton & Boughton. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Open Green Spaces and Green Infrastructure

- 5.9 A number of open spaces ~~sites~~ requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy ~~Green Space Strategy~~ document.
- 5.10 The Open Space Assessment & Strategy ~~Green Spaces Improvement Plans~~ identifies the following additional open space requirements for Ollerton & Boughton:

Table 57 - Ollerton & Boughton Open Space Requirements

Allotments	<u>Additional provision required in Ollerton & Boughton</u> New Provision required in Ollerton
Amenity Greenspace	<u>Sufficient provision is currently available in in Ollerton & Boughton</u> New Provision required in Boughton
Outdoor Sports Facilities	Green Space Improvement Plan identified a shortfall
Children and Young Persons Provision	<u>Additional provision required in Ollerton & Boughton</u> New Provision required in Boughton
Natural / Semi-Natural Greenspace	<u>Sufficient provision is currently available in Ollerton & Boughton</u> New Provision required in Boughton
<u>Parks & Gardens</u>	<u>Additional provision required in Ollerton & Boughton</u>

- 5.11 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their ~~its~~ partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

- 5.12 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24. Nevertheless, As as part of the development of sites OB/MU/1 and OB/MU/2, the District Council will seek to deliver on site strategic sports facilities and strategic open space to enhance the existing provision of such facilities within Ollerton & Boughton.
- 5.13 The Green Infrastructure Issues for Ollerton & Boughton identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:
- Northwest of the settlement linking the proposed County Council Multi-User Route to an existing route South of Budby. With the proposed line of the route taking in the Birklands & Bilhaugh SSSI, ~~SINC~~ Local Wildlife Site and a section of the northern SAC;
 - The proposed County Council Multi-User Route linking with an existing route to the north of the settlement; and
 - Protection and where appropriate enhancement of the existing route to the settlement from Edwinstowe; and.
 - ~~The settlement is on the edge of the proposed heart of the Sherwood Forest Regional Park presenting opportunities to link into the proposed Regional Park and for the settlement to become a gateway to the wider park.~~

Urban Boundary

- 5.14 The Urban Boundary for Ollerton & Boughton, ~~as shown on the Policies Map, has been amended to include:~~ remains unchanged.
- ~~Existing housing, shopping, and other urban uses since the previous boundaries were drawn up for the Local Plan;~~
 - ~~Proposed housing / employment / mixed use allocations; and~~
 - ~~Any other small infill sites proposed~~

Insert Ollerton Boughton Map here

Edwinstowe

- 5.15 ~~Edwinstowe is a Principal Village Service Centre with a centre~~ containing its own day to day facilities. ~~Edwinstowe is identified in the Amended Core Strategy as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village's role as a sustainable community.~~ allocates the former Thoresby Colliery as a strategic site for housing, employment and a community uses, as part of the regeneration strategy for Edwinstowe.
- 5.16 The Habitats Regulations Assessment (HRA) of allocated sites identified that further housing development in Edwinstowe would most likely impact on the Birklands & Billhaugh Special Area of Conservation (SAC) by increasing recreational pressure on it. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS) onsite and within the surrounding area. This approach has been reflected in this DPD.
- 5.17 The Amended Core Strategy directs 27.5% of the District's housing growth to the Principal Village of Edwinstowe. This equates to a need to provide 283660 dwellings in this settlement between 200613 and 202633. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 121 new dwellings in Edwinstowe. There is also a requirement to allocate up to 1.56 16.2 hectares of employment land across the Sherwood Area and sufficient land has been completed or has the benefit of planning permission to meet this requirement. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Housing Allocations

Policy Ed/Ho/1 Edwinstowe - Housing Site 1 – Development now completed

~~Land to the east of Rufford Road and north of Mansfield Road has been allocated on the PoliciesMap for residential development providing around 72 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:~~

- ~~• Public open space within the site or at alternative locations within the village, provided in accordance with Policy DM3, Developer Contributions and Planning Obligations, which shall be designed to reflect the need to provide SANGS to relieve pressure on the Birklands & Billhaugh SAC;~~
- ~~• Appropriate design which addresses the site's gateway location and manages the transition into the main built up area; and~~
- ~~• Developer funded localised sewer capacity improvements as required.~~

Policy Ed/Ho/2 Edwinstowe - Housing Site 2

Land to the north of Mansfield Road has been allocated on the Policies Map for residential development providing around 50 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Public open space within the site or at alternative locations within ~~the area~~ the village, provided in accordance with Policy DM3, Developer Contributions and Planning Obligations, which shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7;
- Appropriate design which addresses the site's gateway location and manages the transition into the main built-up area. In order to protect the setting of the Sherwood Forest Country Park, appropriate buffering in accordance with the landscape character of the area should be included within the northern part of the site;
- Developer funded localised sewer capacity improvements as required; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required to reflect the medium archaeological potential of the site.

Retail

Policy Ed/DC/1 Edwinstowe - District Centre

To promote the strength of Edwinstowe as a ~~Principal Village~~ Service Centre, a District Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the District Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Tourism

Policy Ed/VC/1 Edwinstowe - Sherwood Forest Visitor Centre – Visitor Centre Completed

The District Council will, in line with Sherwood Area Policy 1, work closely with Nottinghamshire County Council and local stakeholders to deliver a new Sherwood Forest Visitor Centre which will deliver both enhanced management of the Special Area of Conservation and an improved visitor experience. The development of a new visitor centre for Sherwood Forest on land to the east of Church Street, as identified on the Policies Map, will be supported in principle.

Assessment of detailed proposals including their impact on the Special Area of Conservation will be made in accordance with the relevant Core and Development Management Policies.

Transport

Policy Ed/St/1 Edwinstowe - Rail Station

To allow for the potential reopening of the Dukeries railway line, land has been allocated on the Policies Map for a station and associated infrastructure.

Development on or adjacent to this site that may prejudice the implementation of this proposal will be resisted.

Open Green Spaces and Green Infrastructure

- 5.18 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document. The Public Open Space and School Playing Fields and Sports Ground identified on the Policies Map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.
- 5.19 The Open Space Assessment & Strategy identifies the following additional open space requirements in Edwinstowe:

Table 8 Edwinstowe Open Space Requirements

<u>Allotments</u>	<u>Additional provision required in Edwinstowe</u>
<u>Amenity Greenspace</u>	<u>Quantity requirement currently being met in Edwinstowe</u>

<u>Children and Young Persons Provision</u>	<u>Additional provision required in Edwinstowe</u>
<u>Natural/Semi-Natural Greenspace</u>	<u>Quantity requirement currently being met in Edwinstowe</u>

- 5.20 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.
- 5.21 Outdoor sports facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

Main Open Areas

Policy Ed/MOA Edwinstowe - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Edwinstowe that play an important part in defining its form and structure.

Within land allocated on the Policies Map as Main Open Areas, planning permission will not normally be granted for built development.

Infrastructure

- 5.22 The Amended Core Strategy (see Appendix D, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Edwinstowe. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions and Planning Obligations’, the Developer Contributions SPD and the Community Infrastructure Levy.

~~Village Envelope~~Urban Boundary

- 5.23 The village envelope became an urban boundary and has been extended as part of the Amended Core Strategy process to include the Strategic Site allocated at Thoresby Colliery housing sites defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan.

Insert Edwinstowe Map here

Bilsthorpe

- 5.24 Bilsthorpe is a Principal Village within the Sherwood Area. It is identified in the Amended Core Strategy as a location where the Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing in order to support the regeneration of the village.

Housing Allocations

- 5.25 The Amended Core Strategy directs ~~2.53%~~ of the District's housing growth to the Principal Village of Bilsthorpe. This equates to a need to provide ~~354~~264 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will all contribute towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 147 new dwellings in Bilsthorpe. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.~~

Policy Bi/Ho/1 Bilsthorpe - Housing Site 1 ~~Site de-allocated~~

Land to the north of Kirklington Road has been allocated on the Policies Map for residential development providing around 20 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the sites gateway location and manages the transition into the main built-up area; and
- Phasing of development in relation to the ~~cessation of the employment use on the adjacent site and the~~ implementation of the planning permission for ~~its~~ residential development adjacent.

Policy Bi/Ho/2 Bilsthorpe - Housing Site 2

Land to the ~~east of Ho PP and north of Wycar Leys~~ north of Kirklington Road has been allocated on the Policies Map for residential development providing around ~~55~~136 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into the main built up area; ~~and~~

- Public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3 Developer Contributions and Planning Obligations shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7; and
- ~~Phasing of development in relation to the cessation of the employment use on the adjacent site and the implementation of the planning permission for its residential development~~ Proposals will need to demonstrate that any identified mineral resource is not needlessly sterilised and where this cannot be demonstrated, prior extraction may be sought where practical.

Mixed Use Allocation

Policy Bi/MU/1 Bilsthorpe - Mixed Use Site 1

Land to the east of Eakring Road has been allocated on the Policies Map for mixed use development providing around 75 dwellings and retail development

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into the main built up area;
- Public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3 Developer Contributions and Planning Obligations shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7;
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required;
- Appropriate phasing of retail and residential uses.

Employment

Policy Bi/E/1 Bilsthorpe - Employment Site 1

2.69 hectares of land on the southern side of Brailwood Road have been allocated on the Policies Map for employment development.

Development proposals on the site will be required to address the general policy

requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular referenceto Policy DM2 Allocated Sites, ~~and~~ Policy DM3 Developer Contributions and Planning Obligations, Policy DM5(b) regarding flood risk, and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.

Policy Bi/E/2 Bilsthorpe - Employment Site 2 – Development now completed

~~0.35 hectares of land on the northern side of Brailwood Road have been allocated on the PoliciesMap for employment development.~~

~~Development proposals on the site will be required to address the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.~~

Phasing

Policy Bi/Ph/1 Bilsthorpe - Phasing Policy

In Bilsthorpe the following sites will include phasing within any Master Plan to accompany any planning application(s):

- Bi/Ho/1
- Bi/Ho/2
- Bi/Mu/1

Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement.

Retail

Policy Bi/LC/1 Bilsthorpe - Local Centres

To promote the strength of Bilsthorpe as a Principal Village, 2 Local Centres have been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centres will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Open Green Spaces and Green Infrastructure

- 5.26 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document. The Public Open Space and School Playing Fields identified on the Policies Map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8. The provision of additional allotments within the settlement will also be sought through developer contributions over the plan period.
- 5.27 The Open Space Assessment & Strategy identifies the following additional open space requirements for Bilsthorpe:

Table 9 - Bilsthorpe Open Space Requirements

<u>Allotments</u>	<u>Additional provision required in Bilsthorpe</u>
<u>Amenity Greenspace</u>	<u>Additional provision required in Bilsthorpe</u>
<u>Children and Young Persons Provision</u>	<u>Additional provision in required in Bilsthorpe</u>
<u>Natural/Semi-Natural Greenspace</u>	<u>Quantity requirement currently being met in Bilsthorpe</u>

- 5.28 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.
- 5.29 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

Infrastructure

- 5.30 The Amended Core Strategy (see Appendix D, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Bilsthorpe. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions and Planning Obligations’, the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 5.31 The village envelope has been ~~extended~~ amended to include the ~~allocated~~ development under construction at Oldbridge Way, completed development elsewhere in the village sites defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan and to also remove site Bi/Ho/1.

Insert Bilsthorpe map here

6.0 Mansfield Fringe Area

- 6.1 The Mansfield Fringe Area covers the western part of the district and is closely related to the Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Within the Mansfield Fringe Area, Rainworth is recognised as a Service Centre and has a range of shops and a secondary school which serves part of the Sherwood Area and the southern part of the Mansfield Fringe. Clipstone is an important service centre in the area with a range of local services including shops and a secondary school, which lies just outside the District and Blidworth is a Principal Village within the Mansfield Fringe Area. Whilst Rainworth, Blidworth and Clipstone are all self-sufficient for daily needs, they are closely linked to Mansfield and look to it for all major services.
- 6.2 The main settlements of the Mansfield Fringe Area 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 and the Mansfield Fringe Area has some of the highest deprivation ~~unemployment~~ levels in the District (~~Clipstone~~) and ~~relatively high levels of long term unemployment (Rainworth, Blidworth)~~. Allocations for development have been made in Rainworth, Clipstone and Blidworth. The District Council will work collaboratively with Mansfield District Council where appropriate.

Public Open Space

- 6.3 Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Policies Map they are all protected by virtue of Spatial Policy 8 of the Amended Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.

Rainworth

- 6.4 Rainworth is a Service Centre which has a range of shops and a secondary school that serves part of the Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also well related to Mansfield Sub-Regional Centre with its jobs and facilities
- 6.5 The Amended Core Strategy directs 3% of the District's housing growth to the Service Centre of Rainworth. This equates to a need to provide ~~425~~264 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will all contribute towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 247 new dwellings in Rainworth.~~ It also identifies a guideline requirement of ~~between 10.4 and 11~~ hectares of new employment land in the Mansfield Fringe Area during the plan period. ~~Nevertheless, due to a reduction in the amount of land committed for employment use, the Council's latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area.~~ Sufficient land has been completed or has the benefit of planning permission to meet the employment requirements in the Mansfield Fringe Area. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site

is complete.

Housing Allocations

Policy Ra/Ho/1 Rainworth - Housing Site 1 - Development now completed

~~Land North of Top Street has been allocated on the Policies Map for residential development providing around 54 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:~~

- ~~• Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;~~
- ~~• The provision of off street car parking for existing residents of Top Street as part of the design and layout of any planning application to address the issue of on street parking in this location;~~
- ~~• The incorporation of footpaths within the layout of development that link to other areas of Rainworth and the adjoining allotments;~~
- ~~• Provision of suitable screening between the residential development and the allotments as part of the design and layout of any planning application;~~
- ~~• Developer funded improvements to ensure sufficient capacity within the public foul sewers system and wastewater treatment works to meet the needs of the development;~~
- ~~• The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures; and~~
- ~~• The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.~~

Policy Ra/Ho/2 Rainworth - Housing Site 2

Land to the East of Warsop Lane has been allocated on the Policies Map for residential development providing around 190 dwellings. ~~Consequently this site has been removed from the Nottingham - Derby Green Belt.~~

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2

Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- The preparation of a comprehensive Master Plan for the whole of the site setting out the broad location for development on the site and the phasing of new development. This should include appropriate design which addresses the sites gateway location and manages the transition into the main built-up area including the provision of strategic buffer landscaping to the south and west of the site to maintain a physical and visual break between Rainworth and Blidworth and to minimise the impact of development on the Green Belt. Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision constraints and not be unviable for the developer to implement.
- Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- Main entrance to the site via Warsop Lane. Any secondary access should not be via existing estate roads to the north and east.
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Designed to incorporate new, enhanced strategic open space which shall form an addition to the existing Preston Road facilities to the north of site and be provided commensurate with all phases of the sites development;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures; and
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.

Mixed Use Allocations

Policy Ra/MU/1 Rainworth - Mixed Use Site 1

Land at Kirklington Road has been allocated on the Policies Map for mixed use development. The site will accommodate around 6 dwellings and retail and town centre uses.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2

Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- ~~No built development taking place on the part of the site covered by the SINC which shall be retained as a landscape buffer;~~
- Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- Entrance being via Colliery Lane which will require access to Third Party land;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- No flood sensitive development should take place in areas identified as being within Flood Zone 2;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures; and
- Appropriate phasing of residential, retail and town centre uses.

The Allocation site is within the 8.9 km zone of influence of the Birklands & Billhaugh SAC, development proposal should reflect the requirement to relieve recreational pressure on the Birklands & Billhaugh SAC as set out in Policy DM7 Biodiversity and Green Infrastructure.

This allocation is within 400m of Sherwood Forest ppSPA and the risk-based approach set out in Policy DM7 should be followed.

Employment Allocations

Policy Ra/E/1 Rainworth - Employment Site 1

Land West of Colliery Lane has been allocated on the Policies Map for Employment Development. The site is 5.5ha in size and ~~B1/B2/B8~~/E(g) is appropriate.

In addition to the general policy requirements in the Amended Core Strategy and the

Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The provision of suitable vehicular access from the A617 Rainworth bypass as part of the design and layout of any planning application;
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment will be required;
- The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints as part of the design and layout of any planning application;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- That as this allocation is within 400m of Sherwood Forest ppSPA, the risk based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.
- The incorporation of satisfactory buffer landscaping to minimise the impact of development on Local Wildlife Sites ~~SINC's~~ which are located both within adjoining the site; and
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures.

Retail

Policy Ra/~~DLC~~/1 Rainworth – ~~District~~ Local Centre Boundary

To promote the strength of Rainworth as a Service Centre and support its regeneration, a ~~District~~ Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the District Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Infrastructure

6.6 The Amended Core Strategy (see Appendix D, ~~as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Rainworth. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions and Planning Obligations’, the Developer Contributions SPD and the Community Infrastructure Levy.

Open Green Spaces and Green Infrastructure

6.7 A number of open spaces in Rainworth requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy Green Spaces Strategy document.

6.8 The Open Space Assessment & Strategy Green Spaces Improvement Plans identifies the following additional open space requirements for Rainworth:

Table ~~6~~10 - Rainworth Open Space Requirements

Allotments	<u>Additional provision required in Rainworth</u> Need to identify for future use
<u>Amenity Greenspace</u>	<u>Quantity requirement currently being met in Rainworth</u>
Children and Young Persons Provision	<u>Additional provision required in Rainworth</u> New provision recommended in long term
<u>Natural/Semi-Natural Greenspace</u>	<u>Additional provision required in Rainworth</u>

6.9 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners and / or as part of the delivery of housing allocations. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

6.10 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.

6.11 The Green Infrastructure issues for Rainworth identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism

centres and to the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

- The new Multi-User Routes connecting the settlement to Clipstone and Edwinstowe to the North, Mansfield to the West and Farnsfield and Southwell to the East (where there is the opportunity to utilise the derelict railway east of the settlement to connect with the Southwell Trail);
- Introduction of a new route south of the settlement linking it to Blidworth and the north of Nottingham; and
- Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi natural habits from Sherwood to Burntstump Country Park north of Nottingham.

~~It is also recognised that there are opportunities to link the proposed Sherwood Forest Regional Park and for settlements to become gateways to the wider park.~~

Urban Boundary

6.12 The Urban Boundary for Rainworth remains unchanged, ~~as shown on the Policies Map, has been amended to include:~~

- ~~Existing housing, shopping and other urban areas built since the previous boundaries were drawn up for the Local Plan;~~
- ~~Proposed housing / employment / mixed use allocations; and~~
- ~~Any other small infill sites proposed.~~

Insert Rainworth map here

Clipstone

- 6.13 Clipstone is a Service Centre with a range of local services including shops and a secondary school, which lies just outside the District, and which serve the community and a wider area. The centre of Clipstone also contains a major regeneration site, Clipstone Colliery, and the settlement is identified as an area that would benefit from regeneration.
- 6.14 The Core Strategy directs ~~67.5%~~ of the District's housing growth to the Service Centre of Clipstone. This equates to a need to provide ~~850660~~ dwellings in this settlement between ~~200613~~ and ~~202633~~. Previous completions and committed developments will all contribute towards the achievement of this target. ~~There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 104 new dwellings in Clipstone. There is a requirement to allocate up to 17.54 10.4 hectares of employment land across the Mansfield Fringe Area, of which approximately 12 hectares will be accommodated in Clipstone.~~

Mixed Use Allocations

Policy CI/MU/1 Clipstone – Mixed Use Site 1

Land at the former Clipstone Colliery has been allocated on the Policies Map for mixed use development. The site currently accommodates the Grade II listed headstocks and powerhouse to which national planning controls continue to apply in terms of their conservation. ~~An options appraisal is currently under preparation to assess the future of this listed building. Assuming~~ Including the retention of the headstocks and powerhouse, the site will accommodate around 120 dwellings, 12 hectares of employment provision, retail and enhanced Public Open Space. The retail element will be of a size and scale which helps facilitate the wider delivery of the scheme and may include a small supermarket and other complementary facilities to help to meet the needs of the site and the wider settlement.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- A Master Plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;
- Responding to the conclusions of the options appraisal for the future of the listed former colliery headstocks and powerhouse;
- The implementation of suitable measures to address legacy issues such as openings within the site which relate to its former use as a colliery;
- No ~~residential~~ flood sensitive development shall take place in areas identified as being within Flood Zones 2 & 3;

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime and ensure that flood risk is not increased on-site or elsewhere;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The incorporation of buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the ~~adjoining SINC~~ Local Wildlife Sites (which are both within and adjacent to the site) and Vicar Water Country Park;
- That as this allocation is within 400m of Sherwood Forest ppSPA, it has the potential to provide functionally linked habitat for woodlark and nightjar and therefore should be subject to the risk based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed; and
- Green Infrastructure provision through the partial restoration of the site and connections to the Sherwood Forest Pines Park, Vicar Water Country Park and Sustrans Route 6 through the design and layout of any planning application. Green Infrastructure and public open space shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7.

Retail

Policy CI/LC/1 Clipstone – Local Centre Boundary

To promote the strength of Clipstone as a Service Centre and support its regeneration, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Infrastructure

- 6.15 The Amended Core Strategy (~~see Appendix D, as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Clipstone. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions & Planning Obligations SPD and the Community Infrastructure Levy.

Open Green Spaces and Green Infrastructure

6.16 A number of open spaces ~~sites~~ in Clipstone requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy ~~Green Space Strategy~~ document.

~~Based on the assessment of open space requirements in the Green Spaces Improvement Plans, it is considered that there are no significant requirements to identify new open space in Clipstone. The Open Space Assessment & Strategy identifies the following additional open space requirements for Clipstone:~~

Table 11 - Clipstone Open Space Requirements

<u>Allotments</u>	<u>Quantity requirements currently being met in Clipstone</u>
<u>Amenity Greenspace</u>	<u>Quantity requirements currently being met in Clipstone</u>
<u>Children and Young Persons Provision</u>	<u>Additional provision required in Clipstone</u>
<u>Natural/Semi-Natural Greenspace</u>	<u>Quantity requirements currently being met in Clipstone</u>

6.17 ~~These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.~~

6.18 ~~Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document will be updated in due course is currently being updated and due to be published in Winter 2023/24.~~

6.19 The Green Infrastructure issues identified for Clipstone by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that the focus should be on the connection of the settlement to the Maun Valley and Sherwood Forest Pines Park and also recommends that provision should be made for the following routes:

- Link between the proposed County Council Multi-User Route and Maun Valley to the North of the Settlement;

- Between the section of the proposed County Council Multi-User Route to the South of the settlement and the existing route close to Forest Town connecting Vicar Water Country Park and the Mansfield Colliery Railway SINC.

~~In addition, Clipstone is located on the edge of Sherwood Forest Regional Park and for the settlement to become a gateway into the wider park.~~

Urban Boundary

6.20 The Urban Boundary for Clipstone, remains unchanged. ~~as shown on the Policies Map, has been amended to include:~~

- ~~Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;~~
- ~~The proposed housing / employment / mixed use allocation; and~~
- ~~Any other small infill sites proposed~~

Insert Clipstone Map here

Blidworth

- 6.21 Blidworth is a Principal Village within the Mansfield Fringe Area. It is identified in the Amended Core Strategy as a settlement that would benefit from regeneration. As with other settlements in the Mansfield Fringe Area, whilst self-sufficient for daily needs, Blidworth is closely linked to Mansfield and looks to it for all major services.

~~Spatial Policy 4A of the Amended Core Strategy, Extent of the Green Belt, requires small scale reviews of the Nottingham – Derby Green Belt in Blidworth, Lowdham and Rainworth in order to meet housing requirements. It also sets out the criteria which will be used in undertaking these reviews.~~

Housing Allocations

- 6.22 The Amended Core Strategy directs 2.5% of the District’s housing growth to the Principal Village of Blidworth. This equates to a need to provide ~~354~~176 dwellings in this settlement between ~~2006~~13 and ~~2026~~33. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for ~~the A&DM DPD to identify sites that are capable of delivering 299~~ 33 new dwellings in Blidworth. This review updates the position of the allocations at April 2022. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Policy BI/Ho/1 Blidworth - Housing Site 1

Land at Dale Lane has been allocated on the Policies Map for residential development providing around 55 dwellings. ~~Consequently this site is no longer part of the Nottingham – Derby Green Belt.~~

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.
- That as this allocation is within 400m of Sherwood Forest ppSPA, and the risk based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.
- Appropriate design which addresses the site's gateway location and manages the transition into the main built-up area. To support this approach landscape buffering will be required along the eastern edge of the allocation; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any

planning consent are likely to be required.

Policy BI/Ho/2 Blidworth - Housing Site 2 - Development now completed

~~Land at Belle Vue Lane has been allocated on the Policies Map for residential development providing around 10 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~• Appropriate screening from the adjacent Blidworth Industrial Park as part of the design and layout of any planning application; and~~
- ~~• The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.~~

Policy BI/Ho/3 Blidworth - Housing Site 3

Land south of New Lane has been allocated on the Policies Map for residential development providing up to a maximum of ~~100~~ 81 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Preparation of a Transport Assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact on New Lane and the New Lane and Mansfield Road Junction and the provision of appropriate mitigating measures;
- The preparation of a Master Plan, forming part of any planning application(s) setting the broad location of new development on the site, and the phasing of new development and the details of an appropriate landscaping scheme which seeks to retain and enhance boundary treatments, with particular emphasis on the southern boundary with the Blidworth Conservation Area. Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision constraints and not be unviable for the developer to implement;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Blidworth and the implementation of any necessary mitigation measures;

and

- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.

Policy BI/Ho/4 Blidworth - Housing Site 4 – De-allocated

~~Land at Dale Lane Allotments has been allocated on the Policies Map for residential development providing around 45 dwellings.~~

~~In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:~~

- ~~This site will not be available for development until the replacement allotment provision is made for Blidworth.~~

~~As a result of undertaking the small scale review of the Green Belt, in accordance with the criteria set out in Spatial Policy 4A, it is not possible to accommodate the amount of housing development as required by the Core Strategy and allocations have been made for 210 dwellings. The requirements for growth will be met elsewhere in the District as set out in the Introduction to this DPD.~~

Employment

- 6.23 The Amended Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of ~~between 10 and 11~~ 10.4 hectares of new employment land in the Mansfield Fringe Area during the plan period. ~~Nevertheless, due to a reduction in the amount of land committed for employment use, the Council's latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area, of which 1 hectare will be in Blidworth.~~ Sufficient land has been completed or has the benefit of planning permission to meet the employment requirements in the Mansfield Fringe Area.

Policy BI/E/1 Blidworth - Employment Site 1

Land on Blidworth Industrial Park has been allocated on the Policies Map for employment development. The allocation is ~~in two parcels a total of~~ 0.33 ± hectare in size.

Development Proposals will be assessed against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations and Policy DM5(b) Design regarding flood risk.

Retail

Policy BI/LC/1 Blidworth Local Centre

To promote the strength of Blidworth as a Principal Village and support its regeneration, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

Infrastructure

6.24 The Amended Core Strategy (~~see Appendix D, as reviewed and updated by the Annual Monitoring Report~~) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Blidworth. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions and Planning Obligations’, the Developer Contributions & Planning Obligations SPD and the Community Infrastructure Levy.

Open Green Spaces and Green Infrastructure

6.25 A number of open spaces ~~sites~~ in Blidworth requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. This includes a number of open space sites which are located within the Nottingham - Derby Green Belt. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy ~~Green Space Strategy~~ document. ~~A number of other areas of open space sites are located within the Nottingham - Derby Green Belt, and whilst not annotated as protected by virtue of the policy and the Green Belt are fully protected.~~

6.26 The Open Space Assessment & Strategy ~~Green Spaces Improvement Plans~~ identified the following additional open space requirements for Blidworth:

Table 12 - Blidworth Open Space Requirements

<u>Allotments</u>	<u>Quantity requirements currently being met in Blidworth</u>
<u>Amenity Greenspace</u>	<u>Quantity requirements currently being met in Blidworth</u>
Children and Young Persons Provision	<u>Additional provision required in Blidworth</u> New provision required
<u>Natural/Semi-Natural Greenspace</u>	<u>Quantity requirements currently being met in Blidworth</u>

6.27 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners and / or as part of the delivery of housing allocations. Furthermore as part of the development of BI/Ho/4 re provision of allotments within the village will be required. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

NP Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document is currently being updated and due to be published in Winter 2023/24.

6.28 The Green Infrastructure issues identified for Blidworth by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

1. Creation of a new route linking the settlement with the proposed Nottinghamshire County Council Multi-User route at Rainworth to provide for connections to Mansfield.
2. Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi-natural habitats from Sherwood to the Burntstump Country Park north of Nottingham.

~~There are also opportunities to link into the proposed Sherwood Forest Regional Park and for settlements to become gateways to the wider park.~~

Village Envelope

6.29 ~~The village envelope for Blidworth has been extended to include housing allocation BI/Ho/1 defined above. As a consequence of this housing allocation BI/Ho/1 is no longer included within the Nottingham – Derby Green Belt remains unchanged.~~

Insert Blidworth map here

7.0 Development Management Policies

Introduction

- 7.1 The following Development Management Policies have been designed to complement the Spatial, Core and Area Policies of the Amended Core Strategy to provide a suite of policies with which to assess all development proposals on both allocated and unallocated sites. The principle of development will be established by reference to the policies of the Amended Core Strategy and detailed proposals will be assessed by reference to the relevant Development Management Policies. All policies are mutually inclusive and development proposals will need to satisfy all those that are relevant. Where there is a need for reference to other policy or guidance, this is made clear within the justification.

Policy Area: Agenda for Managing Growth

Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy

Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the Policies Map, proposals will be supported for housing, employment, community, retail, cultural, leisure and tourism development appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Amended Core Strategy and other relevant Development Plan Documents.

Justification

- 7.2 Spatial policies 2 and 3 of the Amended Core Strategy establish the settlement hierarchy for the district and the proportional distribution of growth within this. This policy facilitates its application to individual development proposals and will be used in conjunction with other relevant policies in their assessment. Urban Boundaries and Village Envelopes are facilitated by Spatial Policy 1 of the Amended Core Strategy and defined on the Policies Map.

Policy DM2 Development on Allocated Sites

Within sites allocated in the Amended Allocations & Development Management Development Plan Document (AA&DM DPD), proposals will be supported for the intended use that comply with the relevant Core and Development Management Policies, the site-specific issues set out in the AA&DM DPD and make appropriate contributions to infrastructure provision in accordance with the Council's latest, most up to date evidence ~~Developer Contributions & Planning Obligations SPD.~~

It is anticipated that allocated sites will be developed comprehensively with an accompanying site masterplan to reflect phasing and infrastructure provision. Where comprehensive development proposals cannot be prepared, proposals should be developed to ensure that

they do not prejudice the proper overall delivery of the whole allocation. Development proposals which prejudice proper overall delivery will be refused.

In addition to national and local submission requirements, proposals on allocated sites should be accompanied by transport, flood risk and other appropriate assessments sufficient to address the site-specific issues identified in the AA&DM DPD.

Development proposals within the ~~Newark Strategic Sites at Newark and Edwinstowe~~ will be assessed against Area Policies NAP 2A, 2B, & 2C, ShAP4 and the other considerations set out above.

Justification

- 7.3 The AA&DM DPD allocates non-strategic sites for development in order to meet the level and distribution of planned growth set out in the Amended Core Strategy. This policy enables and sets out the method of assessment for individual development proposals on those sites. The policy also sets out the approach to the partial development of an allocation to ensure that the comprehensive development of the scheme is not prejudiced. As development takes place over the plan period, consideration will be given to alternative forms of development on allocated sites where it can be shown that there is no longer a need for the intended use and the proposed use does not compromise the aims of the spatial strategy.

Policy DM3 Developer Contributions and Planning Obligations

Identified infrastructure needs will be met through a combination of Community Infrastructure Levy, planning conditions and obligations and, where appropriate, funding assistance from the Council.

The Council will work with Nottinghamshire County Council, neighbouring Local Authorities and infrastructure partners to ensure that development is supported by the timely, and where appropriate phased, provision of necessary physical, social and green/blue infrastructure and where appropriate its maintenance.

Delivery of the planned growth set out in the Amended Core Strategy requires provision of appropriate infrastructure to ensure the development of sustainable communities. Development that does not adequately address its impact will not be regarded as sustainable development.

Planning applications will be expected to demonstrate consideration of identified site-based infrastructure needs and make clear how these needs will be met, guided by the Council's latest, most up to date evidence ~~Planning Obligations and Developer Contributions SPD. The SPD provides the methodology for the delivery of appropriate infrastructure and the calculation of financial contributions.~~

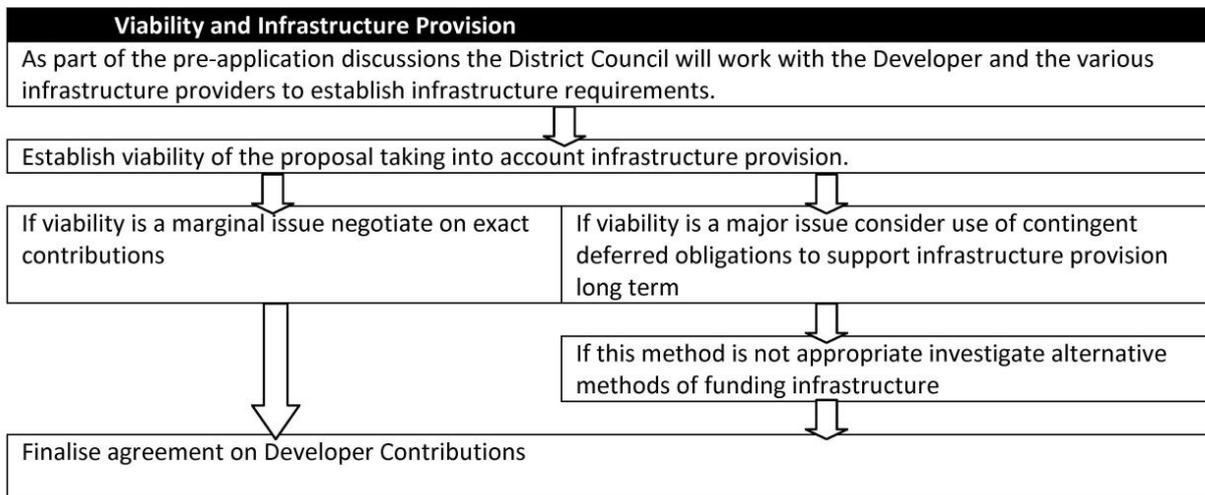
Where on-going maintenance and management of infrastructure is required, a management plan will be required to ensure the quality of the provision remains in the long term. This will be agreed through a S106 agreement or any other suitable mechanism.

~~The delivery of planned growth set out in the Core Strategy is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Council. Planning applications will be expected to include appropriate infrastructure provision.~~

~~A Planning Obligations / Developer Contributions SPD will provide the methodology for the delivery of the appropriate infrastructure. The SPD will also set out the methods by which financial contributions will be calculated.~~

- 7.4 CIL is a charge which is levied on a range of development within the District. CIL charges will be based upon the size, type and location of the development proposed. The money raised will be used to pay for strategic infrastructure required to support development within the District and where justified in Neighbouring Districts.
- 7.5 Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Amended Core Strategy Policy for Affordable Housing, the Infrastructure Delivery Plan, ~~and~~ the Open Space Assessment & Strategy and supporting evidence, including adopted Supplementary Planning Documents ~~Green Spaces Strategy.~~
- 7.6 In facilitating the delivery of new development it will be necessary to ensure that new development is not made unviable because of infrastructure and planning obligation requirements. Central to this approach will be the Council, Developers and Infrastructure Providers working together to support the delivery of new development. The requirements to support new development will be monitored over time. The diagram below illustrates the three stage approach that the District Council will establish:
- Establish detailed infrastructure needs
 - Establish viability issues
 - Negotiate a solution
- 7.7 ~~The District Council will need to work closely with developers once the Infrastructure requirements are identified and it becomes apparent that a 'funding gap' exists. The District Council will expect to operate an open book system with the developer to ensure that a full understanding of viability issues can be identified. In exceptional circumstances, where the developer contends the developer contributions sought, including that for affordable housing, would make a proposal unviable the Council will require an open book viability assessment in to demonstrate this to the satisfaction of the Council.~~

Figure 2 Viability and Infrastructure Provision



Policy Area: Sustainable Development and Climate Change

Policy DM4 Renewable and Low Carbon Energy Generation

In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission will be granted for renewable and low carbon energy generation development, as both standalone projects and part of other development, its associated infrastructure (including battery storage) and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon:

1. The landscape character or urban form of the district or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals;
2. Southwell Views as defined in Policy So/PV or the setting of the Thurgarton Hundred Workhouse, as defined in Policy So/Wh;
3. Heritage Assets and or their settings;
4. Amenity, including noise pollution, shadow flicker and electro-magnetic interference;
5. Highway safety;
6. The ecology of the local or wider area; or
7. Aviation interests of local or national importance.

Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable:

- In areas identified set away from sensitive receptors and identified as suitable for wind energy development in the Development Plan;

- Where it is demonstrated that the local community has been consulted and are supportive; and
- Where the planning impacts identified by the affected local community have been fully addressed.

Justification

- 7.8 Mitigating and adapting to climate change will be a significant and on-going requirement of the planning system over ~~our~~ the plan period. In addition to the contributions that can be made through the design and layout of development, securing new sources of renewable and low carbon energy production will make an important contribution to achieving this.
- 7.9 Core Policy 10 of the Amended Core Strategy sets out targets for carbon reduction and promotes the development of renewable and low carbon energy and heat generation projects and this policy is required to set out the criteria by which individual planning applications will be assessed.
- 7.10 No areas in Newark and Sherwood have been identified as suitable for wind energy developments involving turbines of sufficient size to require planning permission. The District Council does not intend to identify such areas, but local communities are free to do so as part of the production of a neighbourhood plan. The Newark & Sherwood Landscape Capacity Study for Wind Energy Development can inform the identification of areas suitable for wind energy developments involving turbines of sufficient size to require planning permission. This can be seen at:
- <https://www.newark-sherwooddc.gov.uk/windenergyspd/>
- 7.11 Proposals should be accompanied by an assessment of all relevant criteria, and an explanation of those that are not relevant. Assessment of visual impact should be made by reference to the Landscape Character Assessment SPD.
- 7.12 Heritage Assets include designated and non-designated assets along with those that are identified through the development process. Proposals should take account of any impacts generated during the preparation and installation process and those arising thereafter.

~~Policy DM5 Design~~

~~In accordance with the requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria:~~

~~1. Access~~

~~Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible.~~

2. Parking

Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Development resulting in the loss of parking provision will require justification.

3. Amenity

The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact.

Proposals resulting in the loss of amenity space will require justification.

The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.

4. Local Distinctiveness and Character

The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.

Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

Inappropriate backland and other uncharacteristic forms of development will be resisted.

Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.

5. Trees, Woodlands, Biodiversity & Green Infrastructure

In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Wherever possible, this should be through integration and connectivity of the Green Infrastructure to deliver multi-functional benefits.

6. Crime & Disorder

The potential for the creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the layout and design of the proposal and/or off-site measures should be included as part of development proposals.

7. Ecology

Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up to date ecological assessment, including a habitat survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.

8. Unstable Land

Development proposals within the current and historic coal mining areas of the district should take account of ground conditions, land stability and mine gas, and where necessary include mitigation measures to ensure they can be safely implemented.

9. Flood Risk and Water Management

The Council will aim to steer new development away from areas at highest risk of flooding. Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones.

Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere.

In accordance with the aims of Core Policy 9, development proposals should wherever possible include measures to pro-actively manage surface water including the use of appropriate surface treatments in highway design and Sustainable Drainage Systems.

10. Advertisements

Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area.

Design

7.13 The Government is placing an increased emphasis on the importance of design quality within the planning system. The National Design Guide reinforces this increasing emphasis,

highlighting that the design quality of places is as much about how streets and spaces (the public realm) are designed and function as the design and appearance of individual buildings.

7.14 Creating well designed places is an integral part of the planning and development process ensuring that growth improves and enhances the physical, social, cultural and economic qualities of our District, whilst also protecting our distinctive heritage and landscape assets. The NPPF places great emphasis on delivering beauty through the use of Design Codes and guidance. These can be prepared at an area-wide, neighbourhood or site-specific scale. Design Codes can be used to provide greater certainty and control over design quality in the long term. The NPPF says that local authorities should consider their use where they could help deliver high-quality outcomes. Design Codes can either form part of the development framework or comprise a condition to the granting of outline planning permission, requiring submission of a code before submission of any reserved matters. The Council will prepare / support the preparation of Design Codes / design guidance where it is considered that this will add value and work with neighbourhood groups and developers to support them in developing any neighbourhood plan policies or design codes. Adopted Design Codes will provide further details and guidance on the practical application of Policy DM5(b) for certain areas and sites.

7.15 Well-designed places contribute towards the quality of our built and natural environments. Poorly designed places represent missed opportunities to create better places for people and nature; whilst also frustrating our ability to engage communities and other stakeholders in the process of growth and change. Development that only satisfies short term goals, such as those associated with a return on private investment will fail to deliver wider social, cultural and environmental benefits that help to build and reinforce communities.

7.16 Building for a Healthy Life is a design quality indicator for new residential development that is endorsed by Homes England, Home Builders Federation and NHS England. It is designed to be used at the start of the design process and as a way to structure pre-application discussions and as a community engagement tool. The Council expects all residential developments to perform well against Building for a Healthy Life i.e.

- As many 'greens' as possible are achieved.
- 'reds' are avoided.

7.17 Applicants at the pre-application stage should address any 'reds' before progressing to formal planning. Where schemes score 'reds' at the formal application stage, the Council will provide advice on amending the proposal. If an applicant cannot demonstrate that they have done enough to address improvements in line with review findings, then the scheme will not be supported. Schemes with one or more 'red' will not be acceptable and will be refused planning permission unless there are significant overriding reasons. The applicant must demonstrate to the satisfaction of the Council that they have explored all options to mitigate for this. Where there are no viable opportunities to address the matter then the scheme may be supported providing it performs well in all other regards.

7.18 New development must respond positively to wider social challenges relating to our depleting natural resources, climate change, declining native species and habitats, traffic congestion, air quality and public health.

7.19 Creating well designed places is reliant on design skills, robust design processes and the District Council clearly expressing its aspirations for design quality. Our policy approach to design is three-fold:

- i. Design skills.
- ii. Design thinking and processes.
- iii. Design principles.

7.20 The District Council expects applicants to ensure that their design teams are well skilled, creative and passionate about creating great places whilst also being well informed in best practice and innovation.

7.21 The Development Plan contains a series of design policies. Proposed householder development is covered by Policy DM6.

Policy DM5(a) The Design Process

The District Council will expect the following design process to be adopted for all proposed development (with the exception of householder development). Such development proposals shall be informed by, and respond to, a robust site and contextual appraisal that will involve identifying constraints and opportunities **and satisfy the requirements of the National Design Guide and any locally adopted Design Codes where relevant to the proposal.**

New residential development will also need to perform positively against Building for a Healthy Life (or any successor version of the tool).

The Design Process

Design Stage 1: Understanding the site and its context; identifying and responding to opportunities and constraints.

Design Stage 2: Creating a vision for the development.

Design Stage 3: Exploring ideas and options.

Design Stage 4: Developing detailed designs.

Development will be supported where the application material demonstrates that the site and its context, **both positive and negative,** has been understood and respected; with opportunities and constraints identified, considered, and responded to appropriately. Applications should provide evidence of each stage from the outset (where appropriate) and whilst there is flexibility for schemes to evolve as part of this process, it is important that design and layout is not retrofitted.

For all developments (with the exception of householder developments and those otherwise identified by the Council), opportunities and constraints will be encouraged to be validated through robust and meaningful engagement with the local planning authority (pre-application discussion).

Developers are strongly encouraged to engage with local communities and other stakeholders at any early stage of the process, enabling them the opportunity to shape development proposals.

The information required in support of applications is set out in the Council's Planning Application Local Validation Checklist.

Justification

- 7.22 Creating well-designed buildings and places is reliant on a robust design process being followed. Applicants will be required to demonstrate a clear progression through each of these design stages, providing clear evidence and justification to support design decision making and design proposals. For instance, the District Council will expect to see evidence that applicants have understood and responded sensitively and appropriately to the site and its wider context: **for example physical, social, natural and built environment features.**
- 7.23 For all developments (with the exception of householder developments and those otherwise identified by the Council), applicants can expect the District Council to use these four stages to structure pre-application discussions. The extent of the District Council's focus on each of these four stages will be proportional to the scale, form, type and sensitivity of development proposed, and take account of factors such as the proximity of any Listed Buildings, non-designated Heritage Assets and/or Conservation Areas or landscape context.
- 7.24 Applicants are strongly encouraged to engage local communities and other stakeholders at each stage of the design process for proposed major or otherwise sensitive developments. For instance, for major developments it is recommended that applicants undertake community and stakeholder engagement at Design Stage 1 and 2, testing and validating their findings prior to progressing to Design Stage 3. At Design Stage 3 further engagement work prior to progressing to Design Stage 4 is recommended. This level of community and stakeholder engagement is in addition to the usual Planning Application notification and consultation process. Early and proactive engagement with local communities and stakeholders ensures that meaningful discussions take place at the appropriate stages in the design process when there is more scope for communities and stakeholders to shape development proposals.

Policy DM5(b) Design

In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, having addressed the design principles set out in the National Design Guide and any local Design Codes, all proposals for new development shall be assessed against the following criteria:

In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, **having addressed the design principles set out in the National Design Guide and any local Design Codes**, all proposals for new development shall be assessed against the following criteria:

1 Access

Provision should be made for safe and inclusive access to new development. Integration of sustainable and active modes of travel is encouraged and, where practicable, developments should include dedicated walking and cycling corridors, connecting to existing defined routes in the surrounding area, making use of multifunctional Green Infrastructure.

2 Parking

Parking provision for vehicles and cycles should be based on the scale and specific location of the development.

Parking for vehicles and cycles in new residential development should be appropriate in terms of amount, design and layout, in accordance with the adopted Residential Cycle and Car Parking Design Guide SPD, Development resulting in the loss of parking provision will require justification.

Proposals should give careful consideration to the location of vehicle and cycle parking in relation to public transport provision in order to maximise opportunities for multi-modal travel.

3 Amenity

The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

All proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers.

Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact.

Proposals resulting in the loss of amenity space will require justification.

The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.

4 Local Distinctiveness and Character

The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

In accordance with Core Policy 13 of the Amended Core Strategy, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.

Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area,

and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area. Inappropriate backland and other uncharacteristic forms of development will be resisted.

Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.

5 Public Realm

New development should create new or strengthen existing street and public space networks, where appropriate assisting in the delivery of the Council's Open Space Assessment & Strategy.

New development shall contribute positively towards creating a well-defined, well-used, safe and attractive public realm, including tree lined streets where possible. The interface between buildings and the public realm is of critical importance and should have strong boundary treatments or well resolved threshold spaces with opportunities for natural surveillance required.

The quality of the public realm will be negatively affected where threshold design (and in particular, the storage of recycling and waste containers) has been poorly considered. The District Council will seek to ensure that the quality of the public realm is safeguarded through carefully considered solutions relating to:

- boundary demarcations
- changes in level
- utility boxes and flues
- recycling and waste storage, and
- car parking.

Development proposals which affect, or add to, the public realm should create a well-defined, easily navigable and accessible network of streets and spaces and ensure that convenient access is provided for all users whilst prioritising the needs of pedestrians, cyclists, public transport users, and people with a range of disabilities, and emergency and service vehicles.

6 Trees, Woodland, Biodiversity and Green and Blue Infrastructure

In accordance with Core Policy 12 of the Amended Core Strategy, all natural features within or adjacent to development sites should not be unnecessarily adversely impacted and development should first seek to respect existing features before the Council will consider removal of such features. The starting point should be through integration and connectivity of Green Infrastructure to deliver multi-functional benefits and should be incorporated into a landscaping scheme that mitigates any loss and / or the effects of the development on the local landscape.

A holistic approach shall be adopted with respect to the design and integration of green and blue infrastructure into new development, creating opportunities for habitat creation, water management and attractive and memorable places.

7 Ecology

Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to-date ecological assessment, including a Habitat Survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.

New Development should deliver an evidenced net gain in biodiversity appropriately integrated into design and layout in accordance with Policy DM7.

8 Crime & Disorder

The potential for creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the layout and design of the proposal and / or off-site measures should be included as part of development proposals.

9 Unstable Land

Development proposals within the current and historic coal mining areas of the District should take account of ground conditions, land stability and mine gas, and where necessary include mitigation measures to ensure they can be safely implemented.

10 Flood Risk and Water Management

The Council will, in line with Policy DM5(c) aim to steer new development away from areas at highest risk of flooding. Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available site in lower risk Flood Zones.

Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere and where possible, pursue opportunities to reduce flood risk overall.

All application for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.

All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.

The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.

11 Health and Wellbeing

Development that supports improvements to health and wellbeing will be supported. This should ensure that new development:

- Are age friendly, inclusive, safe and attractive, and easily accessible on foot or by bicycle. Where appropriate this should integrate dementia friendly design principles;
- Have strong sense of place which encourages social interaction;
- Are designed to promote active travel and other physical activity through the arrangement of buildings and uses, access to open space and landscaping;
- Through the arrangement of buildings and uses, promote access to open space and landscaping, and the provision of facilities to support walking.

12 Waste & Recycling

Waste and recycling storage and collection must be carefully considered to be both functional and appropriately integrated into the design of all buildings. There should be sufficient space / access for the storage of all bins to be away from the front elevation of the property so as not to have a negative visual impact on street amenity.

13 Advertisements

Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area.

14 Design SPD & Design Codes

Further guidance will be set out within a SPD to be prepared by the Council in accordance with the NPPF and the National ~~Model~~ Design Guide ~~Code~~ requirements. **Local Design Codes, masterplans and design briefs will be prepared to provide a detailed framework for the assessment of development proposals within particular areas and sites within District.**

Justification

Access

7.25 For proposals that are supported in principle by Core, Spatial or other Development Management policies there is also a need to make site specific and detailed assessment. As

many issues will be common to many different types of development proposals, and to avoid undue repetition within individual policies, it is intended that the relevant criteria of this policy are used in conjunction with other policies to provide for a full method of assessment. It is also intended that this policy be used as a basis for the assessment of proposals that do not comfortably fall to be assessed against any other policies.

- 7.26 The Council will seek to secure safe means of access to all new development by applying current highway and cycle design standards. On new build development in particular, inclusive access should be a consideration at design stage and wherever possible within schemes of conversion and adaptation. In the interests of reducing reliance on the private car and promoting modal shift, all new development should be accessible by foot and cycle, making connections to existing infrastructure. Larger scale development should also demonstrate consideration for opportunities to create new links to the public transport network and integration of other means of sustainable and active travel. ~~as a minimum and larger scale development should also give consideration to creation of links to the public transport network.~~

Parking

- 7.27 The Council will seek to be flexible and pragmatic towards parking provision in connection with new development. Residential parking standards and design principles are set out in the Council's Residential Cycle and Car Parking and Design Guide SPD (2021) and, for non-residential developments, they are set out in the Highway Authority's Highway Design Guide (2020). The levels of provision required varies across the District to reflect the more rural nature of some settlements, and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available.
- 7.28 The promotion of cycling as a travel opportunity is part of the drive to promote alternatives to the private car and encourage more sustainable means of travel. Therefore, the needs of cyclists should be fully taken into account in the development process through improvements to the provision, safety, convenience and general environment for cycling. To help promote cycle use, the amount of good quality cycle parking needs to be increased. It is important therefore that secure cycle parking is provided as an integral part of new development.
- 7.29 In sustainable locations where development is not likely to exacerbate existing problems, the Council will not insist on on-site parking, particularly at the expense of good urban design. Where development is proposed in areas of known parking problems and it is likely to exacerbate these at the expense of highway safety, the Council will seek to secure sufficient off-street parking to provide for the needs of the development. Where proposals involve the loss of off-street parking they should be accompanied by an assessment and justification of the impact. Where the loss is not at the expense of highway safety elsewhere and does not undermine the commercial viability of the area it serves, it will not be resisted.

Amenity

- 7.30 Given the range of sites and development proposals within them that this policy will be used to assess, it is not intended to adopt prescriptive standards of amenity but rather establish a framework to form the basis of assessment. However, insufficient space in residential

properties can have adverse impacts on the health and wellbeing of occupants. In order to ensure that all new housing serves the practical and social needs of occupiers, all new development should provide adequate internal and external space. During the plan period, a Supplementary Planning Document may be adopted in respect of residential development.

- 7.31 Most types of residential development will require some form of private amenity space, and this should be proportionate and appropriate to the development it is intended to serve. For example, houses capable of family occupation should have private garden areas whereas for apartment developments it may be acceptable to have communal amenity areas. For schemes of conversion, particularly in town centres, where public amenity space is readily accessible, there may be no requirement for private amenity space. Where proposals involve the sub-division of existing dwellings within established residential areas to form multiple residential units, particular care should be taken to ensure that adequate private amenity space is provided for each unit. This should be designed so as to avoid adverse impacts on the amenities of neighbouring residents and the character of the surrounding area.
- 7.32 Where proposals involve multiple residential units they should be designed so as to avoid direct overlooking and overbearing impacts on each other. Where new residential development is proposed adjacent to existing dwellings, it should be designed so as to avoid either the existing or proposed development being subjected to the same impacts. In both these instances, the separation distances required to achieve an adequate standard of amenity will be determined by the individual site characteristics including levels and intervening boundary treatments.
- 7.33 Where development with the potential for adverse environmental impacts such as noise, odour and vibration are proposed close to more sensitive development or uses, they should be accompanied by an assessment of the impact and any proposals for any necessary mitigation. Conversely, where a more sensitive development is proposed near to an established use with the potential for adverse environmental impacts, the proposed development should be designed to minimise the impact on eventual occupiers to an acceptable level.

Local Distinctiveness

- 7.34 The diversity of landscape and built form within the District displays much local distinctiveness which the Council is keen to see reflected in new development. Development proposals should take reference from the Landscape Character Assessment SPD, locally distinctive layouts, design, detailing and methods of construction as a means of integrating itself into the surrounding area.
- 7.35 Where sites contain buildings of architectural or historical merit, the Council will favour their conversion over re-development. When such buildings lie within settlements where new development would be in accordance with the Spatial Strategy, there will not normally be a requirement for the same structural justification and investigation of alternative uses as required for buildings in the countryside, but the detailed scheme of conversion will be subject to the same assessment, as set out in the Supplementary Planning Document.
- 7.36 There is an opportunity for greater understanding, protection and enhancement of the distinctive characteristics within the District through the identification of locally significant

historic buildings, structures and designed landscapes, Historic England's Historic Landscape Characterisation may provide a useful, but not exhaustive, basis for this process.

Public Realm

7.37 The public realm includes spaces that are within and between buildings which are publicly accessible for use by everyone. Public Realm is important because it can help to deliver far reaching social, economic and environmental benefits including:

- Enhancing identity and civic pride;
- Attracting more visitors;
- Increasing expenditure;
- Helping retailers (in village and town centres);
- Creating safe places;
- Facilitating a sense of community and / or social cohesion;
- Aiding legibility;
- Providing interesting vistas; and
- Breaking up the built form.

7.38 The most successful places exhibit functional and attractive hard and soft landscape elements, with well orientated and detailed routes and include facilities such as seats and play equipment. Well-designed spaces will be inclusive, catering to the needs of all groups in society, including children, or those with limited mobility. Public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.

Trees, Woodlands, Biodiversity and Green Infrastructure

7.39 Features of natural importance such as trees and hedges significantly contribute to the landscape character of the District and can also be used to help integrate new development into it. Where a site contains or is adjacent to such features, proposals should take account of their presence and wherever possible incorporate or enhance them as part of the scheme of development in order to improve the connectivity of the Green Infrastructure. Where it is proposed to remove features, justification will be required, and re-planting should form part of development proposals. An assessment of open space, through the Open Space Strategy and Assessment (2022) has been undertaken to ascertain the amount, quality and accessibility of different categories of open space in the District. This has recommended local standards of provision which set out where new open space is need and where existing open space needs to be protected (See Appendix D).

Ecology

7.40 Both National and European legislation require the potential impact on protected species and their habitats to be taken into account in the planning process. Where it is apparent that a site may contain or provide a habitat for protected species, this should form the starting point for the design process which should be informed by accurate and up to date survey information. Wherever possible, the development should be designed to enhance the Green Infrastructure by providing continuity of habitat, or as a last resort, should include on or off-site mitigation measures. The Habitats Regulations Assessment has identified areas where

the development of allocated sites may affect sites of European importance for nature conservation.

- 7.41 Except where exempt, development proposals should provide a net gain of biodiversity as required by the Environment Act and secondary legislation, in accordance with Policy DM7. Biodiversity net gain is integral to relevant proposals and should be considered from the design stage. Measures must be agreed before proposals can be considered acceptable. On-site biodiversity net gain is preferable, and where off-site measures are necessary, they should contribute to the Nature Recovery Network. Currently Nottinghamshire Local Authorities are developing a joint approach to managing the implementation of Net Gain in the County.

Crime and Disorder

- 7.42 The National Planning Policy Framework (NPPF) requires planning policies and decisions to aim to achieve safe and accessible places so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. For proposals that have the potential to create or exacerbate crime or anti-social behaviour, in particular those generating public assembly and relating to the night-time economy, an assessment of the potential impacts will be required. Where this identifies the potential for any adverse impacts, these should be addressed as part of the proposal. This may include design measures forming part of the proposal such as boundary treatments or off-site measures such as contributions towards CCTV.

Unstable Land

- 7.43 The District has a long history of coal mining which has resulted in areas of unstable land and the potential for mine gas ingress. The consequence of development on this land needs to be taken into account in the decision-making process. Development proposals within areas of instability should be accompanied by proposals for remediation or mitigation upon which the District Council will consult with The Coal Authority.

Flood Risk and Water Management

- 7.44 Allocated sites within the Amended Core Strategy were assessed against the Strategic Flood Risk Assessment Level 1 (SFRA L1) and sites within the AA&DM DPD have been assessed against both this and the SFRA L2. Development proposals on unallocated sites will also need to pass the Sequential Test and development proposals on both allocated and unallocated sites within areas at risk of flooding will need to pass the Exception Test.
- 7.45 For definitions, and the application of the tests, reference will be made to the Technical Guidance to the National Planning Policy Framework.
- 7.46 In the interests of minimising both new and existing developments vulnerability to flood risk arising from climate change, proposals for new developments where the scale and form of development is appropriate, should wherever possible utilise Sustainable Drainage Systems (SUDs) to manage surface water run-off and ensure that runoff rates are maintained at their pre-development levels or a reduction overall. Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, the SuDS Manual, CIRIA

(C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads. SuDS should be used wherever possible to mitigate against vulnerability to flooding.

Health and Wellbeing

7.47 The National Planning Policy Framework (NPPF) stresses the importance of health and wellbeing and the role that the planning system should play in improving this. It explains that to achieve sustainable development, the planning system should meet three overarching objectives, one of which is a social objective, to support strong, vibrant and healthy communities. The NPPF encourages local planning authorities to work with communities to gain a shared vision of the environment and facilities they wish to see and to deliver planning policies that facilitate social interaction and healthy inclusive communities. Planning for and protecting existing services and open space are also important parts of creating healthy communities, as recognised by the NPPF.

7.48 The way places are designed affects the way residents and users behave. *Active Design (2015)* published by Sport England in conjunction with Public Health England highlights the way design can be used to encourage greater levels of activity amongst residents and users of development. It sets out ten principles that can be applied when designing and masterplanning development proposals in order to support health lifestyles by facilitating participation in sport and physical activity, including encouraging walking and cycling for short journeys and introducing space for sport and recreation within development proposals.

Waste and Recycling

7.49 Bins should be stored in visually unobtrusive locations with storage areas to the side or rear of the property normally being sought in preference to storage in the front garden.

Advertisements

7.50 Only issues of public safety and visual amenity, taking account of cumulative impact, will be relevant in assessing proposals for advertisement consent. Public safety will normally relate to the impact on highway safety and visual amenity will be assessed by reference to Criterion 3: Amenity and Criterion 4: Local Distinctiveness.

Design Supplementary Planning Document and Design Codes

7.51 The Council will prepare a Supplementary Planning Document which will include more detail on all aspects of design including each of the principles outlined above. Design Codes allow the Local Planning Authority, and other key stakeholders to set out in detail the design requirements for new development. The Council, working in partnership with Historic England, is developing a design code for Newark Town Centre as part of wider master

planning work. Design Codes are an important way that communities can express how new development should be delivered and these will be developed in other locations across the district during the plan period.

Policy DM5(c) Sequential Test

In-line with Core Policy 10 of the Amended Core Strategy, the Council will follow a sequential approach to development and flood risk, seeking to steer new development away from those areas at highest risk. Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding.

The area of search within which to undertake the Test will normally be District-wide, unless it is appropriate for this to be further refined having had regard to relevant policy objectives within the Development Plan and/or any valid functional requirements of the proposed use. With specific regard to housing development, the presence of a settlement-level housing needs assessment will not normally justify restricting application of the test to that location, except in the circumstances outlined below.

In order to help maintain the viability and vitality of rural villages below the Principal Village level of the Settlement Hierarchy greater flexibility will be provided, where the presence of large areas in Flood Zones 2 and 3 constrains the availability of suitable land and the proposed development is necessary to sustain the existing community. To demonstrate that housing development is necessary to sustain an existing community, proposals will be expected to be supported by:

- An up-to-date and appropriately constituted Housing Needs Survey, specific to that community and identifying a form of need which the proposal would contribute towards meeting; and/or
- Provision of a robust case that the proposal would make a meaningful contribution towards the sustaining of services and facilities in that community.

Where a 'made' Neighbourhood Plan provides support for housing development within a defined settlement boundary, or for rural affordable housing adjacent to that boundary under Core Policy 2, then this will provide justification for restriction of the Test to the Neighbourhood Area.

Where the undertaking of the Test is necessary then applicants are encouraged to positively engage with the District Council at an early stage in order to agree appropriate parameters.

Justification

7.52 The District is particularly vulnerable to flood risk, due to there being a number of significant rivers in the area- including the River Trent. The National Planning Policy Framework (NPPF) sets out the 'Sequential Test' which must be followed where possible to locate development within areas at lowest risk of flooding (from all sources). The Sequential Test aims to steer new development to Flood Zone 1 – areas with a low probability of river or sea flooding. Where there are no reasonably available sites in Flood Zone 1, Councils are directed by the

national policy to take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 – areas with a medium probability of river or sea flooding. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 – areas with a high probability of river or sea flooding – be considered, taking into account the flood risk vulnerability of land uses.

7.53 However, it is recognised that there are a small number of rural settlements in the District, where the presence of land within Flood Zones 2 and 3 may constrain the ability to accommodate development that is necessary to sustain the community. Where this is demonstrated to be the case then Policy DM5(c) provides greater flexibility over how the Sequential Test will be applied locally.

7.54 In terms of housing development it will be necessary for proposals to be supported by, and positively respond to the findings of, an up-to-date and appropriately constituted Housing Needs Survey. To ensure that a proposal will contribute towards sustaining an existing community, then this assessment of need must be specific to the community within which development is proposed. Alternatively, proposals will also be supported where a meaningful contribution would be made to the sustaining of local services and facilities within the existing community. Some proposals will however, by virtue of the scale proposed or that which can be appropriately accommodated in the location, fall short of demonstrating that meaningful contribution. Where a ‘made’ Neighbourhood Plan has established a settlement boundary and support is provided for housing development within its extent, or for rural affordable housing adjacent to it, then this vision for the local area will justify a restriction to the geographic area the Test is to be applied within.

7.55 This local approach towards the Sequential Test reflects a desire to sustain rural communities, whilst also avoiding the unnecessary exposure of new development to flood risk. To ensure that this balance between priorities is achieved, the cases presented by applicants to restrict the geographic basis on which the Test is undertaken will be expected to be robust.

Policy DM5(d) Water Efficiency Measures in New Dwellings

Proposals for new dwellings should meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, or relevant successor standard, as set out through the Building Regulations.

7.54 National planning policy allows Local Planning Authorities to require higher water efficiency standards in areas of serious water stress. Both the Severn Trent Water and Anglian Water areas are identified as suffering from serious water stress and therefore Policy DM5(d) requires new dwellings should meet the optional higher water efficiency standard to help address this issue.

Policy DM6 Householder Development

Planning permission will be granted for the alteration and extension of dwellings, erection and conversion of curtilage buildings, including the formation of annexes and means of enclosure providing that:

1. Provision for safe and inclusive access and parking provision can be achieved and there is no adverse impact on the highway network as a result of the proposal;
2. There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and overbearing impact;
3. The layout of development within the site and separation distances from neighbouring development are sufficient to ensure that neither suffers from an unacceptable reduction in amenity by virtue of overlooking and loss of privacy or overbearing impacts.
4. The host dwelling retains a reasonable amount of amenity space relative to its size;
5. The proposal respects the design, materials and detailing of the host dwelling, and;
6. The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.

~~The methods by which these criteria will be assessed will be~~ Further guidance is set out in the Householder Development Supplementary Planning Document.

Justification

- 7.55 Many proposals for householder development can be carried out with the benefit of permitted development rights, but for proposals that require express planning permission this policy sets out the criteria that will be used to assess applications.
- 7.56 The Council will seek to ensure that access and parking arrangements to dwellings are as a minimum maintained and wherever possible improved through householder development. Applicants should, in particular, take opportunities to improve inclusive access to existing dwellings as part of proposals.
- 7.57 Where dwellings lie in close proximity to one another, or other sensitive development, the impact on the amenity of occupiers will be an important consideration. Development should be designed to avoid overbearing impacts and loss of privacy. Particular attention should be paid to proposals close to shared boundaries which by virtue of bulk and positioning of windows could have an adverse impact.
- 7.58 The design, materials and detailing of new development are important factors in its integration into its surrounding area. A degree of change is inevitable and proposals that are subservient in scale, use complementary construction materials and where appropriate, detailing, can be accommodated without detriment to either the host dwelling or the surrounding area. Where dwellings have evolved over time with additions of varying design and materials and in areas where there is no distinctive overall character, further extensions that form honest additions through the use of contrasting, but complementary designs and

materials can also be acceptable. Where a site lies within or adjacent to an area of defined character, the preservation or enhancement of this should form the starting point of the design process.

- 7.59 In assessing proposals for householder development, the Council will have regard to the cumulative impact of any previous development.

Policy DM7 Biodiversity and Green Infrastructure

New development, in line with the requirements of Core Policy 12 of the Amended Core Strategy, should protect, promote and enhance biodiversity and the ecological network of habitats, species and sites of international, national and local importance ~~green infrastructure to deliver multi-functional benefits and contribute to the ecological network both as part of on-site development proposals and through off-site provision.~~

Considering the impact of Development Proposals on the Ecological Network

In considering the impact of development proposals on the various different elements of the ecological network of sites and habitats the following approaches will be followed:

a) Special Areas of Conservation and Special Protection Areas

Planning permission will not be granted for development proposals on, or affecting European sites including, Special Areas of Conservation or Special Protection Areas unless it is directly connected with or necessary related to the management of the site ~~for nature conservation and public access~~ and does not significantly harm the integrity of the site.

b) Birklands & Billhaugh Special Area of Conservation

~~As set out in Core Policy 12 public~~ Public open space provided in connection with ~~in new residential development (including allocations) in settlements within a 5 8.9km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Planning Obligations & Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England. In circumstances where site characteristics mean on site SANGS is not possible, bespoke off-site solutions will be considered provided they satisfy the District Council and Natural England that they are contributing to relieving recreational pressure on the SAC.~~

c) Risk Based Approach to the Sherwood Forest possible potential Special Protection Area

Development proposals within 400 metres of those locations which Natural England have identified as supporting breeding woodlark and nightjar – known as a possible potential Special Protection Area or ppSPA – will adopt a risk-based approach as set out in the Natural England Advice Note to Local Planning Authorities. In particular consideration should be given to the effects of light, noise and pet predation resulting from the proposed development.

d) Sites of Special Scientific Interest

For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.

e) Other Nature Conservation Sites

On sites of regional or local importance, including Local Wildlife Sites, previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.

Loss or harm to ancient woodland and to ancient, veteran, protected or significant trees will not normally be acceptable. Proposals resulting in such loss or harm should only be permitted where these impacts are clearly outweighed by the public benefit of the development.

f) Development Proposals

All development proposals affecting the ~~above~~ sites in sections A to E of this policy should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. On SSSI's and sites of regional or local importance, for proposals where the presumption against development can be overcome, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.

Enhancing Biodiversity

Development proposals in all areas of the District should seek to enhance biodiversity. Proposals should take into account the latest information on biodiversity including Nottinghamshire Biodiversity Opportunity Mapping, and the forthcoming Local Nature Recovery Strategy. Except for exempt development proposals, the enhancement should be a net gain of at least 10% (or if different, the relevant percentage set out in the Environment Act) as measured by the applicable DEFRA metric or any successor document. These gains must be guaranteed for a period of at least 30 years. On 9th November 2023 a two-year transition period will end; after which biodiversity net gain of the relevant percentage becomes a legal requirement on developments where it is applicable.

Delivering Green Infrastructure

New development proposals should protect, promote and enhance green infrastructure to deliver multi-functional benefits and contribute to the ecological network both as part of on-site development proposals and through off site provision. This should be informed by the Council's Green Infrastructure Strategy, Open Space Assessment & Strategy and Natural England's (emerging) Green Infrastructure Framework.

Justification

- 7.60 This policy is required to facilitate the application of the strategic aims for biodiversity and green infrastructure established by Core Policy 12 to individual development proposals and to meet the NPPF's requirement to have criteria-based policy with which to assess proposals for any development on or affecting protected wildlife or biodiversity sites. Green infrastructure should be understood to include blue infrastructure.
- 7.61 The Habitat Regulation Assessment (HRA), which accompanies this DPD, has identified a zone of 8.9km around the Birklands & Billhaugh Special Area of Conservation (SAC) where new residential development would likely impact on it by increasing recreational pressure. This is greater than the previous zone of 5km which had been the policy in the Amended Core Strategy. Therefore, residential development proposals which are required to provide public open space within the 8.9km zone should seek to provide Suitable Alternative Natural Green Spaces (SANGS) onsite to relieve recreational pressure on the SAC. **Where appropriate, the District Council will work with neighbouring competent authorities within the Zone of Influence.** Where it is not possible to develop SANGs on site, applicants should work with the Local Planning Authority and Natural England to identify appropriate offsite proposals to relieve recreational pressure on the SAC within the surrounding area. This approach has been reflected in the allocations in this DPD and should also apply to any other proposals which come forward in the zone of influence which is illustrated on the Policies Map. The HRA also recommends that within 400m of habitat which support populations of woodlark and nightjar and have the potential to be identified in the future as a Special Protection Area – known as the possible potential Special Protection Area - that a risk-based approach in line with Natural England advice should be followed. This guidance is available at:
<https://www.newark-sherwooddc.gov.uk/planreview-evidence/>
- 7.62 The Environment Act 2021 sets a new framework for protecting the environment and seeking to increase biodiversity. This includes proposals to develop a national Nature Recovery Network, Local Nature Recovery Strategies and to secure Biodiversity Net Gain. As the approach to nature recovery evolves development proposals will need to take into account the latest information to help appropriately support local nature recovery. The principles of Biodiversity Net Gain are defined in the Environment Act and require a minimum 10% net gain on relevant new development. At this time more detailed secondary legislation is being produced and this will need to be addressed through any relevant development proposals. It is anticipated that the first preference is for the Net Gain to be on site, if this cannot be achieved off site contributions will be considered in line with the arrangements that secondary legislation will put in place. Currently Nottinghamshire Local Authorities are developing a joint approach to managing the implementation of Net Gain in the County.

Policy Area: Natural and Built Environment

Policy DM8 Development in the Open Countryside

In accordance with the requirements of Spatial Policy 3 of the Amended Core Strategy, development away from ~~the main built up areas of~~ villages or settlements, in the open countryside, will be strictly controlled and limited to the following types of development;

1 Agricultural and Forestry Development Requiring Planning Permission

Proposals will need to explain the need for the development, its siting and scale in relation to the use it is intended to serve.

2. New and Replacement Rural Workers Dwellings, the Extension of Existing Rural Workers Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings.

Proposals for new dwellings will be required to demonstrate an essential functional and financial need for a rural worker to live permanently at, or near, in relation to the relevant rural operation being served. The scale of new and replacement dwellings and extensions to those existing should be commensurate with the needs, and the ability of the operation they serve to fund them. Where a new or replacement dwelling is justified, its siting will be influenced by its functional role and the visual impact on the surrounding countryside should also be taken into account. Other than for the most minor of proposals, applications to extend dwellings subject to occupancy conditions will be assessed in the same way.

Extensions to existing rural workers dwellings will only be permitted where the extension does not undermine the retention of any occupancy condition.

Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be clearly demonstrated that:

- a) The essential need which originally required the dwelling to be permitted no longer applies in relation to the land holding of the original source of employment;
and
- b) The long term needs in the locality no longer warrants the dwelling's reservation for that purpose with reasonable attempts having been made to dispose of the dwelling for the occupation as a rural worker's dwelling.

~~Occupancy conditions will only be removed where it can be demonstrated that they no longer serve a useful purpose.~~

3. New and Replacement Dwellings

Planning permission will not be granted for isolated new dwellings unless only be granted for new dwellings where they are of exceptional outstanding quality or innovative nature of design, reflecting the highest standards of architecture. Proposals will also need to significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area.

Notwithstanding the above, planning permission will be granted for replacement dwellings where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement

dwellings should enhance their immediate setting and normally be of a similar size, scale and siting to that being replaced. The appropriate subdivision of existing residential dwellings in lawful use, to create additional new dwellings will also be supported.

Proposals for residential development which is demonstrated to represent the optimal viable use of a heritage asset, or which would constitute appropriate enabling development in order to secure the future of a heritage asset, will be positively viewed.

4. Replacement of Non-Residential Buildings

Where they are related to established uses or proposed uses enabled by other criteria of this policy, planning permission will be granted for the replacement of non-residential buildings. Proposals will need to demonstrate that the buildings to be replaced originated from a permanent design and construction, are not of architectural or historical merit, have not been abandoned and are not suitable for conversion to other uses. The replacement building should be located within the curtilage of the site it is intended to serve.

5. Conversion of existing buildings

In the interests of sustainability, consideration should be given to the conversion of existing buildings before proposing replacement development. Proposals should investigate and assess alternative uses for buildings in accordance with the aims of the Spatial Strategy and present a case for the most beneficial use. Redevelopment proposals, which significantly expand the existing form of the building, will not be considered under this element of the policy, but will instead be assessed as new development in open countryside under other relevant provisions of this policy.

Planning permission will ~~only be supported granted~~ for the conversion to new residential uses ~~where it can be demonstrated that the~~ of buildings of architectural or historical merit ~~of the buildings where it warrants their preservation, and they can be converted without significant re-building, alteration or extension.~~ Further guidance over how proposals for the conversion of traditional rural buildings will be considered is provided in the Conversion of Traditional Rural Buildings Supplementary Planning Document.

Proposals for the re-use of barns and other associated agricultural buildings will be required to submit a protected species survey and proposed mitigation alongside the planning application (i.e., a pre-determination protected species survey).

Proposals for residential development will also need to demonstrate that the enhancement of their immediate setting has been provided for.

6. Rural Diversification

Proposals to diversify the economic activity of agricultural and rural businesses will be supported where it can be shown that they can contribute to the local economy. Proposals should be complimentary and proportionate to the existing business in their nature and scale and be accommodated in existing buildings wherever possible.

Proposals for development which helps sustain existing agricultural and other rural enterprises such as small-scale farm shops selling local produce will be supported. To

represent appropriate rural diversification, Farm Shops will be expected to source a reasonable proportion of their produce from the farm and / or local area. This would be secured by way of condition.

Planning applications should be supported by a statement that demonstrates the proposed development forms part of an appropriate rural diversification scheme which will contribute to making the existing business viable.

7. Equestrian Uses

New commercial equestrian uses and the expansion of existing uses that contribute to the local economy will be supported where it can be demonstrated that the particular rural location is required. Proposals for new development should investigate the re-use of existing buildings and sites within and adjacent to settlements. In assessing such proposals, the Council will have regard to their cumulative impact. Proposals for dwellings in connection with equestrian uses will be assessed in accordance with criterion 2.

Proposals for domestic equestrian uses and associated buildings will be assessed against the criteria of Policy DM5(b).

8. Employment uses

~~Small scale~~ Employment development should be small in scale unless a larger scale can be justified and will only be supported where it can demonstrate the need for a particular rural location and a contribution to providing or sustaining rural employment to meet local needs in accordance with the aims of Core Policy 6 of the Amended Core Strategy. Proposals for the proportionate expansion of existing businesses will be supported where they can demonstrate an ongoing contribution to local employment. Such proposals will not require justification through a sequential test.

Proposals to expand existing businesses or construct buildings for new businesses in the open countryside are more likely to be appropriate in areas such as industrial estates where the principle of such development is established. Where it is demonstrated that it is necessary, expansion into adjacent areas could be considered appropriate if the impacts are judged to be acceptable. The proportionality of such developments should be assessed individually and cumulatively and impacts on both the immediate vicinity and the wider setting should be considered. It should be demonstrated that location on existing employment allocations or on employment land within urban boundaries or village envelopes is not more appropriate.

9. Community and Leisure Facilities

Community and recreational uses requiring land in the countryside will be supported on sites in close proximity to settlements. In accordance with Spatial Policy 8 of the Amended Core Strategy, proposals will be required to demonstrate they meet the needs of communities and in particular any deficiencies in current provision. Associated built development should be restrained to the minimum necessary to sustain the use.

10. Roadside Services

Proposals for roadside services in the countryside will not normally be supported unless a justified need for the particular location can be demonstrated. The scale of development should be restrained to the minimum necessary to serve the need and be designed to avoid an adverse impact on the surrounding landscape.

11. Visitor Based Tourism Development and Tourist Accommodation

In accordance with ~~the aims of Core Policy 7 of the Amended Core Strategy,~~ the benefits of sustainable tourism and visitor-based development (including tourist accommodation) are recognised and 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 will be positively viewed. Core Policy 7 details the approach which will be taken towards the determination of proposals for tourism development in the open countryside. ~~attractions and facilities that can demonstrate the need for a rural location in order to meet identified need, constitute appropriate rural diversification or can support local employment, community services and infrastructure will be supported. Proposals for new tourist attractions and the expansion of existing attractions that are based upon site specific heritage or natural environment characteristics will also be supported.~~

12. Tourist Accommodation

~~Tourist accommodation will be supported where it is necessary to meet identified tourism needs, it constitutes appropriate rural diversification, including the conversion of existing buildings, and can support local employment, community services and infrastructure. Accommodation that is related and proportionate to existing tourist attractions will also be supported.~~

~~All proposals will need to satisfy other relevant Development Management Policies, take account of any potential visual impact they create and in particular address the requirements of Landscape Character, in accordance with Core Policy 13.~~

~~Proposals resulting in the loss of the most versatile areas of agricultural land, will be required to demonstrate a sequential approach to site selection and demonstrate environmental or community benefits that outweigh the land loss.~~

Justification

- 7.63 Meeting the Amended Core Strategy's targets for growth will inevitably place continued pressure on the countryside and the landscapes, traditional forms of development and biodiversity which it contains. Appropriate development can preserve the countryside as a natural resource whilst contributing to the prosperity of the District but inappropriate development can conversely have an irrevocably harmful effect. It is therefore important to set out a positive framework to assess development proposals that are necessary in the countryside and contribute to and provide opportunities for sustainable growth.

Agricultural and Forestry Development Requiring Planning Permission

7.64 Many proposals for agricultural development will be dealt with under the prior approval procedure but those that are not will consequently often be large or intensive and therefore have the potential for visual or environmental impact. Whilst it is accepted that a degree of impact is inevitable, in order to minimise this, the scale of proposals should be limited to that necessary to sustain the operation it is intended to serve. To allow the Council to balance the agricultural need against visual impact, applications should be accompanied by an explanation of the operational requirements for the development. Development should be sited and designed to complement existing development wherever possible and minimise its impact on the surrounding countryside.

New and Replacement Rural Workers Dwellings, the Extension of Existing Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings

7.65 The District contains a significant rural housing stock, some of which is restricted to occupation by rural workers through planning conditions. The reduction in market value of dwellings subjected to such conditions makes them more accessible to traditional lower paid rural workers.

7.66 Where dwellings are essential for the functioning of a new rural business or the expansion of an existing business, the availability of existing accommodation should firstly be explored. Where it can be shown that existing accommodation is not available or suitable it will be necessary for the applicant to demonstrate that a permanent dwelling is necessary for the proper functioning of the operation it is intended to serve and that the business alone is able to support its financial cost.

7.67 For dwellings to serve new businesses, or new activities within established businesses, proposals will need to demonstrate:

- i. Clear evidence of a firm intention and ability to develop the enterprise concerned. This could include significant investment in new buildings or permanently sited equipment;
- ii. A functional need is demonstrated by showing a dwelling is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. This may arise from the need to be on site day and night in case animals or agricultural processes require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products;
- iii. Clear evidence that the proposed enterprise has been planned on a sound financial basis; and
- iv. The functional need described at ii) could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

7.68 The Council will expect applications to be accompanied by the preceding 3 years audited accounts and sufficient information to address the other tests.

7.69 Where the exercise of permitted development rights on ~~agricultural~~ rural workers dwellings could lead to visual harm, the Council will consider removing these by condition. Similarly,

any proposed extension to will not be acceptable were it undermines the retention of the occupancy condition.

- 7.70 In order to sustain the rural economy, it is important that there is sufficient housing to meet the needs of key workers and dwellings with occupancy conditions play an important part in ensuring this due to their lower market value. Even when the initial need for a dwelling has passed, it may still fulfil a need in relation to other operations in the surrounding area and this must be fully explored before the Council will consider removing occupancy conditions. Applications should be accompanied by evidence of marketing the dwelling at an appropriate price for a period appropriate to market conditions at the time. Rural workers dwellings are often situated in unsustainable locations where market housing would be contrary to planning policy and so their unrestricted occupation will only be allowed when the Council is satisfied that the restriction no longer serves a useful purpose.

New and Replacement dwellings

- 7.71 Whilst the NPPF (2021, paragraph 80) advocates that LPAs avoid new isolated dwellings in the open countryside, that do not relate to rural workers dwellings and the conversion of appropriate buildings, in special circumstances it also allows for dwellings of exceptional quality ~~or innovative design~~ to be considered. The policy sets out criteria for such consideration. When considering proposals for replacement dwellings, the Council will firstly need to be satisfied that the building is capable of being in lawful residential use and not of significant architectural or historical merit. In order to minimise the visual impact on the countryside, replacement dwellings should be of similar size, scale and siting to their predecessor. The Council recognise that the level of accommodation offered by some older dwellings does not reflect current living standards. Small increases in size to accommodate, for example an indoor bathroom will be acceptable. Proposals for significantly different siting will only be supported where they result in a substantial visual improvement to landscape character. Where the exercise of permitted development rights on replacement dwellings could lead to visual harm, the Council will consider removing these by condition. Smaller, market affordable dwellings contribute to the mix of rural housing stock and the Council does not wish to see this mix eroded through the whole sale replacement of small with large dwellings. The demolition of the existing dwelling concurrent with the substantial completion of its replacement will also be required by condition.

Replacement of Non-Residential Buildings

- 7.72 Where permanent buildings serve a beneficial purpose in relation to a non-residential use, the Council recognise that their replacement can lead to operational and environmental improvements. If buildings do not have any architectural or historical merit, either individually or as part of a group and cannot reasonably be converted, the Council will support their replacement.
- 7.73 In order to minimise the visual impact on the countryside, replacement buildings should be of similar size and siting to their predecessor. Proposals for buildings of substantially greater size or difference in siting will only be supported where operational or environmental

improvements outweigh any visual impact. This policy is not intended to formalise or give permanency to buildings of a clearly temporary nature.

Conversion of Existing Buildings

- 7.74 The countryside contains many buildings that are no longer needed or suitable for their original purpose and a significant number of these have already been converted to other uses. Such buildings are mostly in unsustainable locations and consequently the Council will carefully consider new uses to ensure that they are the most appropriate to reflect the aims of the Spatial Strategy. ~~Other than where they are very close to settlements, the conversion to dwellings is likely to be a very unsustainable use and consequently the~~ The Council will only support the principle of **conversion to dwellings** ~~this~~ where the architectural or historical merit of the building(s) outweighs their unsustainable location. It will need to be demonstrated through the submission of a structural survey that the building is capable of being converted without substantial alteration or re-building. If approval is granted, the amount of re-building permitted will normally be restricted by condition to that required by the structural survey. If the need for further re-building is identified during the construction process, this may trigger the requirement for a new planning application. Submission of a protected species survey and any proposed mitigation will also be required as part of any application.
- 7.75 In developing schemes of conversion, applicants should consider and investigate alternative uses to arrive at those that best meet the aims of the Spatial Strategy and are compatible with the design of the building. As the most suitable use will depend on the nature of the buildings and their location within the District, case by case justification will be required. Further details are set out in the Conversion of Traditional Rural Building SPD.

Rural Diversification

- 7.76 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy. Development proposals that contribute to these aims will be supported. To minimise the visual impact on the countryside, existing buildings should be re-used wherever possible. New buildings should be sited and designed to reflect their location. In assessing applications, the Council will be firm in distinguishing between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

Equestrian Uses

- 7.77 The Council recognises the contribution that both business and recreational equestrian uses make to the District's rural economy and wish to encourage its continuance through supporting appropriate development.
- 7.78 In the interests of sustainability, proposals for new recreational uses should be located as close as possible to the population they are intending to serve. The re-use of existing buildings and edge of settlement locations should firstly be explored and will be particularly

supported. New build development in the countryside will only be supported where no more sustainable sites are available or there is a justification specific to the particular proposal.

Employment Uses

- 7.79 Other than for small scale proposals, new businesses should investigate the availability of existing sites, and new build development in the countryside will only be supported where no alternative sites are available or there is a justification specific to the particular proposal.
- 7.80 Expansion of viable business and recreational uses will be supported subject to site specific assessment. It should be recognised that the expansion of any given site is likely to be limited at some point by its impacts on the countryside.
- 7.81 Small rural businesses have traditionally supported each other and the rural economy through providing products and services, and consequently employment, closely related to their location. In recognising the contribution that such businesses make to achieving sustainable development through delivering the aims of the Spatial Strategy, the Council will support the expansion of existing businesses and establishment of appropriate new businesses. Proposals to expand viable businesses will be supported where they can demonstrate an ongoing contribution to sustaining rural employment. This policy is not intended to allow the unlimited expansion of existing businesses. The visual or operational impacts may at some point outweigh the benefits of expansion.
- 7.82 Proposals for new businesses should be able to demonstrate both a need for a particular rural location and a contribution to sustaining rural employment. In the interests of minimising visual impact, new buildings should be restrained to the minimum necessary to sustain the business.

Community and Leisure Facilities

- 7.83 The large areas of land required for community and leisure facilities are rarely obtainable within the built extent of settlements ~~village envelopes or urban boundaries~~ and consequently the Council will support proposals to provide such facilities in response to identified need. Proposals should identify and quantify the need they intend to address and be designed to meet this with the minimum level of development necessary.

Roadside Services

- 7.84 The relatively short distances between those settlements within the District containing services and existing roadside service means that there is limited need for new development. Where a need in a particular location can be justified, the Council will support proposals that are designed to minimise their impact on the countryside.

Visitor Based Tourist Development and Tourist Accommodation

- 7.85 The District has a well-established rural tourist economy, a large part of which is based around the natural resources and heritage of the north western area. The Council is keen to ensure that this economy is sustained and allowed to grow through appropriate expansion.

Proposals will be required to justify a countryside location by reference to an identified need in accordance with Core Policy 7.

Policy DM9 Protecting and Enhancing the Historic Environment

In accordance with the requirements of Core Policy 14 of the Amended Core Strategy, all development proposals concerning heritage assets will be expected to conserve them in a manner appropriate to their significance ~~secure their continued protection or enhancement~~, contribute to the wider vitality, viability and regeneration of the areas in which they are located (including its contribution to economic vitality), reinforce a strong sense of place and be enjoyed for their contribution to the quality of life of existing and future generations.

1. Listed Buildings

Proposals for the change of use of listed buildings and development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. ~~Impact on the special architectural or historical interest of the building~~ Any harm to, or loss of, the special architecture or historical significance of the building will require clear and convincing justification set out in full in the heritage impact assessment ~~will require justification~~ in accordance with the aims of Core Policy 14.

2. Conservation Areas

Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. ~~Impact on the character and appearance~~ Any harm to, or loss of, the significance of Conservation Areas (including character and appearance) will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.

3. Historic Landscapes

Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Amended Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported. Any harm to, or loss of, the significance of historic landscapes will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.

4. Archaeology

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where development proposals include, or have the potential to include, heritage assets with archaeological interest, an appropriate archaeological impact / desk-based assessment will be required and where necessary, accompanied by a field evaluation which may include both non-intrusive and

~~intrusive archaeological investigation, are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform the need for further evaluation or a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would lead to the substantial harm (or total loss of significance of) destroy or detrimentally affect Scheduled Ancient Monuments or other sites of demonstrable national significance such as Farndon and River Devon Ice Age Landscape.~~

Within Newark's Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.

5. All Heritage Assets

This criterion concerns all heritage assets, including non-designated assets which meet the Council's criteria. All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy. All planning applications for development proposals which affect heritage assets should include a description of the significance of any heritage assets affected, including any contribution made by their setting. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state will not be taken into account in any planning decision.

6. Shopfronts

Shopfronts of high architectural or historical value should be retained and preserved wherever possible. Proposals for new shopfronts should respect the character, scale, proportion and detailing of the host building. Detailed assessment of proposals will be made in accordance with a Shopfronts and Advertisements Design Guide Supplementary Planning Document.

Justification

- 7.86 The District contains many designated and non-designated heritage assets that combine to form a rich and distinctive historic environment. Core Policy 14 of the Amended Core Strategy sets out the strategic aims for protecting, preserving and enhancing these and this policy will be used to achieve those aims through the assessment of individual proposals.

Listed Buildings

- 7.87 Development proposals that require only listed building or conservation area consent will be determined in accordance with national legislation, but those that require planning permission will also be assessed against this policy.
- 7.88 A heritage impact assessment will be required to justify any harm to, or loss of the special architecture or historical significance of the Listed Building. In the case of listed buildings, the The suitability of proposed alternative uses will be assessed by reference to the degree of alteration required to facilitate the use; the lesser the degree of alteration, the more acceptable the use is likely to be. Where it can be demonstrated that the only viable use requires alteration, this should be restrained to the minimum necessary and designed so as to preserve the fabric and setting of the building as completely as possible.

Conservation Areas

- 7.89 The District's many Conservation Areas display a wide variety of distinctive characters which will continue to be defined through conservation area appraisals over the plan period. To ensure that this is maintained and enhanced, development proposals should take account of and reflect the relevant elements of character and any harm to, or loss of significance to the Conservation Area should be addressed in a heritage impact assessment.

Historic Landscapes

- 7.90 The District contains a number of historic landscapes including Registered Historic Parks and Gardens, the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. Development proposals that are within and outside these areas have the potential to impact on their character and consequently should be designed to respect the individual characteristics of the particular area and thereby minimise the impact upon it. Any harm to, or loss of significance to an historic landscape resulting from development proposals should be addressed in a heritage impact assessment.
- 7.91 The open field system in and around Laxton is unique within the country and requires special consideration. Planning permission will not be granted for development proposals that adversely affect this heritage asset by virtue of character or operation. Proposals for build development in and around Laxton will be considered against Policy ShA/L/1 Laxton.

Archaeology

- 7.92 There are records of many archaeological remains throughout the District and it is likely that many more remain unrecorded. These are most likely to be discovered through development and consequently need to be taken into account in the development process. In areas such as Newark's Historic Core where there is a high likelihood of remains, these should be investigated and taken into account as part of the design process. It is accepted that remains sometimes only come to light as part of the development process and where this happens the Council will determine the application in light of their presence.
- 7.93 Significant archaeological locations at Newark and Southwell have individual policies which set out how the particular site circumstances that should be considered:

- NUA/AR/1 - Archaeology - Farndon & River Devon Ice Age Landscape
- NUA/AR/2 - Archaeology - Newark Civil War
- So/AR/1 - Archaeology - Southwell Roman Villa

All Heritage Assets

7.94 Many of the Districts heritage assets are undesignated but warrant no less consideration as such. The Council will expect all proposals affecting heritage assets to be designed to a high standard, taking into account the relevant individual characteristics and should include a description of the significance of any heritage assets affected, including any contribution made by their setting. Some assets are only revealed through the development process and where this is the case proposals may need to be amended to take account of their presence.

Shopfronts

7.95 Shop fronts of high architectural or historical value exist across the District in a variety of settings sometimes individually and sometimes as part of a group. Where they do not form part of a listed building or lie outside a conservation area, they will often form an undesignated heritage asset. In recognition of the contribution that they make to forming the character of the District, the Council is keen to see them retained and incorporated into new development wherever possible. New shop fronts can also make a positive contribution to the character of an area and where these are proposed they should be designed to complement the host building. The presence of poorly designed shopfronts in the vicinity will not be accepted as justification for a lesser standard of design. The introduction of well-designed shopfronts can often act as a catalyst for the same within a street or area.

Policy DM10 Pollution and Hazardous Materials

Development proposals involving hazardous materials or the potential for pollution should take account of and address their potential impacts in terms of health, the natural environment and general amenity on:

1. Neighbouring land uses;
2. The wider population;
3. Ground and surface water, water courses and water quality;
4. Air quality; and
5. Biodiversity

Proposals for potential point source polluters and other activities that have potential to lead to increased deposition of nitrogen should, as part of any planning application, consider the potential for effects on European sites and the scope for avoiding or mitigating these.

A conceptual site model should be prepared with an investigation report for the potential

development site. A site investigation to confirm the conceptual site model should then be undertaken and dependent upon findings of such a remediation/mitigation plan with subsequent validation should then be agreed with the planning authority.

Any impact should be balanced against the economic and wider social need for the development. Proposals should include necessary mitigation as part of the development or through off site measures where necessary. Harmful development which cannot be made acceptable will be resisted.

Development proposals near hazardous substance installations, as defined on the Policies Map, or near development with the potential for significant pollution should take account of and address the potential risk arising from them. Any risk should be balanced against the economic and wider social need for the development. Development that would be put at an unacceptable risk from its proximity to such installations will be resisted.

Development proposals should identify opportunities to improve air quality or mitigate impacts, such as through traffic and travel management, green infrastructure provision and enhancement. Account should be taken of the Air Quality Strategy for Nottingham and Nottinghamshire 2020-2030. Issues around air quality will be discussed in greater detail in Newark & Sherwood District Council's forthcoming Air Quality SPD. Once this document is adopted, relevant development proposals will be assessed against it or any successor document.

Where a site is known, or highly likely to have been contaminated by a previous use, investigation of this and proposals for any necessary mitigation should form part of the proposal for re-development. Where contamination comes to light as part of the development process, the proposal will be determined in light of this.

Development proposals within and with the potential to impact on the Groundwater Source Protection Zone, as defined on the Policies Map, should address the potential risk through mitigation as part of the development or through off site measures where necessary. Proposals that present an unacceptable risk to the Groundwater Source Protection Zone will be resisted.

All proposals will be required to address the Landscape Character of the District, in accordance with Core Policy 13 of the Amended Core Strategy and satisfy the criteria of other relevant Development Plan Documents.

Justification

- 7.96 The National Planning Policy Framework requires that planning policies ensure that new development is appropriate for its location in order to prevent unacceptable risks from pollution.
- 7.97 This policy is intended to provide a means of assessment for all types of development proposals requiring planning permission where pollution or hazardous substances are a consideration.

Policy Area: Economic Growth

Policy DM11 Retail and Main Town Centre Uses

Within defined Centres, proposals for new development or changes of use which require planning permission, should prioritise uses which will contribute towards the vitality and viability of the Centre ahead of the consideration of other uses. For the purposes of implementation, this will involve the prioritisation of uses defined through National Policy as 'Main Town Centre Uses' and those falling within the E use-class, and following this, other uses (such as residential development in appropriate locations) which would contribute towards this objective.

In addition to the above, the design and layout of in-Centre schemes should, wherever possible, seek:

- Secure active frontages;
- To realise opportunities to improve pedestrian permeability, for all users, within the Centre; and
- Where a mix of uses is proposed to give careful consideration to their distribution in order to ensure that vitality and viability is optimised.

In accordance with the Retail Hierarchy set out in Core Policy 8 of the Amended Core Strategy, retail development and other Main towncentre uses ~~of a scale concurrent with the population growth of the District~~ will be assessed as follows:

1. Newark

~~New and enhanced retail development and other Main town centre and other uses that support the vitality and viability consolidate or enhance the composition of the town centre and appropriately enhance it composition~~ will be supported within the Town Centre Boundary, as defined on the Policies Map.

~~Proposals for non-retail uses at street level within the Primary Shopping Frontages, as defined on the Policies Map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.~~

~~The Council will support a greater diversity of town centre uses that contribute to the overall vitality and viability of the town centre within the Secondary Shopping Frontages, as defined on the Policies Map, providing that there is no overall dominant use other than retail (A1). Within the lower part of Stodman Street and along Castle Gate, the Council will not resist a dominance of restaurant and cafe (A3) uses.~~

To promote the continued vitality and viability of the Town Centre, support will be provided for schemes which will assist with the implementation of the Newark-on-Trent Town Investment Plan and subsequent Town Centre Strategy Newark Town Centre Masterplan.

2. District Centres of ~~Edwinstowe, Rainworth, Ollerton and Southwell~~

~~New and enhanced retail development and other Main Town Centre uses that are consistent with the size and role function of the centre, and maintain and enhance its role will be supported within the District Centres of Edwinstowe, Ollerton and Southwell, as defined on the Policies Map. Proposals for non-retail uses within Primary Shopping Frontages, where defined on the Policies Map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the District Centres.~~

3. Local Centres

Within the Local Centres of Balderton (North and South), Bilsthorpe (North and South), Blidworth, Boughton, Clipstone, Collingham, Farnsfield, **Fernwood Village Centre**, Lowdham and Rainworth as defined on the Polices Map, and the new Local Centres at Land South of Newark (NAP 2A), Land east of Newark (NAP 2B), Land at Fernwood (NAP 2C) and Sutton-on-Trent (ST/LC/1) – new and enhanced retail development and other non-retail Main Town Centre uses, consistent with the size and role of the centre, will be supported.

~~of Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, Sutton on Trent, Land South of Newark (as set out in Policy NAP 2A) Land East of Newark (as set out in Policy NAP 2B) and Land at Fernwood (as set out in Policy NAP 2C).~~

~~Within existing Local Centres, as defined on the Policies Map, new and enhanced convenience retail development that serves the community in which it is located and is consistent with its size and function will be supported.~~

~~Within the new Local Centres arising from the implementation of Area Policies of the Amended Core Strategy, convenience retail development of an appropriate scale to meet local need that consolidates and enhances the existing hierarchy of existing centres will be supported.~~

4. Edge and Out of Centre Locations

Retail

~~Retail development in all out of centre locations will be strictly controlled. Retail proposals creating more than 2500 sqm of floor space outside of town, district and local centre locations will require justification through a sequential test and robust assessment of the impact on nearby centres and the following:~~

In line with Core Policy 8 ‘Retail & Town Centres’, retail development in edge and out-of-centre locations will be controlled through application of the Sequential Test, with proposals requiring justification through a proportionate application of the Test – which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation

should be considered.

Edge and out-of-centre retail proposals should be acceptable in terms of their impact on the vitality and viability of centres, existing, committed and planned investment and on in-centre trade as well as, where applicable, trade in the wider area. Therefore, proposals exceeding the thresholds in Amended Core Strategy Core Policy 8 should be accompanied by a robust assessment of impact which addresses, but is not limited to, the following considerations:

- Current and forecast expenditure capacity (including online expenditure). With the capacity to support additional convenience and comparison retail floorspace being forecast to be driven by increases in residual expenditure as a result of population growth. This capacity is anticipated to arise towards the end of the Plan period, with the delivery of housing growth being a particularly importance influence;
- The impact on the range and quality of the comparison and convenience retail offer; and
- The impact of the proposal on allocated sites outside town centres being developed in accordance with the Development Plan.

~~Assessments should take account of current and future expenditure capacity and the appropriateness of their scale.~~

In addition, for proposals that may impact on Newark Town Centre, the following should also be taken into account:

- The function of the town centre as a market town and the viability of the market;
- The effect of development on independent retailers having regard to their role within the town centre; and
- The impact of development on the town centre in catering for tourism.

~~All proposals will be required to satisfy the criteria of other relevant Development Plan Documents.~~

Small scale retail proposals below the thresholds in Core Policy 8 which are located within the Main Built-up Area, but beyond the centre boundary of the Sub-Regional Centre, Service Centre's and Principal Villages will be supported providing that they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed). Such proposals will not be required to demonstrate satisfaction of the Sequential Test, and where below the local thresholds in Core Policy 8, the Impact Test.

Non-retail Main Town Centre Uses

Proposals for non-retail Main Town Centre Uses in edge and out-of-centre locations will be subject to the sequential approach outlined in Core Policy 8. Justification will be required through the undertaking of a proportionate Sequential Test, which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a

scheme to be located alongside one another, and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation should be considered.

Leisure and office development outside of Centres exceeding 2,500sqm and not in accordance with the Development Plan, must be acceptable in terms of impact on the vitality and viability of centres, on existing, committed and planned investment and where appropriate on in-centre trade and trade in the wider area. Such proposals should therefore be accompanied by a robust assessment of impact.

5. Rural Areas

~~New or enhanced retail development of a scale proportionate to its location that increases rural sustainability, supports local agriculture or farm diversification in accordance with the aims of Core Policy 11 will be supported. Such proposals will not require justification through a sequential test.~~

Within villages beyond the principal village level of the Settlement Hierarchy, small scale retail proposals, where they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed), and enhance the sustainability of the settlement will be supported, in line with Spatial Policy 3 'Rural Areas' and Core Policy 11 'Rural Accessibility'. Where there is no existing provision in the settlement, then such proposals will not be required to demonstrate satisfaction of the Sequential Test, and where below the local thresholds in the Core Policy 8, the Impact Test.

Small-scale rural diversification schemes which include appropriate forms of retail provision, small-scale rural offices and / or the other small-scale rural development will not be required to demonstrate satisfaction of the Sequential Test. Retail floorspace within such schemes falling below the local thresholds in Core Policy 8 will also be exempt from the Impact Test. Rural diversification schemes should be consistent with the approach set out in Policy DM8 'Development in the Open Countryside'.

Justification

- 7.98 Retail development is important to the District in both encouraging economic development and promoting sustainability. Within the Sub-Regional Centre and District Centres, appropriate retail opportunities can encourage inward investment and thereby maintain and enhance their vitality and viability. Proportionate scale retail development within Local Centres can reduce the need to travel for convenience goods and in Rural Areas, appropriate development such as farm shops can both help strengthen the rural economy and provide for local needs.
- 7.99 In Newark, the Town Centre Boundary defines the main area of economic activity and consequently justification is not required for appropriate uses. ~~The retention of Primary Shopping Frontages within Newark and the Local centres are key to maintaining their vitality and viability and consequently. The District Council and its partners are pursuing a range of activities to enhance the sustainability and vitality of Newark town centre. The Newark Town Investment Plan includes proposals to regenerate key buildings and grow footfall. Further~~

proposals will be included in the Newark ~~Town Centre Strategy Masterplan~~. Proposals which support the implementation of these strategies will be supported.

~~The Council recognises that, particularly during times of economic downturn, Secondary Shopping Frontages are unlikely to command full retail occupancy and indeed the allowance of a greater diversity of uses can contribute to the vitality and viability of the town centre by promoting linked shopping trips. Provided that no single non-retail use becomes dominant to the detriment of the town centre, the Council will support such diversity. Only where it can be demonstrated that neither retail nor other town centre uses are commercially viable within Secondary Shopping Frontages, will the Council look favourably on proposals for residential use at ground floor level. Parts of Stodman Street and Castle Gate have become informally dominated by food and drink uses and in recognising the contribution that this makes to the vitality of the town centre, the Council will not seek to resist proposals for the continuance of this.~~

7.100 Retail development within Local Centres should provide for the day to day needs of residents and in doing so reduce the need to travel. As the planned growth within the Local Development Framework takes place, there will be a need for both the expansion of existing, and new shops within these settlements. For new shops in existing centres, and where they form part of the new local centres identified within the Amended Core Strategy, the Council will have regard to the impact of both the nature and scale of the proposal on existing retail development and the hierarchy of which it forms part.

7.101 Inappropriate retail development in edge of and out of centre locations can cause significant harm to both the vitality and viability of individual centres and the retail hierarchy of the district. Consequently, the Council will require proposals to be accompanied by an assessment of the impact. Where this demonstrates there would be a significant adverse impact on the vitality and viability of the town centre or existing, committed or planned investment in it, the proposal will be resisted. Similarly non-retail main town centre uses in edge of and out of centre locations need to be carefully considered and the policy sets out the various considerations for the different types of such uses.

7.102 Within the rural areas of the District, the Council will take a proportionate approach to retail proposals in villages which seek to fulfil 'local need' and help support the sustainability of local communities. Rural diversification schemes will also be considered proportionately with small scale schemes not required to carry out the sequential approach. In the case of retail elements of such schemes they must meet the requirements of Core Policy 8 and Policy DM8. there will be shops in locations and of scales that, whilst not compliant with current planning policy, none the less provide for local need and contribute to local employment. Where it can be demonstrated that proposals for the expansion of such businesses are of benefit to the local community, they will be supported. Proposals for new retail development that can similarly demonstrate benefits will also be supported.

Policy DM12 Presumption in Favour of Sustainable Development

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work pro-actively with applicants jointly to

seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the district.

The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise. The Development Plan also includes the Nottinghamshire Minerals Local Plan which identifies Minerals Safeguarding Areas. Within these areas consideration of the impact of the proposed development on minerals resources may be required in line with the provisions of that Plan. The Minerals Safeguarding Areas are shown on the Policies Map.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. Where adverse impacts do not outweigh benefits consideration should be given to mitigation where harm would otherwise occur; or
- Specific policies in that Framework indicate that development should be restricted.

Policy DM13 Regeneration Programmes and Schemes

Newark Urban Area

The Council will work proactively to deliver the aims and objectives of the Newark Town Centre Masterplan and accompanying Design Code, Newark-on-Trent Town Investment Plan (TIP), Newark Conservation Area Character Appraisal and Newark High Street Heritage Action Zone (HSHAZ), their successor documents and related strategies. Development proposals which will assist in achieving this outcome will therefore be supported. This will include the bringing forward of appropriate regeneration schemes on sites in and around the Newark Urban Area. Any development proposals that, in the opinion of the Local Planning Authority, undermine the delivery of identified outcomes will be resisted.

The wider Newark & Sherwood District

The Council will pursue available opportunities to deliver regeneration programmes and schemes in locations across the District. Development proposals which arise as a result of recognised regeneration programmes and strategies will therefore be positively considered.

7.103 The District Council is committed to developing strong, proactive working relationships with public, private and voluntary sector partners operating within Newark & Sherwood. These partnerships, bringing together a wide range of knowledge and skills, enable joined-up

thinking and collaborative work that can assist in pursuing funding and investment, and can accelerate the delivery of transformational regeneration projects and infrastructure across the whole District, helping to address economic differences and drive the prosperity that is envisioned as part of the Government's 'levelling up' agenda.

7.104 In Newark Urban Area the District Council is pursuing a range of regeneration activities as part of its Town Investment Fund and other programmes. The District Council ~~is currently~~ ~~has commissioned a Town Centre Strategy~~ ~~the development of a Newark Town Centre Masterplan (including a design code)~~ to draw together the various strands of these programmes. NAP1 Newark Urban Area, NUA/TC/1 Newark Urban Area - Newark Town Centre and DM13 provide the policy framework for these programmes and facilitate their implementation.

7.105 The Shared Prosperity Fund and the Levelling Up Fund for the Sherwood Area provide opportunities to help regenerate locations across the District helping to meet the aims of the Area Policies in the Amended Core Strategy.

8.0 Homes for all

8.1 This chapter sets out the Council’s policies in relation to Affordable Housing, Housing Mix Type and Density and the Council’s policies and allocations to meet Gypsy, Roma, Traveller housing need.

8.2 A number of policies within the Amended Core Strategy required updating to reflect changes to housing policy made by the Government. As a new Housing Needs Assessment had been undertaken by the Council since the adoption of the Amended Core Strategy it was decided that the updated need position should also be reflected in updated policies. The following chapter sets out the updated situation and the new and amended policies that reflect the current circumstances.

8.3 Adopting the Amended Allocations & Development Management DPD will affect the status of the Housing Core Policies in the Amended Core Strategy in the following way:

<u>Amended Core Strategy</u>	<u>Amended Allocations & Development Management DPD</u>
<u>Core Policy 1 Affordable Housing Provision</u>	<u>Completely replaced by a new Core Policy 1 in this document</u>
<u>Core Policy 2 Rural Affordable Housing</u>	<u>Retained in full from the Amended Core Strategy</u>
<u>Core Policy 3 Housing Mix, Type, Density</u>	<u>Completely replaced by a new Core Policy 3 in this document</u>
<u>Core Policy 4 Gypsies & Travellers Provision</u>	<u>The policies and allocations in this chapter are in conformity with this Policy.</u>
<u>Core Policy 5 Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople</u>	<u>Retained in full from the Amended Core Strategy</u>

8.4 There is also an additional policy that has been introduced Core Policy 2A Entry-Level Exception Housing to provide local context for this national policy.

Affordable Housing

8.5 Affordable Housing is defined in the NPPF as housing “for sale or rent, for those whose needs are not met by the market.” Social and Affordable rented housing in the district is normally provided by the District Council or from a Register Provider (Housing Association). Affordable Home Ownership Products (also known as 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.

8.6 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. This chapter sets out the parameters for securing Affordable Housing from new development which will be supported by an updated Affordable Housing Supplementary Planning Document.

8.7 The Newark & Sherwood Housing Needs Assessment 2020 provides a detailed assessment of future housing need in the District, using primary and secondary data to make a series of conclusion:

- Significant requirement for additional affordable housing across all parts of the District with a need for 243 affordable homes per annum.
- There is a need to improve the delivery of affordable housing to address identified need. The current 30% target remains ambitious although in recent years the level of affordable delivery has improved. Affordable home ownership options for key workers should also be considered given the affordability challenges across the district.
- An overall tenure split of 70% market housing and 30% affordable housing is reasonable based on the evidence, with an affordable tenure split of 60% social/affordable rented housing and 40% affordable home ownership options as defined in the NPPF. The affordable tenure split is based on the tenure preferences of households in affordable need and what they could afford and supports current policy and confirms that the split evidenced in the previous 2014 housing needs survey remains appropriate.
- New development needs to reflect the needs of an ageing population whilst continuing to develop housing for younger age groups and a range of income groups to support economic growth ambitions. The overall focus needs to be on delivering 2 and 3-bedroom dwellings and a marked increase in the delivery of bungalows is needed.
- The majority of older people want to remain in their own home with help and support when needed. There is therefore a need to improve support services available to older people across all tenures. Additionally there is a need to increase the specialist older persons housing provision, for instance extra care and retirement housing.
- There is a need to regularly review the needs of different groups and the impact of physical disability and mental health on housing need. There is a specific need to deliver 1% of new dwellings to M4(3) wheelchair accessible standard and a minimum of 23% of new homes to M4(2) accessible and adaptable standard.

8.8 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.

8.9 The District Council has set out a threshold in line with the NPPF for qualifying sites for affordable housing, namely; all housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more. This is alongside tenure requirements which match local need evidence and national requirements. National policy requires the following:

- that overall at least 10% of new homes should be affordable home ownership product; and
- whatever your local target for affordable home ownership product 25% must be First Homes.

8.10 The Council’s policy exceeds the 10% overall target and clearly sets out that the 25% First Homes should be achieved. The Glossary in Appendix A sets out a full definition of the various Affordable Housing products referred to in Core Policy 1. It is important to note that whilst Affordable Rent and Social Rent continue to be the products that deliver rented Affordable Housing, there are now a variety of different home ownership products including:

- Shared Ownership
- Discount Market for Sale
- Rent to buy
- First Homes.

8.11 The aim of these products is to enable people to get on to the home ownership ladder by providing a range options for buying at a discount and in many cases in stages. The District Council will seek to ensure that when proposing products as part of new developments they are properly “affordable” products within the definitions in the NPPF and legislation and that they reflect identified need.

Core Policy 1 - Affordable Housing Provision

For all qualifying new housing development proposals, 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.

A Thresholds

The qualifying thresholds for Affordable Housing provision are:

All housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more.

B Tenure Requirements

On qualifying schemes the District Council will seek to secure 30% Affordable Housing, which includes the national requirement to secure 10% of new dwellings as affordable home ownership product as set out in part D of this policy.

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 requirement in the District should reflect the following mix:

- 60% social rented/affordable rented;
- 40% affordable home ownership product.

The affordable home ownership product element of the contribution will comprise **of the overall national** 25% First Homes with the remainder ~~being~~ **15%** made up of other affordable home ownership products based on an up-to-date assessment of local need. First Homes should secure a minimum discount of 30% against market value.

C **Viability & Site Specific Implementation**

In seeking affordable housing the District Council will consider:

- The nature of the housing need in the local housing market;
- If the development will result in the bringing back into use of a vacant building in circumstances where the vacant building credit would apply;
- 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 District Council's preferred approach would normally expect affordable housing provision to occur 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

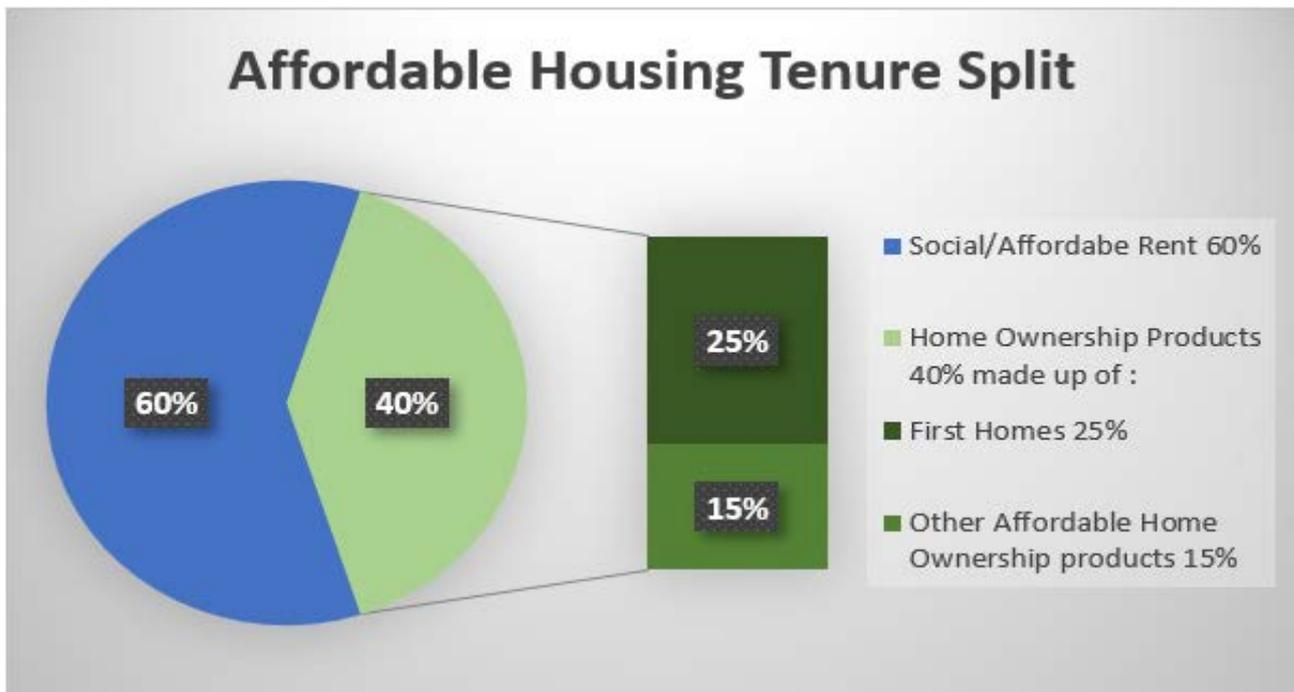
the locality. The District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

D **Implementing the 10% Affordable Home ownership product target**

National policy requires that at least 10% of dwellings on qualifying sites be affordable home ownership products. This should be provided unless;

- It is identified that it would significantly prejudice the ability to meet the identified affordable housing needs of specific groups. This should be established using local housing need research; or
- It meets one of the exceptions set out in national policy.

National policy does not allow an exemption on grounds of viability for the provision of the 10% affordable home ownership products.



- 8.12 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 latest need information to allow the District Council and developers to best meet local need.
- 8.13 To encourage the re-use of brownfield land where vacant buildings are being re-used or redeveloped the NPPF states “any affordable housing contribution due should be reduced by a proportionate amount equivalent to the existing gross floor space of the existing buildings”. The credit does not apply to abandoned buildings and the Council will use the national guidance on the issue as a basis for decision making on individual schemes.
- 8.14 **Core Policy 2 Rural Affordable Housing** as adopted in the Amended Core Strategy continues to be the policy that should be used to determine proposals for rural affordable exceptions sites. The Policy is recreated below so that all of the Affordable Housing Policies can easily be read together. No changes to the adopted policy are proposed.

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.

Entry Level Exceptions Sites

8.15 National planning policy sets out that local planning authorities should support the development of entry-level exception sites which are suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. Given that such schemes are exceptional in nature proposals should demonstrate how they help to meet the District's specific needs around tenure, mix and type for entry level housing. Similarly any scheme should respond to the particular housing need characteristics in the locality of the proposal demonstrated by the provision of appropriate evidence. The NPPF then goes on to set out a number of requirements including location and scale. The Council's policy places the national requirements within the local planning policy context.

Core Policy 2A - Entry-Level Exception Housing

Entry-level exception sites as set out in national planning policy will be supported in locations adjacent to the Urban Boundary/Village Envelopes of the Newark Urban Area, Service Centres and Principal Villages where it can be demonstrated that they are addressing a shortfall of the type of entry-level product being promoted in the proposal.

Such proposals should also reflect the type of entry level product that is required in the locality of the proposal. They should not be larger than one hectare in size or exceed 5% of the size of the existing settlement and be in line with DM5b Design and the Sustainable Design SPD.

Entry-level exceptions sites are not acceptable in the Green Belt, on Main Open Areas, Open Breaks, Local Green Space, or areas at risk of flooding, or on designated nature conservation sites or that impact on the special character of heritage assets contrary to the provisions of Core Policy 14 Historic Environment.

Mix, Type and Density of New Housing Development

8.16 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.

8.17 New housing must also address the long term house type needs of the District. The Housing Needs Assessment 2020 indicates that there is an increase in the elderly population and that the District's housing will need to be adaptable to meet the needs of elderly and disabled residents. This includes identifying the need to introduce national discretionary accessibility standard based on an assessment of secondary data sources and the primary survey work undertaken as part of the assessment. This means that on qualifying sites, 23 percent of new dwelling will need to reflect the M4(2) accessibility and adaptable standard, and 1 percent

M4(3) wheelchair accessible standard. The M4(3) standard will be within the affordable housing provision as the Council needs to have ongoing involvement in the nomination rights to these properties. Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified in the Amended Core Strategy.

8.18 The Assessment also indicates that need is focused towards 2 and 3 bedroom properties. In general terms, the indicated split in the study is that circa 50% of all new market and intermediate dwellings should be 3 bedroom dwellings and 50% of affordable rent properties should be of 2 bedrooms. The full district wide results are set out in Table X below but 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. Local need information has also informed the development of Neighbourhood Plans and provides important context for decision making.

<u>Dwelling type/number of bedrooms</u>	<u>Tenure</u>			<u>Total</u>
	<u>Market</u>	<u>Affordable Rented</u>	<u>Intermediate</u>	
<u>1 or 2 -bedroom house</u>	<u>5.1</u>	<u>19.1</u>	<u>6.0</u>	<u>7.7</u>
<u>3-bedroom houses</u>	<u>40.5</u>	<u>23.5</u>	<u>36.6</u>	<u>36.9</u>
<u>4 or more-bedroom house</u>	<u>10.9</u>	<u>15.5</u>	<u>36.6</u>	<u>14.8</u>
<u>1-bedroom flat</u>	<u>6.9</u>	<u>5.9</u>	<u>0.0</u>	<u>5.9</u>
<u>2 or 3-bedroom flat</u>	<u>2.8</u>	<u>0.1</u>	<u>0.2</u>	<u>2.0</u>
<u>1-bedroom bungalow</u>	<u>-0.6</u>	<u>9.9</u>	<u>1.3</u>	<u>1.5</u>
<u>2-bedroom bungalow</u>	<u>22.2</u>	<u>21.0</u>	<u>8.3</u>	<u>20.2</u>
<u>3 or more-bedroom bungalow</u>	<u>11.2</u>	<u>2.7</u>	<u>11.0</u>	<u>9.6</u>
<u>Other</u>	<u>1.1</u>	<u>2.3</u>	<u>0.0</u>	<u>1.4</u>
<u>Total</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
<u>Dwelling type</u>	<u>Market</u>	<u>Affordable Rented</u>	<u>Intermediate</u>	<u>Total</u>
<u>House</u>	<u>56.4</u>	<u>58.0</u>	<u>79.2</u>	<u>59.4</u>
<u>Flat</u>	<u>9.7</u>	<u>6.0</u>	<u>0.2</u>	<u>7.9</u>
<u>Bungalow</u>	<u>32.8</u>	<u>33.6</u>	<u>20.6</u>	<u>31.3</u>
<u>Other</u>	<u>1.1</u>	<u>2.3</u>	<u>0.0</u>	<u>1.4</u>
<u>Total</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
<u>Number of bedrooms</u>	<u>Market</u>	<u>Affordable Rented</u>	<u>Intermediate</u>	<u>Total</u>

<u>1</u>	<u>7.1</u>	<u>17.5</u>	<u>1.8</u>	<u>8.3</u>
<u>2</u>	<u>30.2</u>	<u>40.8</u>	<u>14.0</u>	<u>30.2</u>
<u>3</u>	<u>51.9</u>	<u>26.2</u>	<u>47.6</u>	<u>46.7</u>
<u>4</u>	<u>10.9</u>	<u>15.5</u>	<u>36.6</u>	<u>14.8</u>
<u>Total</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>

*Please note columns may not sum due to rounding

8.19 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.

8.20 The other elements of this chapter are new or heavily changed policies from the Amended Core Strategy, however Core Policy 3 is not. It is broadly the same as the policy in the Amended Core Strategy and whilst the convention is that it should all be underlined we have shown the policy below with underlining and crossings out to indicate what is new and what remains the same as the adopted policy

Core Policy 3 - Housing Mix, Type and Density

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:

- Emphasis on 2 and 3 bedroom family housing ~~of 3 bedrooms or more.~~
- ~~Smaller houses of 2 bedrooms or less.~~
- Greater provision of bungalows on appropriate large sites
- Support for specialist housing such as extra care and retirement housing ~~Housing for the elderly and disabled population.~~

~~The District Council will seek to secure an appropriate mix of housing types to reflect local housing need. Such a~~ On individual applications the mix will be dependent on the local circumstances of the site, the viability of the development and any localised housing need information including the sub area analysis in the most up to date Housing Needs Assessment.

~~Particular emphasis will be placed on securing smaller houses of two bedrooms or less and those for housing for elderly and disabled population~~ considering the impact of physical disability and mental health when addressing housing needs.

On sites of 10 dwellings or more provision of 23% of new homes to M4(2) accessible and adaptable standard will normally be required. On sites of 50 dwellings or more 1% of new dwellings will normally be required to meet M4(3) wheelchair accessible standard and should be provided as part of the affordable housing delivered on site.

The provision of M4(2) and M4(3) will be required unless site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. Where step free access is not viable, neither M4(2) or M4(3) should be applied.

~~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.

Gypsy, Roma and Travellers

8.21 Gypsy, Roma and Travellers (GRT) form a longstanding part of the District's population, contributing towards the character of Newark & Sherwood with distinct and vibrant communities found across the District. The largest focus of existing sites can be found at Tolney Lane in Newark and around Ollerton/Wellow in the Sherwood Area of the District. There are however also smaller sites away from these areas in other parts of Newark & Sherwood. The Council recognises the importance of meeting the housing needs of all sections of the District's population, and has accordingly planned positively so that this may occur.

8.22 Following Core Policy 4 of the Amended Core Strategy, a new Gypsy and Traveller Accommodation Assessment (GTAA) has been produced, which covers the period 2013-33. This provides a robust understanding of the future accommodation needs of GRT **from all backgrounds** over the plan period. Building on this, a range of sites have then been identified and allocated, to ensure that appropriate land is made available. The policies and allocations set out in this section are regarded as strategic for the purposes of Neighbourhood Planning (see Appendix E).

Pitch Requirements

8.23 The GTAA (2019) fulfils the requirement for the Authority to make its own assessment of need for the purposes of planning, as per the Planning Policy for Traveller Sites (PPTS). National policy and guidance were followed in the production of the assessment, and it provides a robust and credible evidence base. Following the PPTS this assessment of need enables the setting of pitch targets for gypsy and travellers who meet the planning definition (as defined through Annex 1 to the PPTS) of a traveller or travelling showperson. These targets address the likely permanent and transit site accommodation needs of travellers in the area. The GTAA represents a fresh assessment of need, with a baseline of August 2019. Supply and demand for the period before this has been netted to zero and the GTAA starts with this new baseline. The outcomes of the assessment supersede those from any previous assessments of need.

8.24 Information collected as part of the site interviews for the GTAA has allowed for the planning definition to be applied to households, and has resulted in the identification of 3 different categories of need.

- Households that meet the current planning definition (in Annex 1 to Planning Policy for Traveller Sites) 118 pitches;
- Undetermined households (not interviewed as part of the GTAA) who may meet the definition 21 pitches; and
- Households that have ceased to travel 30 pitches.

~~8.25 Only the need from those households who met the planning definition and from those of the undetermined households who subsequently demonstrate that they meet it are formally considered as need arising from the GTAA. The needs of households who have ceased to travel form part of the wider housing need of the District.~~

8.26 The GTAA has, District wide, identified a need between 2013-33 for 118 pitches to meet the needs of planning definition households, 21 pitches for undetermined households and 30 pitches for households who did not meet the planning definition. This would equate overall to 169 pitches across the three categories of need. In line with the PPTS it is however the planning definition need which provides the local pitch targets, and the basis for the five year land supply requirement. Together these categories provide a comprehensive understanding of GRT accommodation needs. The overall level of need equates to 169 pitches, and this figure provides the local pitch target as well as the basis for the five year land supply requirement. To enable application of the five year land supply test the GTAA has broken the planning definition GRT need down into the following five year tranches.

Years	0-5 (2019-24)	6-10 (2024-29)	11-14 (2029-33)	15 (2033-34)	Total
<u>Planning Definition Pitches Requirements</u>	<u>77</u>	<u>20</u>	<u>18</u>	<u>3</u>	<u>118</u>

Overall Pitch Requirements*	<u>103</u>	<u>32</u>	<u>28</u>	<u>6</u>	<u>169</u>
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*inclusive of the Planning Definition requirements

- 8.27 Inward-migration (households requiring accommodation who move into the District from outside) and outward-migration (households moving away from the District) were both addressed as part of the GTAA, with no firm evidence of households wishing to move into Newark & Sherwood District being found. Therefore, net migration to the sum of zero was assumed for the purposes of the assessment – meaning that the pitch requirements are driven by locally identifiable need.
- 8.28 No requirements for travelling showpeople or for transit pitches were identified through the GTAA.
- 8.29 It is important that the understanding of the accommodation requirements for the District's GRT communities is kept up-to-date, as dynamic change can occur over a short period of time. The District Council is therefore committed to carrying out the regular review of pitch requirements.

Policy GRT/1 - Pitch Requirements

The locally identified pitch requirement for ~~planning definition~~ Gypsy Roma traveller households equates to **118 169 pitches** between 2013 and 2033. This figure represents the local new pitch target for Newark & Sherwood District, ~~and will provide the basis for the five year land supply requirement. Proposals to address this need will be expected to be supported by sufficient information to allow their contribution to be assessed.~~

~~Where households within the undetermined category of need, as identified through the 2019 Gypsy and Traveller Accommodation Assessment, can demonstrate that they meet the planning definition of traveller in national planning policy, then this will be treated as an additional component of the planning definition need.~~

~~Windfall proposals to address the needs of non-planning definition Traveller households on Traveller pitches will be assessed against the criteria in Core Policy 5 of the Amended Core Strategy.~~

Proposed new pitches will be taken to contribute supply where they address the needs of a Traveller household. For the purposes of implementation such households are defined as;

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Proposals will be expected to be supported by sufficient information to determine whether this definition has been met. Where Traveller pitches are approved, then their occupation will be

limited by planning condition to those (and the dependents thereof) meeting this definition.

No requirements for travelling showpeople or for transit pitches have been identified between 2013 and 2033.

The review of current pitch requirements and a new assessment of need will be ~~carried out~~ **commenced** within 5 years of the publication of the current Gypsy and Traveller Accommodation Assessment.

Pitch Delivery

- 8.30 In order that the locally identified accommodation requirements of the District's GRT communities can be met a range of land has been identified and allocated for this purpose. This reflects the requirements within the PPTS around identification of a supply of specific deliverable sites, which as a minimum are sufficient to provide 5 years' worth of supply against the local target and identifies broad locations for years' 6 to 10. This would equate to ~~97 135~~ pitches in total (~~77 103~~ pitches to cover years 0 to 5, and ~~20 32~~ for years 6 to 10), and as set out in the following sections the Council has exceeded this minimum requirement. Specific deliverable land capable of, as a minimum, supporting ~~118~~ **15943** pitches in total ~~and covering the 118 pitch planning definition need~~ has been identified. ~~Through supporting this level of pitch provision the Council's approach has also directly addressed some of the non-planning definition need.~~ Beyond this a further two broad locations for future pitch provision have been defined on the Policies Map.
- 8.31 The approach followed implements Core Policy 4 of the Amended Core Strategy, with future pitch provision being provided in line with the Council's Spatial Strategy. The focus of the Council's efforts has been to secure additional provision in and around the Newark Urban Area. This approach has resulted in the future pitch provision being made through the Development Plan broadly reflecting the existing pattern of GRT settlement across the District – i.e. being split between the Newark and Ollerton/Wellow areas. ~~Supported by a separate detailed Pitch Delivery Strategy, n~~ New pitches will be delivered through a combination of additional provision on appropriate existing sites, ~~allowing the needs of occupants identified through the GTAA to be met,~~ the bringing back into use of existing sites which have fallen out of Gypsy Roma Traveller occupation and finally new site allocations, (including the District Council's delivery and management of the former Belvoir Ironworks as a public site).
- 8.32 The ~~indicative site capacity figures~~ **pitches identified** in Policy GRT2 have had regard to the capacity of existing sites to accommodate further pitches, further detail is provided in the separate ~~Pitch Delivery Strategy~~ **'GRT supporting paper'**.

Policy GRT2 - Additional Provision on Existing Sites

~~Proposals on t~~ The following existing ~~Gypsy Roma Traveller~~ sites, as defined on the Policies Map, ~~which would deliver~~ have been allocated for additional ~~Gypsy Roma Traveller~~ pitches. ~~Proposals for new permanent pitches, consistent with the definition provided in Policy GRT 1, and address~~

~~the locally identified accommodation needs for the site from the 2019 Gypsy and Traveller Accommodation Assessment~~ will be supported, subject to the detail of schemes being acceptable. The schedule below details the number of pitches allocated for each site.

<u>Site</u>	<u>Pitch Allocation</u>
<u>Newark</u>	
<u>NUA/GRT/1 - Park View, Tolney Lane</u>	<u>13 pitches</u>
<u>NUA/GRT/2 – Sandhill Sconce, Tolney Lane</u>	<u>11 pitches</u>
<u>NUA/GRT/3 – The Paddocks, Tolney Lane</u>	<u>3 pitches</u>
<u>NUA/GRT/4 – Hiram’s Paddock, Tolney Lane</u>	<u>7 pitches</u>
<u>NUA/GRT/5- Taylor’s Paddock, Tolney Lane</u>	<u>1 pitch</u>
<u>NUA/GRT/6 – Price’s Paddock, Tolney Lane</u>	<u>1 pitch</u>
<u>NUA/GRT/7 – Land at Shannon Falls, Tolney Lane</u>	<u>21 pitches</u>
<u>Ollerton</u>	
<u>OB/GRT/1 – Shannon Caravan Site, Wellow Road</u>	<u>9 pitches</u>
<u>OB/GRT/2- The Paddock, Wellow Road</u>	<u>3 pitches</u>
<u>OB/GRT/3 – The Stables, Wellow Road</u>	<u>4 pitches</u>
<u>OB/GRT/4 – Dunromin, Wellow Road</u>	<u>4 pitches</u>
<u>OB/GRT/5 – Greenwood, Wellow Road</u>	<u>1 pitch</u>
	<u>78 pitches</u>

Site layouts should recognise on-site capacity constraints with new pitches; being capable of meeting the needs of occupants, supporting an acceptable level of residential amenity for occupants and neighbouring sites and be capable of providing for a safe standard of occupation.

Where these sites have areas at flood risk (all forms) then a robust Flood Risk Assessment should be undertaken so that site layouts, where possible, accommodate pitches within those areas at least flood risk. Demonstration is also required that wider sustainability benefits to the community will be delivered and that the site itself will be made safe from flood risk for its lifetime, that flood risk will not be increased elsewhere and where possible, flood risk will be reduced overall. ~~and that flood risk is not increased elsewhere will also be required.~~

Taking account of the above, an efficient use of land should be provided for. Where proposals would compromise the ability for identified pitch numbers to be delivered in full then robust justification will be required.

In the case of OB/GRT/2 and 4 Land adjoining the Shannon (OB/GRT 1) and adjoining land is has been identified as a broad location which could contribute toward assist with meeting future traveller needs, within the 10 and 15 year tranches. The adjoining land is shown on the Policies Map under the reference OB/GRT/BL/1.

Site	Accommodation Needs	Indicative Site Capacity
<u>NUA/GRT/1 – Park View, Tolney Lane, Newark</u>	<u>8 pitches to meet planning definition need and 5 pitches to meet non-planning definition needs</u>	<u>13 pitches (full need)</u>
<u>NUA/GRT/2 – Bowers Caravan Site, Tolney Lane, Newark</u>	<u>3 pitches to meet undetermined need</u>	<u>3 pitches (full need)</u>
<u>NUA/GRT/3 – Hose Farm, Tolney Lane, Newark</u>	<u>3 pitches to meet planning definition need, 2 pitches to meet undetermined need and 4 pitches to meet non-planning definition needs</u>	<u>9 pitches (full need)</u>
<u>NUA/GRT/4 – Land opposite Ropewalk Farm (Farm View), Tolney Lane, Newark</u>	<u>1 pitch to meet planning definition need and 2 pitches to meet undetermined need</u>	<u>3 pitches (full need)</u>
<u>NUA/GRT/5 – Sandhill Sconce, Tolney Lane, Newark</u>	<u>13 pitches to meet planning definition need, 4 pitches to meet undetermined need and 3 pitches to meet non-planning definition needs</u>	<u>11 pitches (partial need)</u>
<u>NUA/GRT/6 – The Paddocks, Tolney Lane, Newark</u>	<u>3 pitches to meet planning definition need</u>	<u>3 pitches (full need)</u>
<u>NUA/GRT/7 – Hiram's Paddock, Tolney Lane, Newark</u>	<u>5 pitches to meet planning definition need, 1 pitch to meet undetermined need and 1 pitch to meet non-planning definition needs</u>	<u>7 pitches (full need)</u>
<u>NUA/GRT/8 – Taylor's Paddock, Tolney Lane, Newark</u>	<u>1 pitch to meet planning definition need</u>	<u>1 pitch (full need)</u>
<u>NUA/GRT/9 – Price's Paddock, Tolney Lane, Newark</u>	<u>1 pitch to meet undetermined need</u>	<u>1 pitch (full need)</u>
<u>OB/GRT/1 – Shannon Caravan Site, Wellow Road, Ollerton</u>	<u>5 pitches to meet planning definition need and 4 pitches to meet non-planning definition needs</u>	<u>9 pitches (full need)</u>
<u>OB/GRT/2 – The Paddock, Wellow Road, Ollerton</u>	<u>6 pitches to meet planning definition need</u>	<u>3 pitches (partial need)</u>

OB/GRT/3 – The Stables, Wellow Road, Ollerton	4 pitches to meet planning definition need	4 pitches (full need)
OB/GRT/4 – Dunromin, Wellow Road, Ollerton	8 pitches to meet planning definition need	5 pitches (partial need)
OB/GRT/5 – Greenwood, Wellow Road, Ollerton	1 pitch to meet undetermined need	1 pitch (full need)
		73 pitches

~~Proposals which would compromise the ability for a sites accommodation needs to be met will be resisted, unless robust demonstration is provided as to why this is no longer necessary. In the case of sites NUA/GRT/5, OB/GRT/2 and OB/GRT/4 where the need associated with the site can likely only partially be met, then proposals should place an emphasis on ensuring that planning definition Traveller needs within the first five year tranche (outlined below) can be addressed.~~

Site	Planning Definition (Years 0-5)
NUA/GRT/5 – Sandhill Sconce, Tolney Lane, Newark	5 pitches
OB/GRT/2 – The Paddock, Wellow Road, Ollerton	3 pitches
OB/GRT/4 – Dunromin, Wellow Road, Ollerton	5 pitches

Policy GRT3 - Sites to be Brought Back into Gypsy Roma Traveller Use

~~Proposals on the following sites, as defined on the Policies Map, which would bring the sites back into use for planning definition Gypsy Roma Traveller households and address locally identified accommodation needs, as outlined in Policy GRT1, will be supported subject to the detail of schemes being acceptable. Schemes should provide for new permanent pitches, consistent with the definition provided in Policy GRT 1.~~

~~This includes the requirements that, These new pitches should meet the needs of occupants, support an acceptable level of residential amenity for occupants and neighbouring sites and be capable of providing for safe standard of occupation.~~

~~A robust Flood Risk Assessment should be undertaken so that site layouts, where possible, accommodate pitches within those areas at least flood risk (all forms). Demonstration is also required that wider sustainability benefits to the community will be delivered and that the site itself will be made safe from flood risk for its lifetime, and that flood risk is will not be increased elsewhere and, where possible flood risk will be reduced overall. ~~will also be required.~~~~

~~Schemes should seek to, as a minimum, accommodate the number of pitches detailed, allocated below and in doing so provide for an efficient use of land. Proposals falling below these levels~~

which would compromise their ability to be delivered in full will need to be robustly justified.

Site	Pitches Allocation
NUA/GRT/8 10 - Church View, Tolney Lane, Newark	<u>10</u>
NUA/GRT/9 11 – Riverside Park, Tolney Lane, Newark	<u>9</u>
	<u>19</u>

~~Proposals that would compromise the ability for the locally identified needs of planning definition households to be met will be resisted, unless robust demonstration is provided as to why this is no longer necessary.~~

Policy GRT4 - Site Allocations

The following sites, as defined on the Policies Map, have been allocated for Gypsy Roma Traveller accommodation. They are protected for this purpose to ensure that locally identified planning definition Gypsy Roma traveller needs, outlined in Policy GRT1, can be met. Proposals for new permanent pitches, consistent with the definition provided in Policy GRT 1, and which would deliver the sites in line with the general and site specific criteria below will be supported, subject to the detail of schemes being acceptable.

Site	Pitches
NUA/GRT/10 12 – Land at Chestnut Lodge Barnby Road, Barnby-in-the-Willows	<u>19</u> 20
NUA/GRT/11 13 – Former Belvoir Ironworks, Bowbridge Lane, Newark	<u>15-27</u>
NUA/GRT/12 14 – The Old Stable Yard, Land North of Winthorpe Road, Newark	<u>14</u>
NUA/GRT/13 15 – Land at Appleby Lodge, Barnby Road, Newark	<u>8</u> 7
<u>OB/GRT/6 – Land East of Newark Road, Ollerton</u>	<u>6</u>
	<u>62-74</u> 51-63

Part A

General Criteria

Schemes should seek, as a minimum, to accommodate the number of allocated pitches and in doing so provide for an efficient use of land. Proposals which would compromise their ability to be delivered in full will need to be robustly justified, detailed above. Proposals falling below these levels will need to be robustly justified. Where schemes would compromise the ability for the locally identified needs of planning definition households to be met then they will be resisted, unless robust demonstration is provided as to why this is no longer necessary.

Site layouts should recognise on-site capacity constraints with; new pitches being capable of meeting the needs of occupants; supporting an acceptable level of residential amenity for

occupants and neighbouring uses; and be capable of providing for a safe standard of occupation.

Positive management of surface water will need to ensure that the site itself is safe in flood risk terms and risk is not increased elsewhere.

Part B

Site Specific Criteria

NUAGRT/10 12 – Land at Chestnut Lodge

The site is allocated for around 19 20 pitches, a new dwelling in order to assist with the management and operation of the new pitches and creation of an additional new vehicular access to serve the pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- The appropriate siting of the new pitches and dwelling within the overall site, to ensure that they are acceptable in landscape and visual terms, with the impact on the open countryside being appropriately managed;
- Provision of the new vehicular access will need to be appropriate in highways terms, providing for a safe standard of access and having regard to the location and operation of other existing points of vehicular access in the immediate area; and
- The siting of the new pitches and dwelling should be kept outside of the easements to the underground gas pipelines, which pass through the site. This covers an area of 6 metres, each side of the pipelines.

NUA/GRT/11 13 – Former Belvoir Ironworks

The site is allocated for around between 15-27 pitches and a site office to assist with the management and operation of the new pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of suitable management arrangements, to ensure that pitches are made available on a public basis in perpetuity – unless this is demonstrated to no longer be required;
- Provision of a site layout which is supported by a robust Flood Risk Assessment that has, where possible, sought to accommodate pitches within those areas at least flood risk (all forms). Demonstration is also required that the site itself will be made safe from flood risk, run off will be managed and that flood this risk will is not be increased elsewhere will also be required;
- The relationship between the pitches and the adjoining cottages, ensuring that acceptable levels of residential amenity for both sets of occupants can be achieved; and
- Remediation of the site, informed by its phased investigation in line with best practice, which addresses the effects of the lands previous contaminative use and enables residential occupation to safely occur. Post-remediation validation will also be required prior to the commencement of development, to ensure that the remediation has been

effective and the site is suitable for the proposed use.

NUA/GRT/12 14 – The Old Stable Yard

The site is allocated for around 14 pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of a site layout which is supported by a robust Flood Risk Assessment based on a sequential approach to site design that has, where possible, sought to accommodate pitches within those areas at least flood risk (all forms). Demonstration is also required that wider sustainability benefits to the community will be delivered and the site itself will be made safe from flood risk for its lifetime, and that this flood risk will not be increased elsewhere and where possible, flood risk will be reduced overall;
- The appropriate siting of the new pitches within the overall site, to ensure that the impact on the openness of the Open Break designation is minimised, and restricted to that of a localised nature. In order to support this requirement planning application(s) for the above pitches should be supported by submission of a detailed landscaping strategy. The approved contents of this strategy should then be delivered as part of implementing planning consent. The landscape strategy should provide for the following:
 - Retention of the existing landscape planting (including tree belts) along the sites north, east and western boundaries. Where necessary existing planting should be reinforced; and
 - Provision of additional tree and hedge planting along the south western boundary to help mitigate the visual impact of the site.
 - Non-residential facilities, intended to meet the recreational and amenity requirements of occupants should be designed to be communal in nature, and ensure sufficient space remains to meet identified accommodation needs within the boundaries of the site allocation. Non-residential facilities proposed at individual pitch level will require justification;
 - Integration of appropriate measures to reduce noise impact from the A1 and A46, informed through the undertaking of a robust acoustic survey. This should include (but not be limited to) the use of appropriate mitigation measures, consideration being given to the positioning of pitches within the overall site, and the location and design of any amenity facilities. The acoustic performance of any static or touring caravans providing permanent accommodation within the site should be capable of meeting, or exceeding, the relevant sound levels referenced in BS8233 (or applicable successor standard).

NUA/GRT/13 15 – Land at Appleby Lodge

The site is allocated for around 8 6 pitches, of which 2 are for the purpose of meeting locally identified needs for planning definition traveller households. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of suitable vehicular access arrangements – to be taken from Barnby Road;

- The siting of the new pitches should be kept outside of the easements to the underground gas pipeline, which passes through the site; and
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increase elsewhere; and
- The area identified as a ‘broad location’ for future additional pitches (shown on the Policies Map under the reference NUA/GRT/BL/1) is reserved for the purposes of meeting ~~locally identified needs for planning definition~~ Gypsy Roma ~~Traveller~~ needs, households. Any proposals will need to demonstrate that they are sited beyond the easements to the gas pipeline, and that any onsite infrastructure is acceptable in terms of its impact on the pipeline.

OB/GRT/6 – Land East of Newark Road

The site is allocated for around 6 pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of suitable highways arrangements, with a point of access that ensures an acceptable standard of visibility can be achieved- taking account of the proximity of the former rail bridge to the south. Should this require the removal of trees registered as highway assets then compensatory planting will be required.
- An appropriate landscaping scheme, submitted as part of any planning application, which seeks to retain the existing landscaping around the periphery of the site and mature tree coverage where possible;
- Provision of a site layout and design which takes account of and minimises the impact of development on the adjacent Local Wildlife Site;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures; and
- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post-determination mitigation measures, secured by conditions attached to any planning permission.

Tolney Lane Policy Area

8.33 Tolney Lane has a historic connection to the Gypsy Roma Traveller settlement in Newark, with the occupation of some sites pre-dating establishment of the contemporary planning system in 1947. The area represents the largest focus of existing sites within the District, with 317 pitches being recorded across 14 sites as part of the GTAA in 2019. Therefore to support the future management of the area a ‘Tolney Lane Policy Area has been defined on the Policies Map. This Policy Area sits inside the Urban Boundary for the Newark Urban Area.

- 8.34 The area is acknowledged to be at flood risk, being split between Flood Zones 2 and 3. This results in a number of sites and the current single point of vehicular access/egress sitting within the functional floodplain of the River Trent. Wholesale relocation of existing pitches was considered as part of the update to the Strategic Flood Risk Assessment (2016), and deemed to be unfeasible. Therefore in order that locally identified Traveller accommodation needs can be met, and following application of the Sequential Test, it has proven necessary, for planning policy support to be provided for additional provision on suitable existing sites, and the bringing back of two sites into exclusive Gypsy Roma Traveller use within the Policy Area. However, reflecting the level of flood risk and with new site provision having also been made away from Tolney Lane, any proposals for pitches, located beyond the boundary to the Policy Area, be they of a temporary or permanent nature, will not be considered suitable.
- 8.35 In recognition of flood risk concerns the strategy towards Tolney Lane integrates a requirement for provision of flood resiliency improvements, alongside additional pitches. These improvements are intended to deliver an overall betterment for residents from a flood risk perspective. This is centred on provision of a flood resilient vehicular access to Great North Road, and various site-level resiliency improvements. In order to provide for resilient access the raising of a section of Tolney Lane has been technically assessed, and the reduction of flood risk to a level equivalent to the surrounding highway network can be achieved without the increase of risk elsewhere. This also has the added benefit of removing adjoining existing Traveller sites out of flood risk, subject to integration of additional site-level measures.
- 8.36 The Policy Area provides a framework to support suitable ancillary forms of residential development, in order that residents can seek improvements to meet their needs and to ensure that sites remain fit for purpose. It is recognised that in some instances there may be demand for non-residential uses within Gypsy Roma Traveller sites, most often of a business or light industrial nature. In assessing such proposals it is therefore important that regard is had to the wider functioning of the area, its broader residential nature and the ongoing need for accommodation needs to be met.

Policy GRT5 - Tolney Lane Policy Area

Land at Tolney Lane, Newark has been defined on the Policies Map as the Tolney Lane Policy Area, and within this Area support is provided for the following:

- Additional pitch provision on existing sites, in line with Policy GRT2, and the bringing back into Gypsy Roma Traveller use of two further sites, as outlined in Policy GRT3. Development beyond the Policy Area will be strictly controlled, and proposals for Gypsy Roma Traveller pitches resisted;
- Delivery of flood alleviation improvements to Tolney Lane, improving the flood risk resiliency of the area and its vehicular access to Great North Road. In addition support is also provided for separate site-level flood resiliency measures within the Policy Area, providing these would not increase the level of risk elsewhere;
- Ancillary forms of residential development which would allow the non-accommodation needs of residents to be met. Proposals should be acceptable in flood risk terms, and not

lead to an increase in risk elsewhere. Where proposals are made for amenity buildings, including 'day rooms', then these should be proportionate in size and form, and provide for an efficient use of land. Ancillary development which would compromise the ability for the identified accommodation needs outlined in Policy GRT2 and GRT3 to be met will be resisted; and

- New non-residential forms of development, either where proposed individually or as part of a mix of uses ,where this would not cause unacceptable harm to;
 - o The wider functioning of the Policy Area;
 - o Residential amenity; or
 - o Compromise the ability for the accommodation needs of Travellers to be met.

In assessing such proposals, regard will also be given to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7 of this DPD.

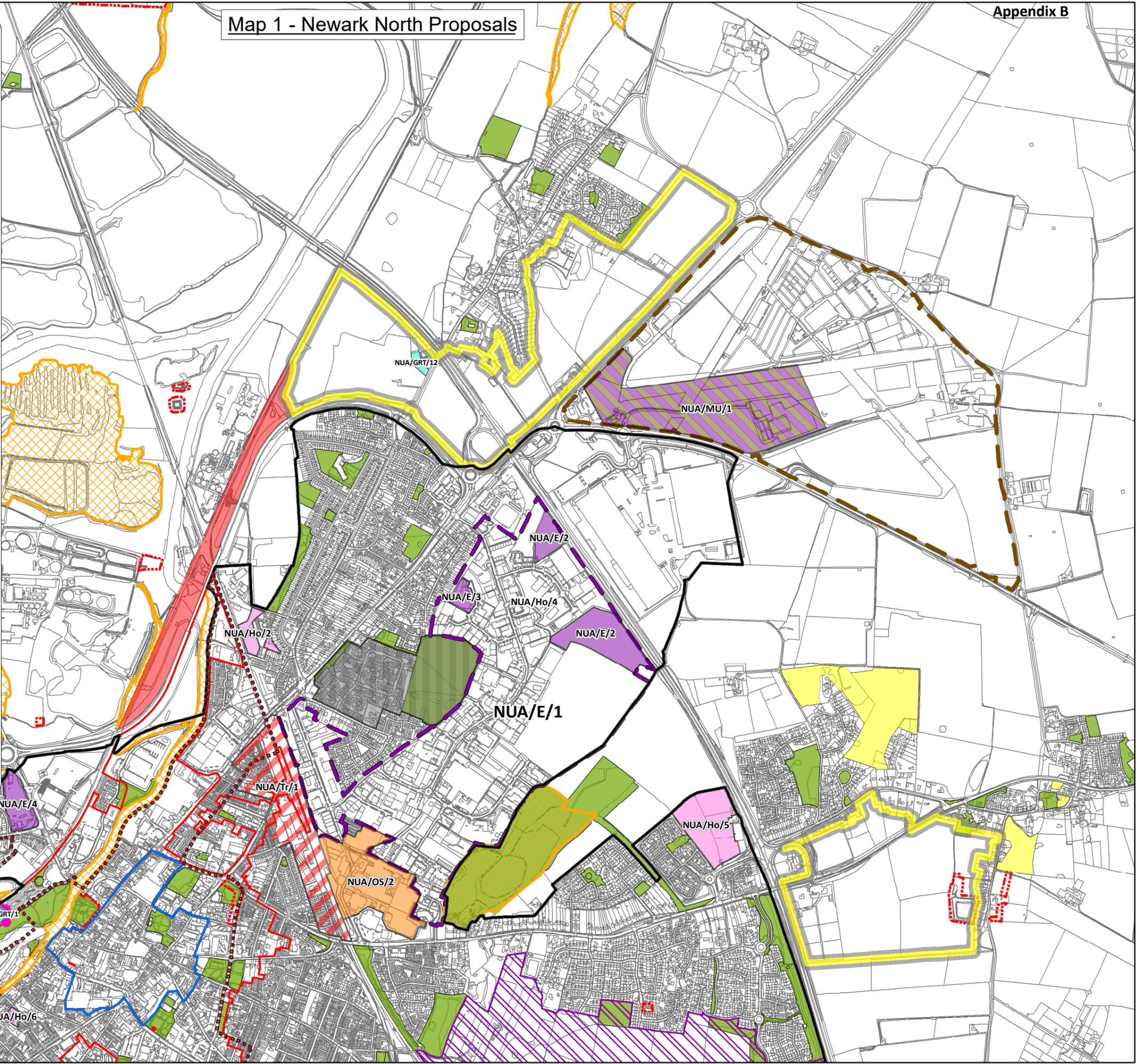
Public Site Delivery, Management and Infrastructure Improvement

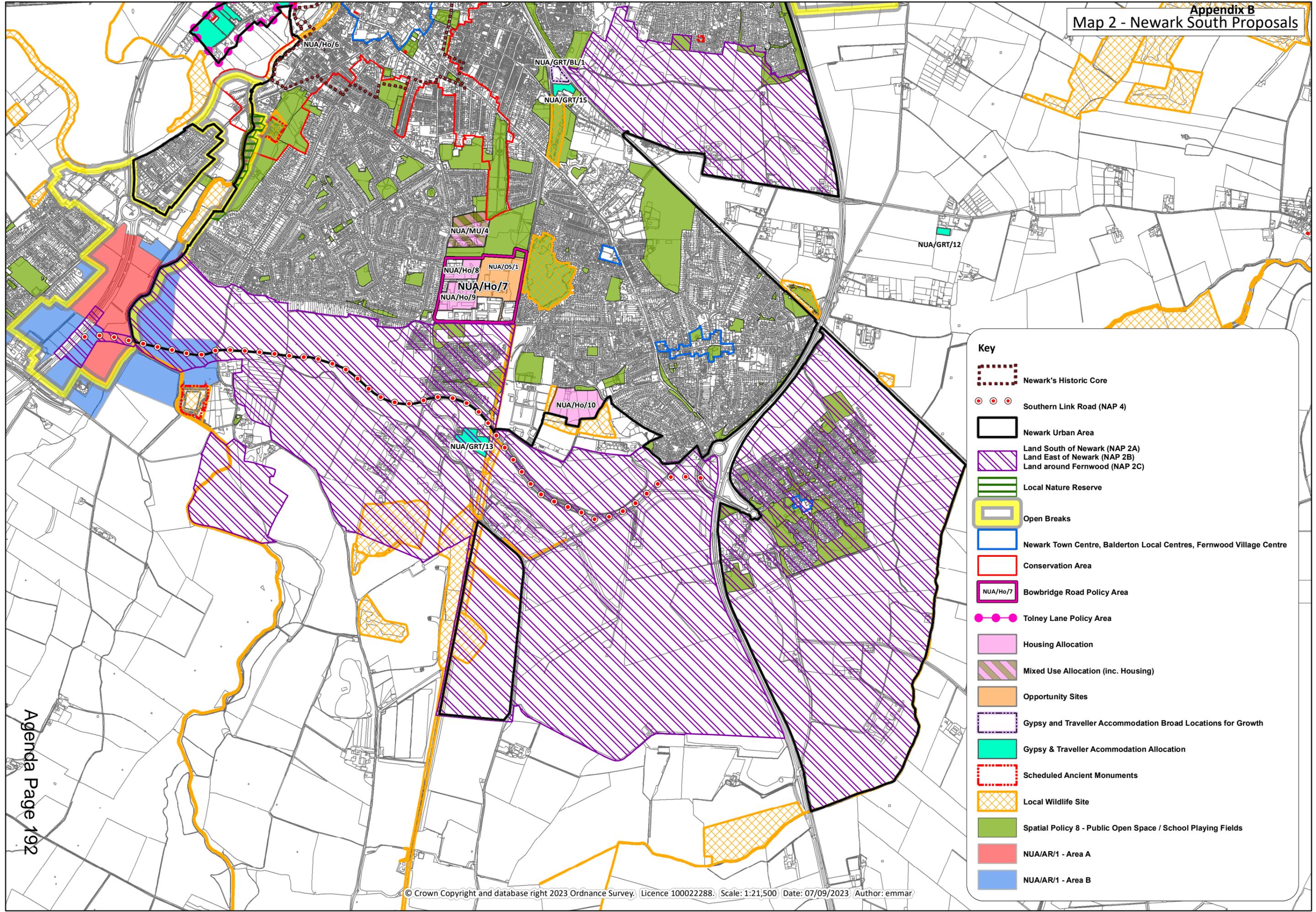
8.37 In seeking to implement the approach towards Gypsy Roma Traveller pitch provision, outlined through Core Policy 4 of the Amended Core Strategy the District Council has brought together the strategy outlined in Policy GRT1 – GRT5 (inclusive). Reflecting the resolve to pursue all necessary means this will entail proactive action from the Council to deliver and manage a public Traveller site at the Former Belvoir Ironworks and the design and delivery of flood alleviation works to Tolney Lane. The Council will pursue external sources of funding to support delivery of the Tolney Lane improvements, but where this proves to be unavailable, or falls short of addressing the full cost, then the scheme will be supported through the use of revenue collected via the Community Infrastructure Levy.

Map 1 - Newark North Proposals

Key

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





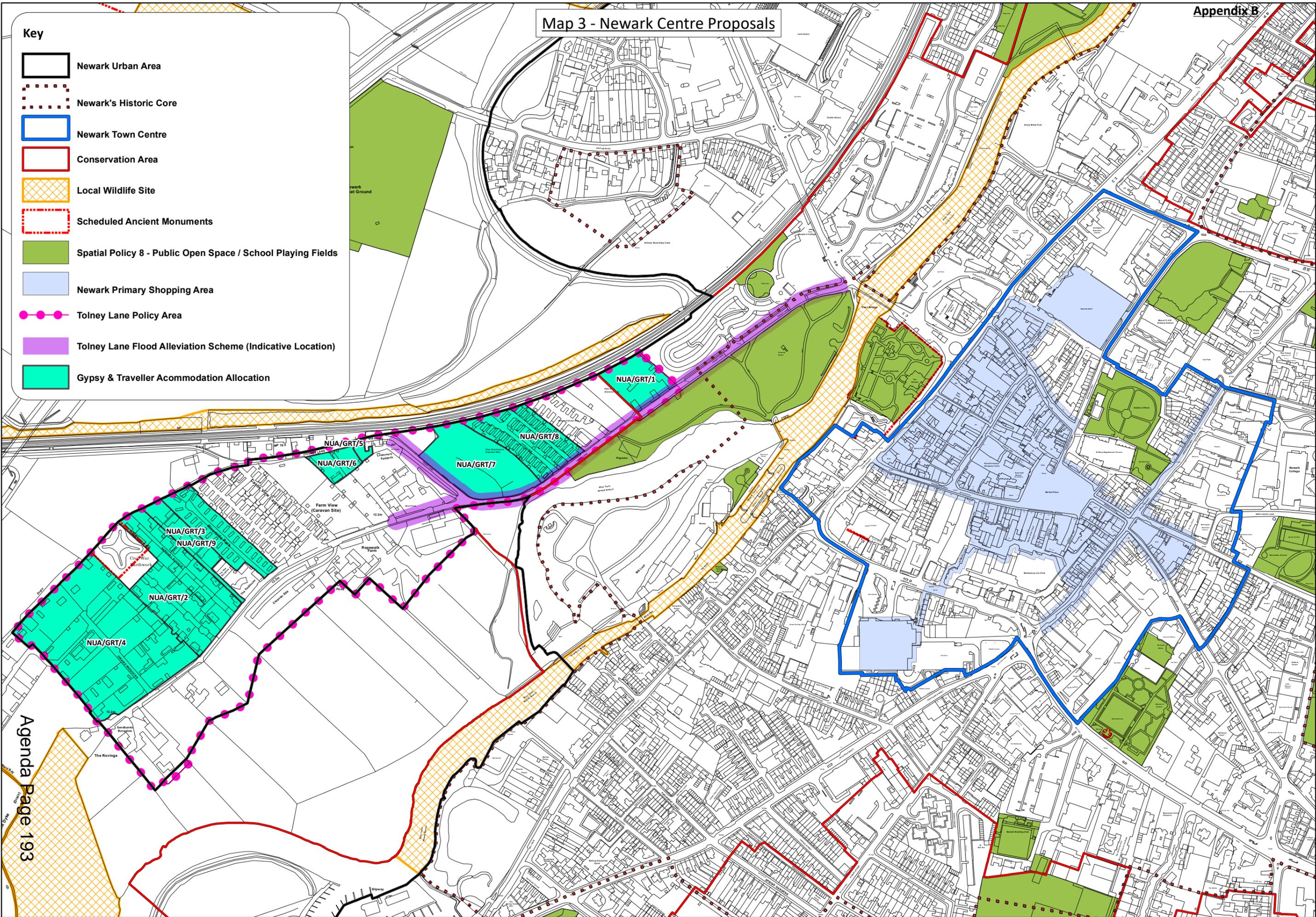
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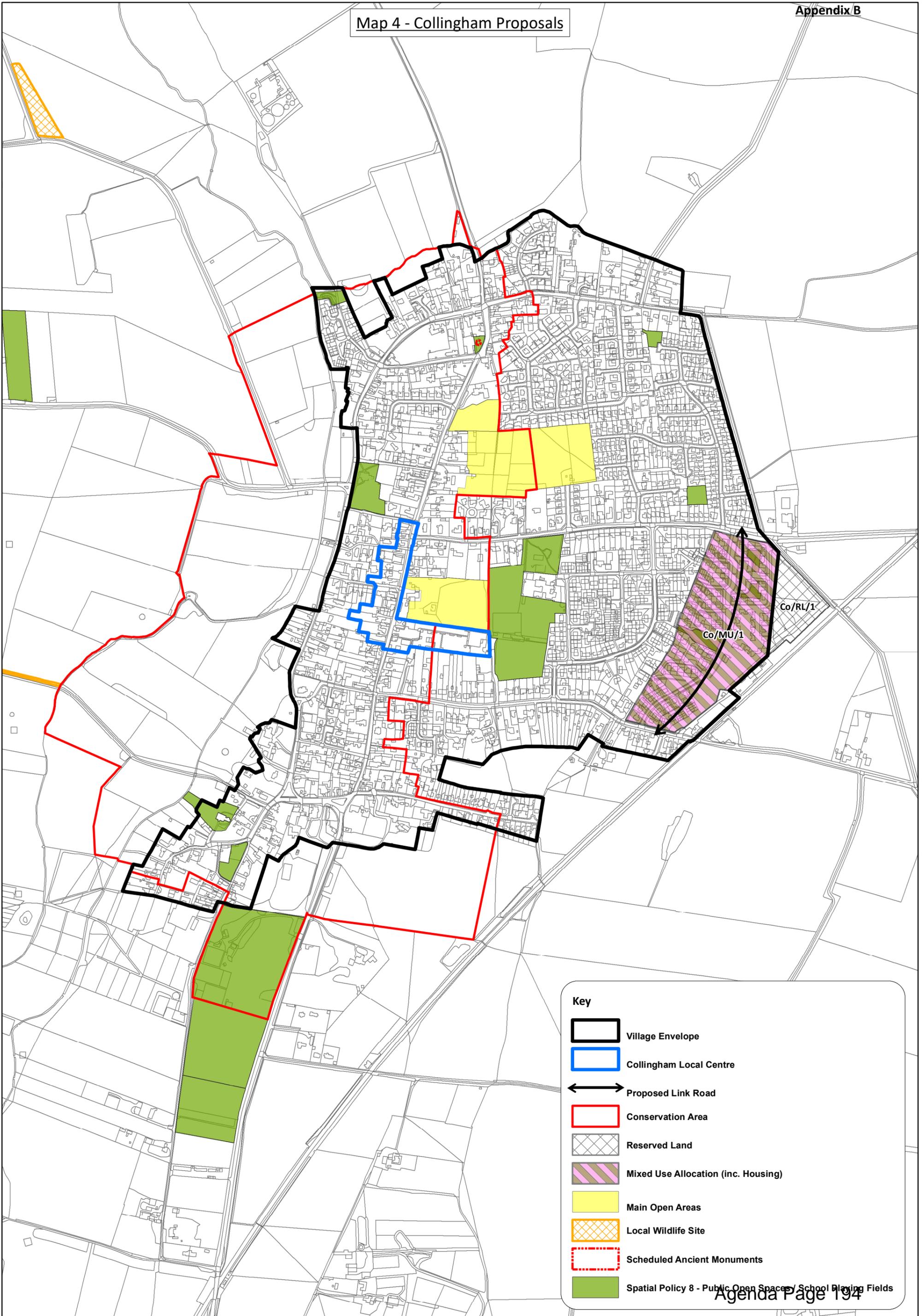
- Newark's Historic Core
- Southern Link Road (NAP 4)
- Newark Urban Area
- Land South of Newark (NAP 2A)
- Land East of Newark (NAP 2B)
- Land around Fernwood (NAP 2C)
- Local Nature Reserve
- Open Breaks
- Newark Town Centre, Balderton Local Centres, Fernwood Village Centre
- Conservation Area
- Bowbridge Road Policy Area
- Tolney Lane Policy Area
- Housing Allocation
- Mixed Use Allocation (inc. Housing)
- Opportunity Sites
- Gypsy and Traveller Accommodation Broad Locations for Growth
- Gypsy & Traveller Accommodation Allocation
- Scheduled Ancient Monuments
- Local Wildlife Site
- Spatial Policy 8 - Public Open Space / School Playing Fields
- NUA/AR/1 - Area A
- NUA/AR/1 - Area B

Map 3 - Newark Centre Proposals

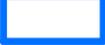
Key

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

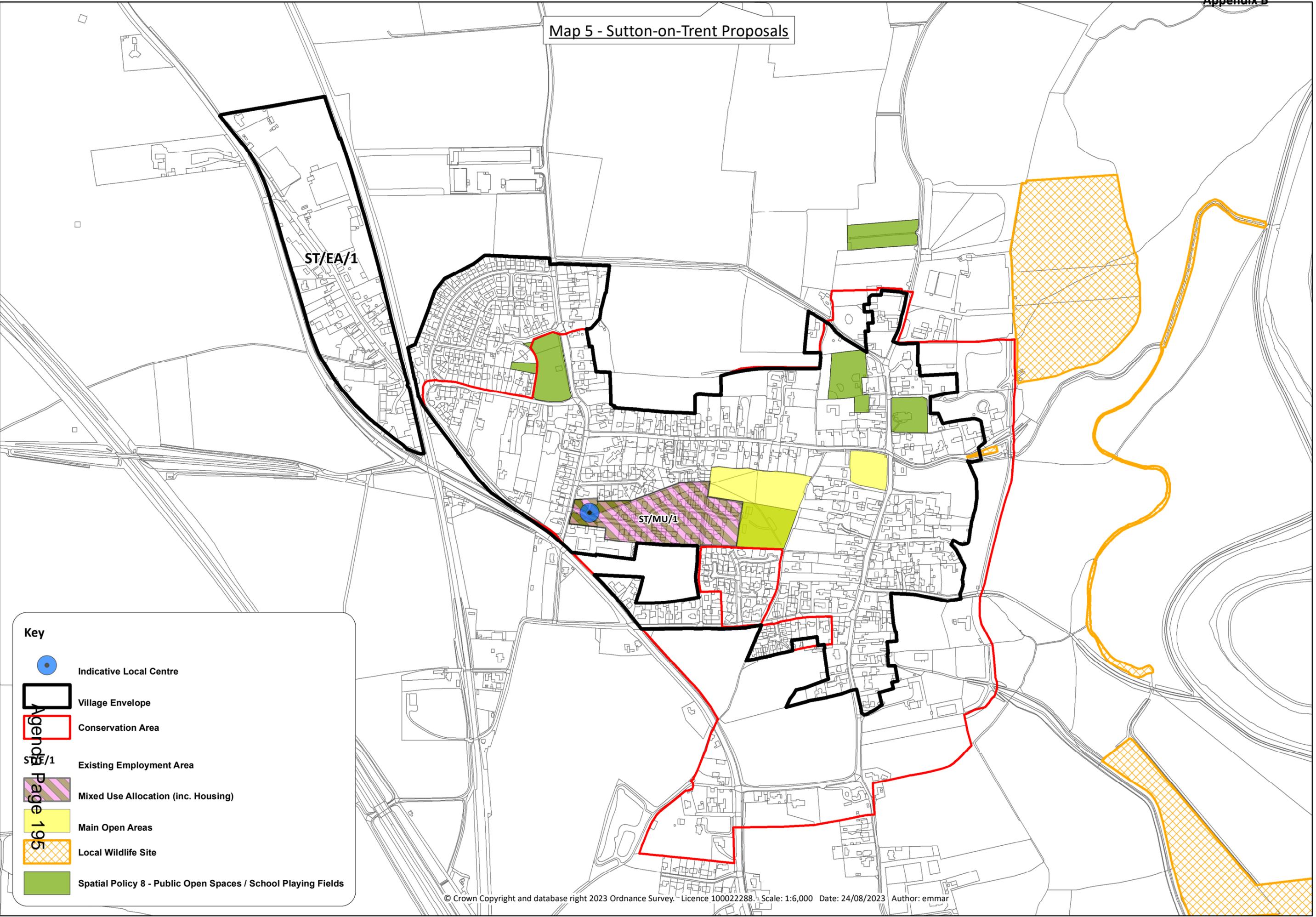




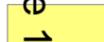
Key

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

Map 5 - Sutton-on-Trent Proposals



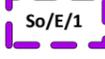
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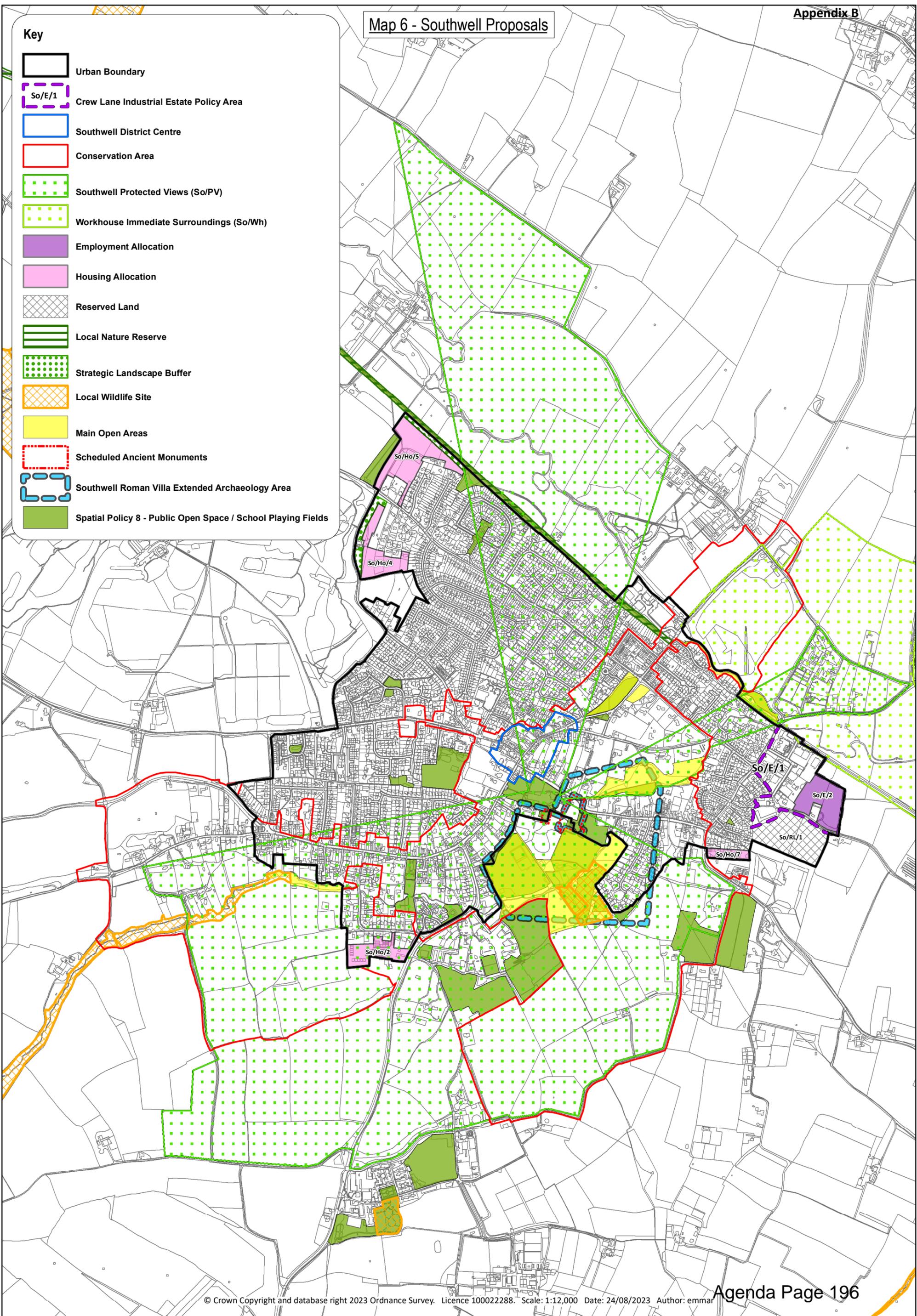
-  Indicative Local Centre
-  Village Envelope
-  Conservation Area
-  Existing Employment Area
-  Mixed Use Allocation (inc. Housing)
-  Main Open Areas
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Spaces / School Playing Fields

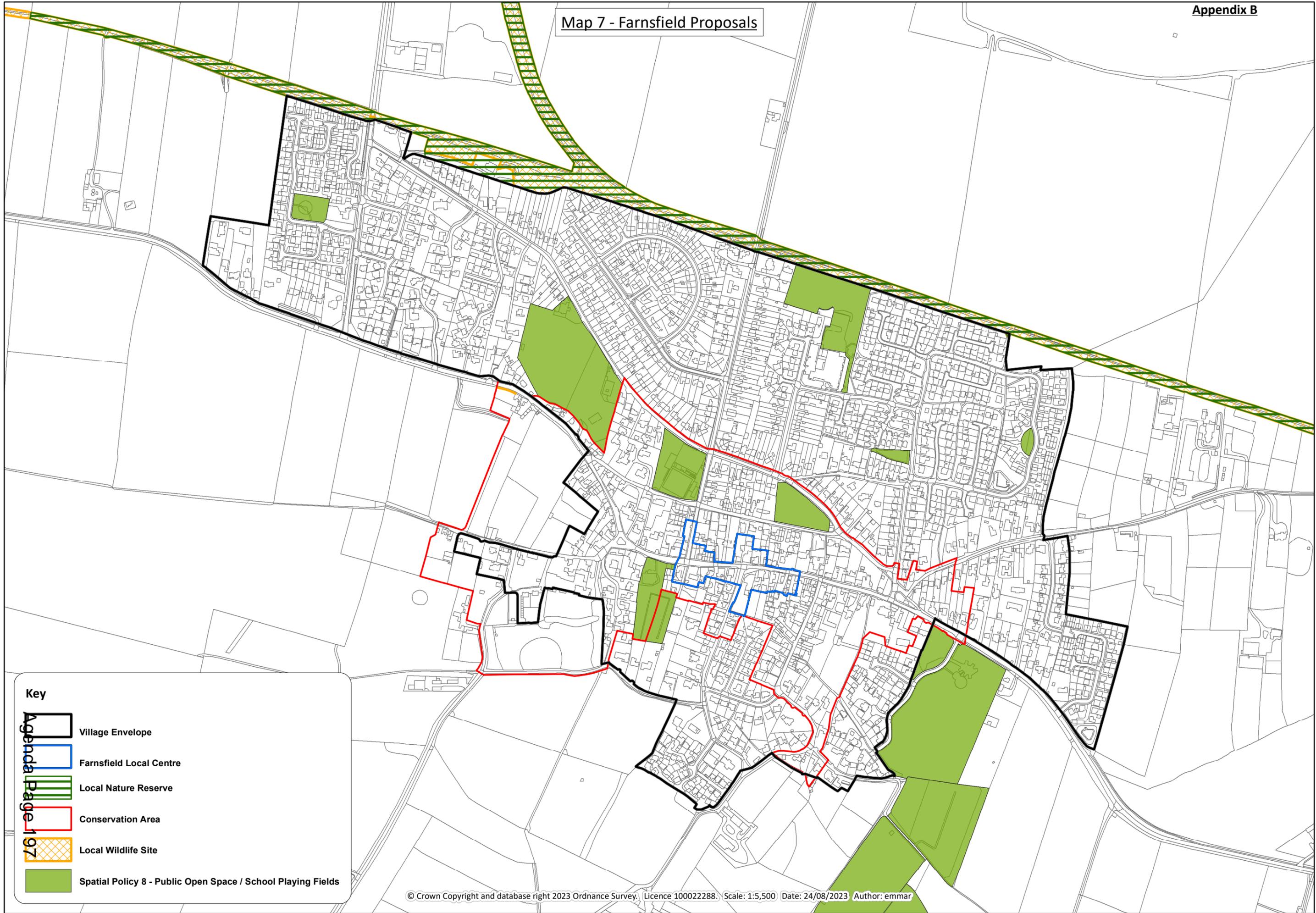
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Map 6 - Southwell Proposals

Key

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

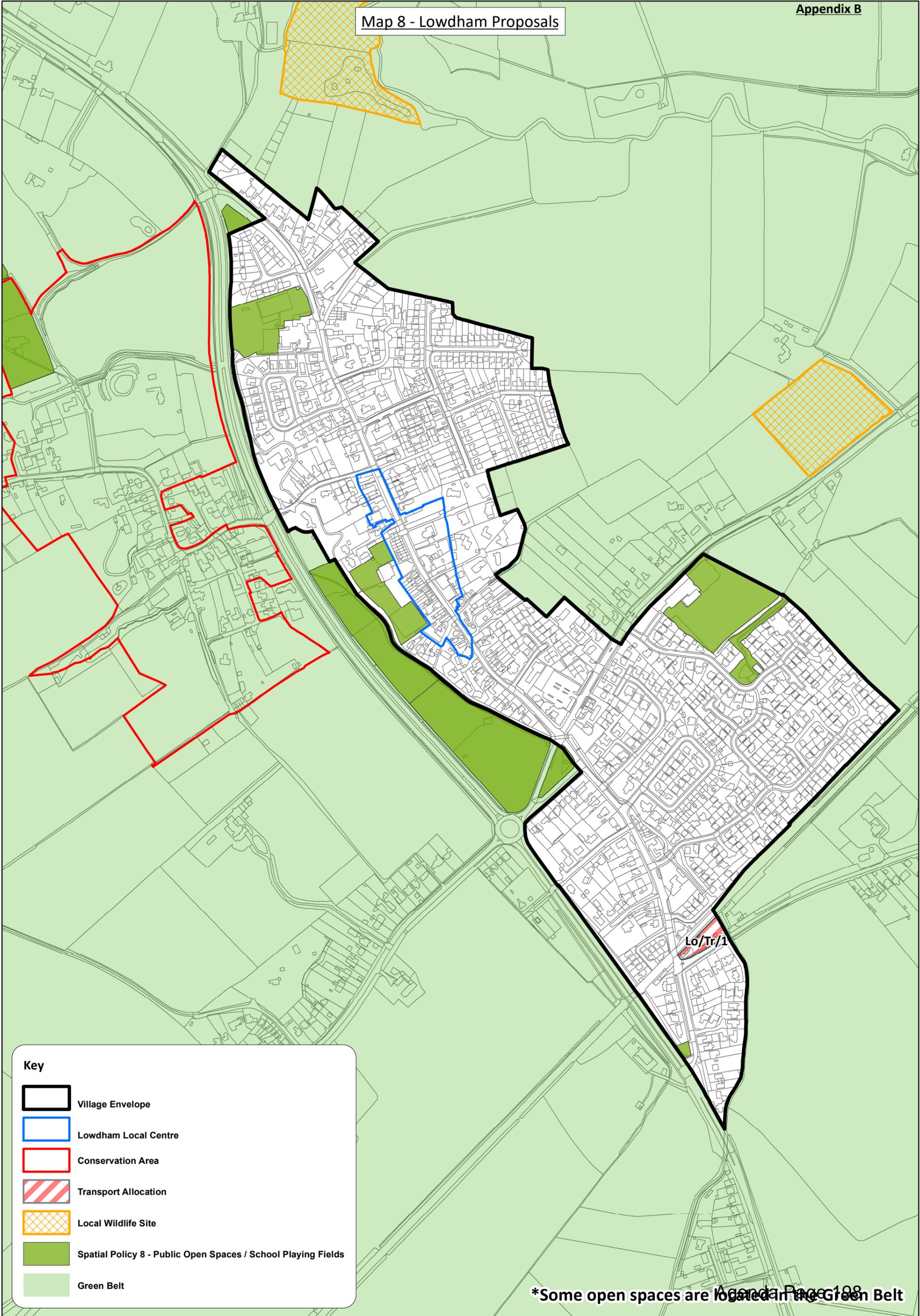




Key

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



Key

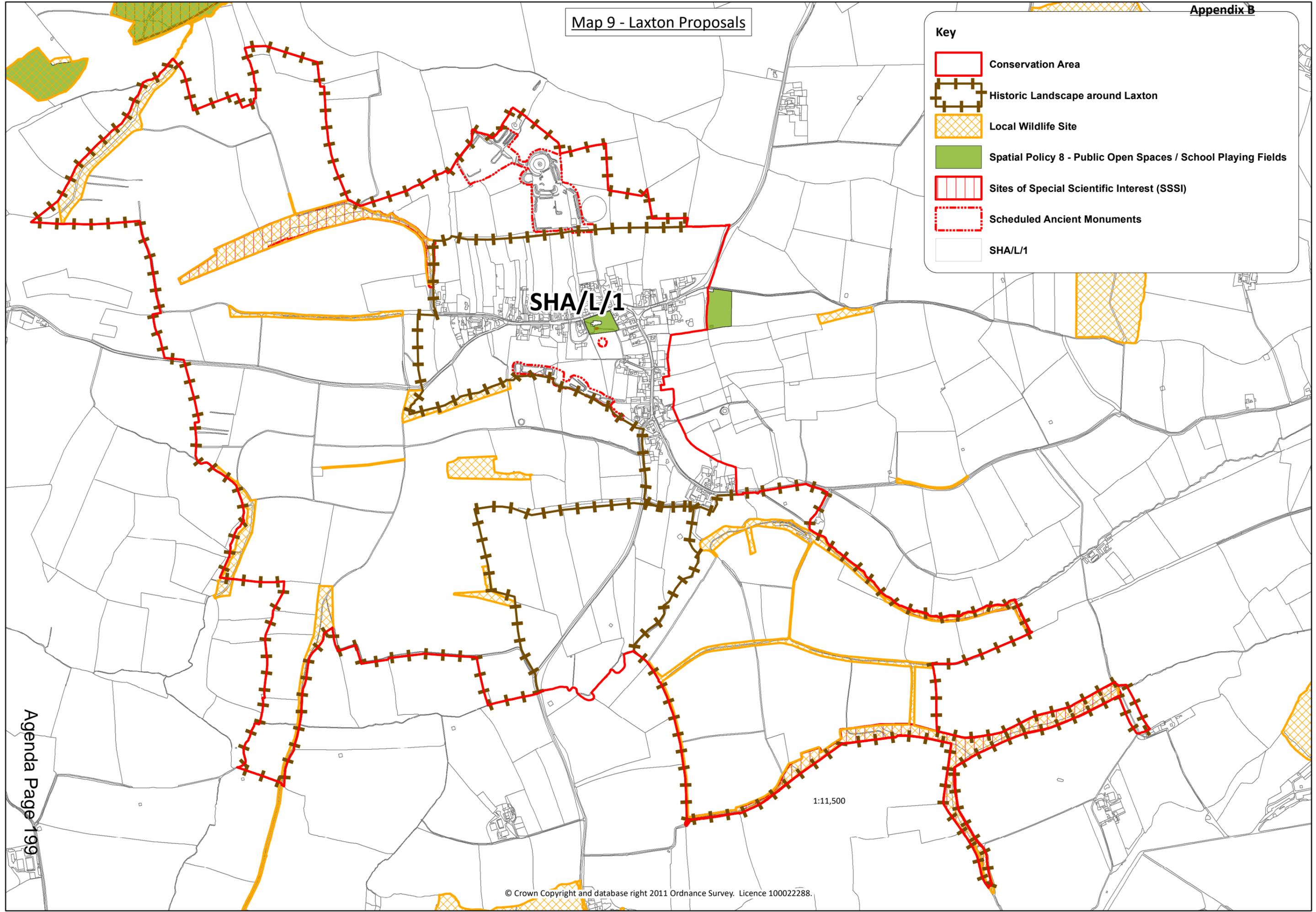
-  Village Envelope
-  Lowdham Local Centre
-  Conservation Area
-  Transport Allocation
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Spaces / School Playing Fields
-  Green Belt

*Some open spaces are located in the Green Belt

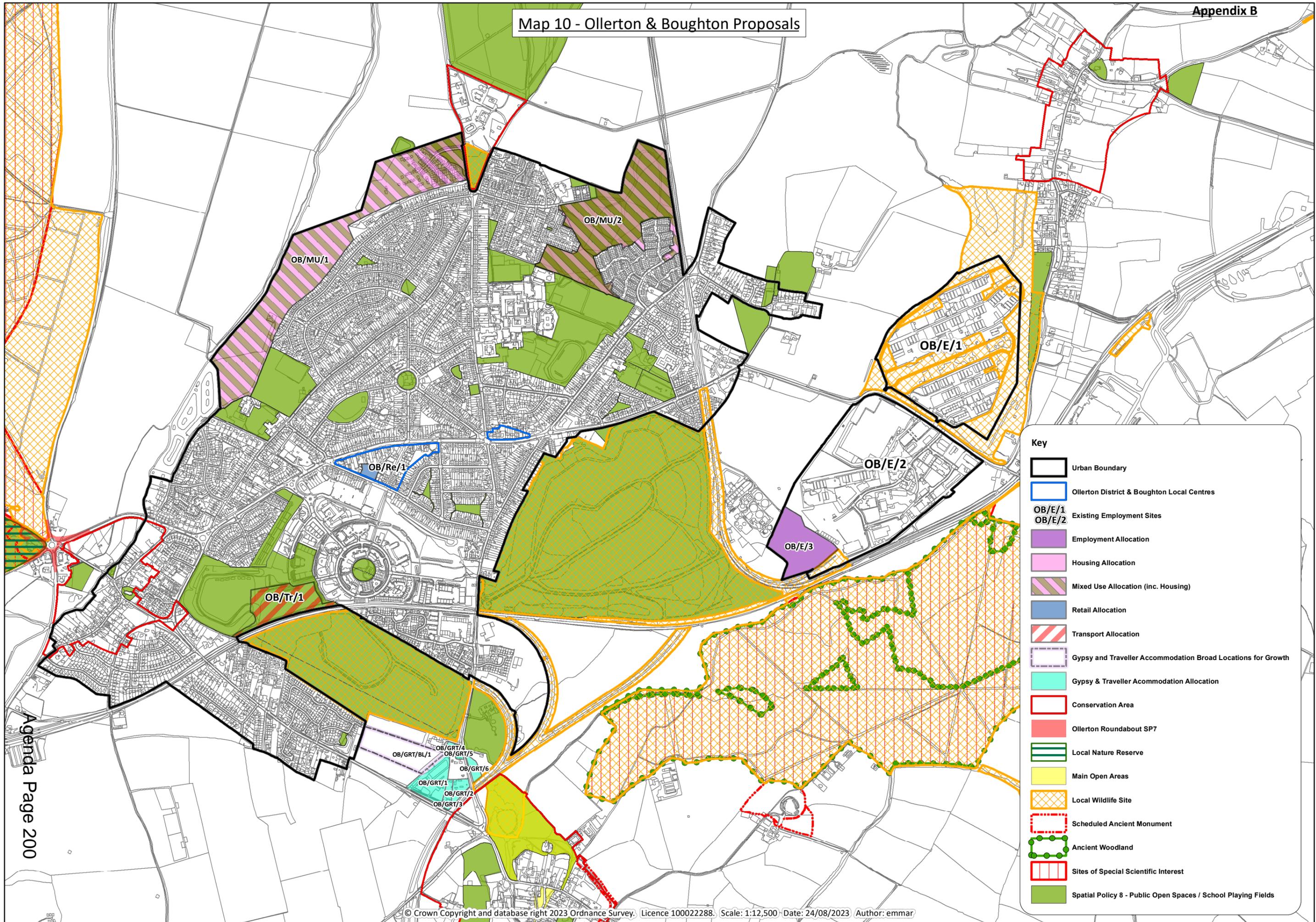
Map 9 - Laxton Proposals

Key

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

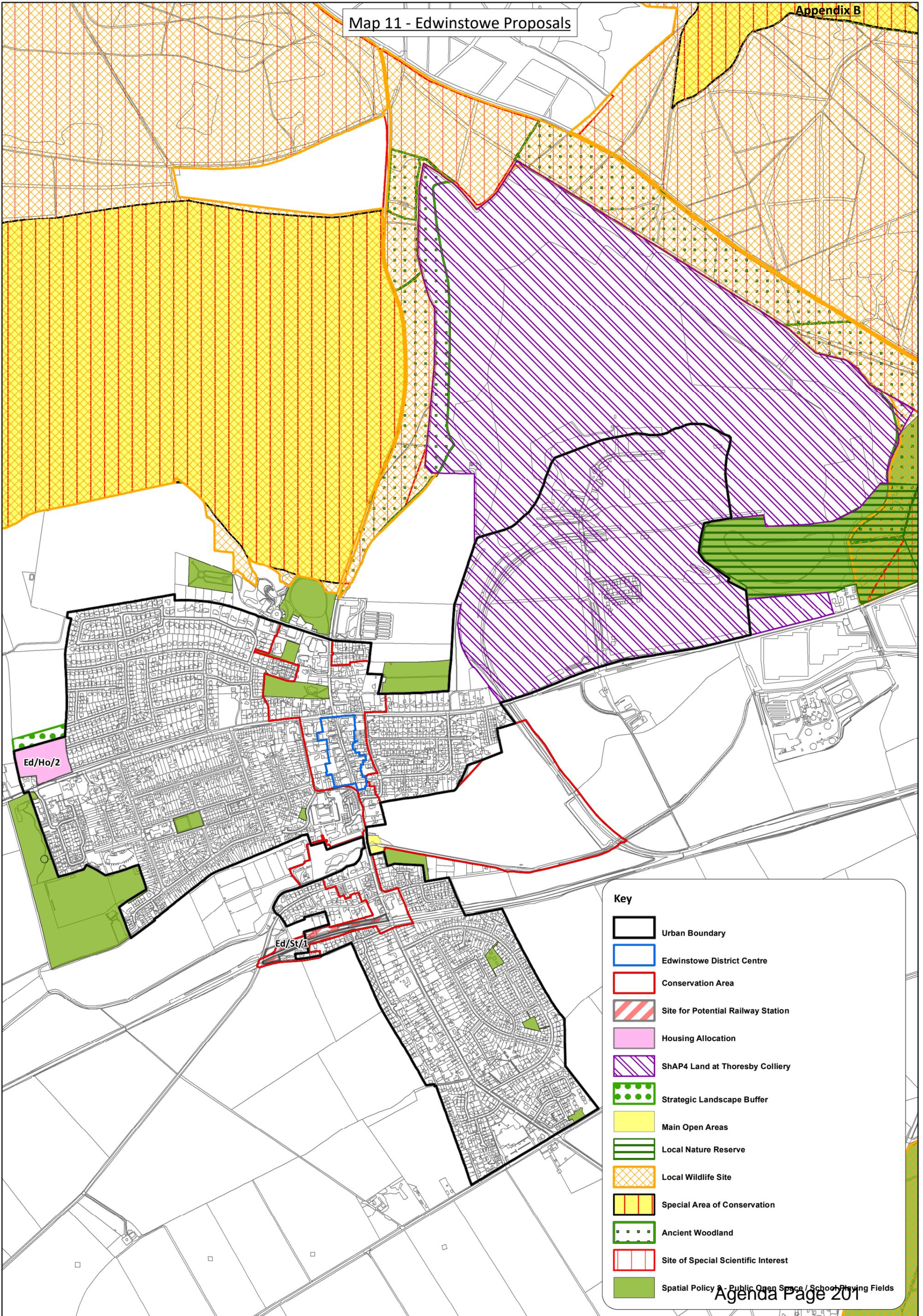


Map 10 - Ollerton & Boughton Proposals



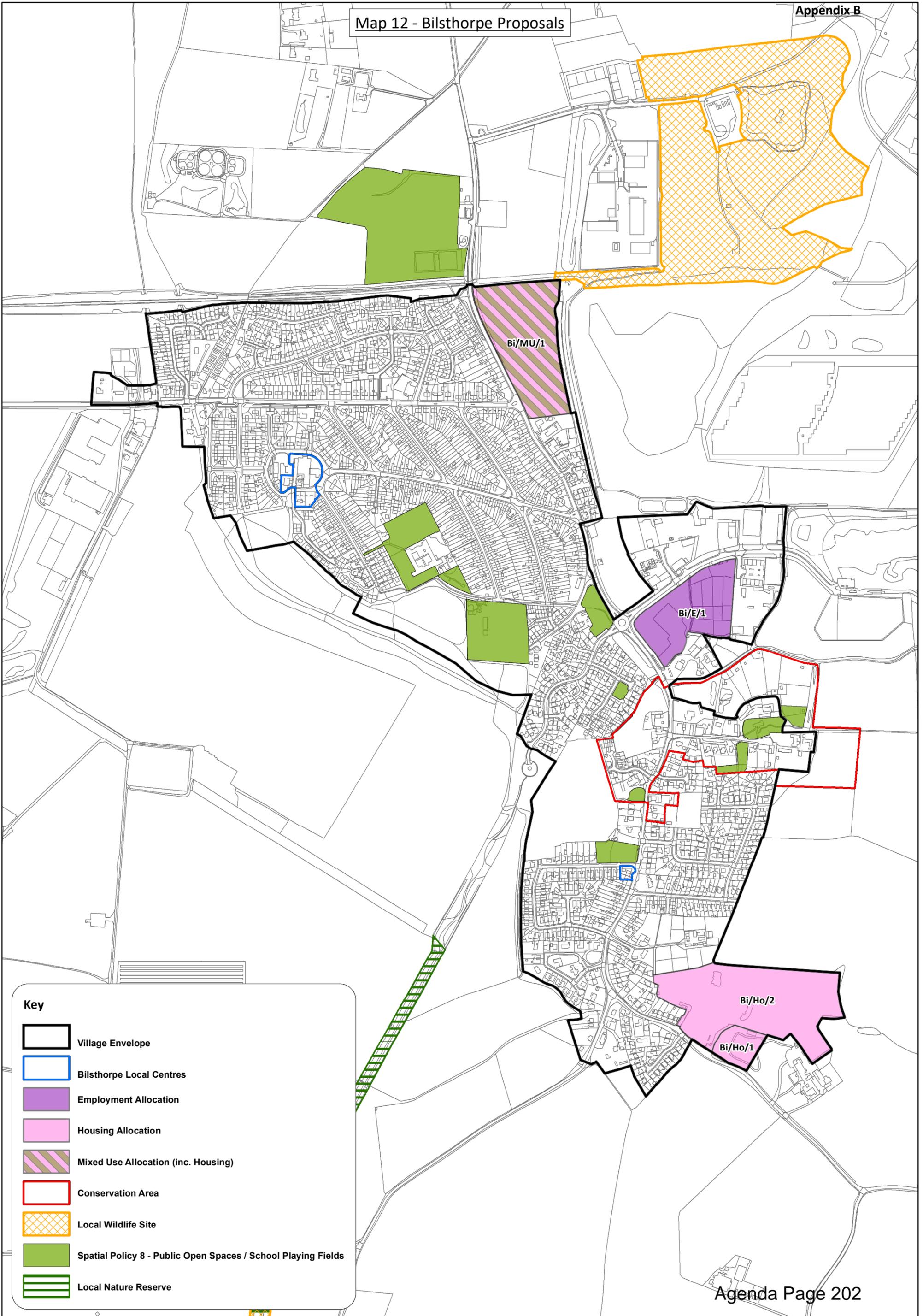
Key

	Urban Boundary
	Ollerton District & Boughton Local Centres
	Existing Employment Sites
	Employment Allocation
	Housing Allocation
	Mixed Use Allocation (inc. Housing)
	Retail Allocation
	Transport Allocation
	Gypsy and Traveller Accommodation Broad Locations for Growth
	Gypsy & Traveller Accommodation Allocation
	Conservation Area
	Ollerton Roundabout SP7
	Local Nature Reserve
	Main Open Areas
	Local Wildlife Site
	Scheduled Ancient Monument
	Ancient Woodland
	Sites of Special Scientific Interest
	Spatial Policy 8 - Public Open Spaces / School Playing Fields



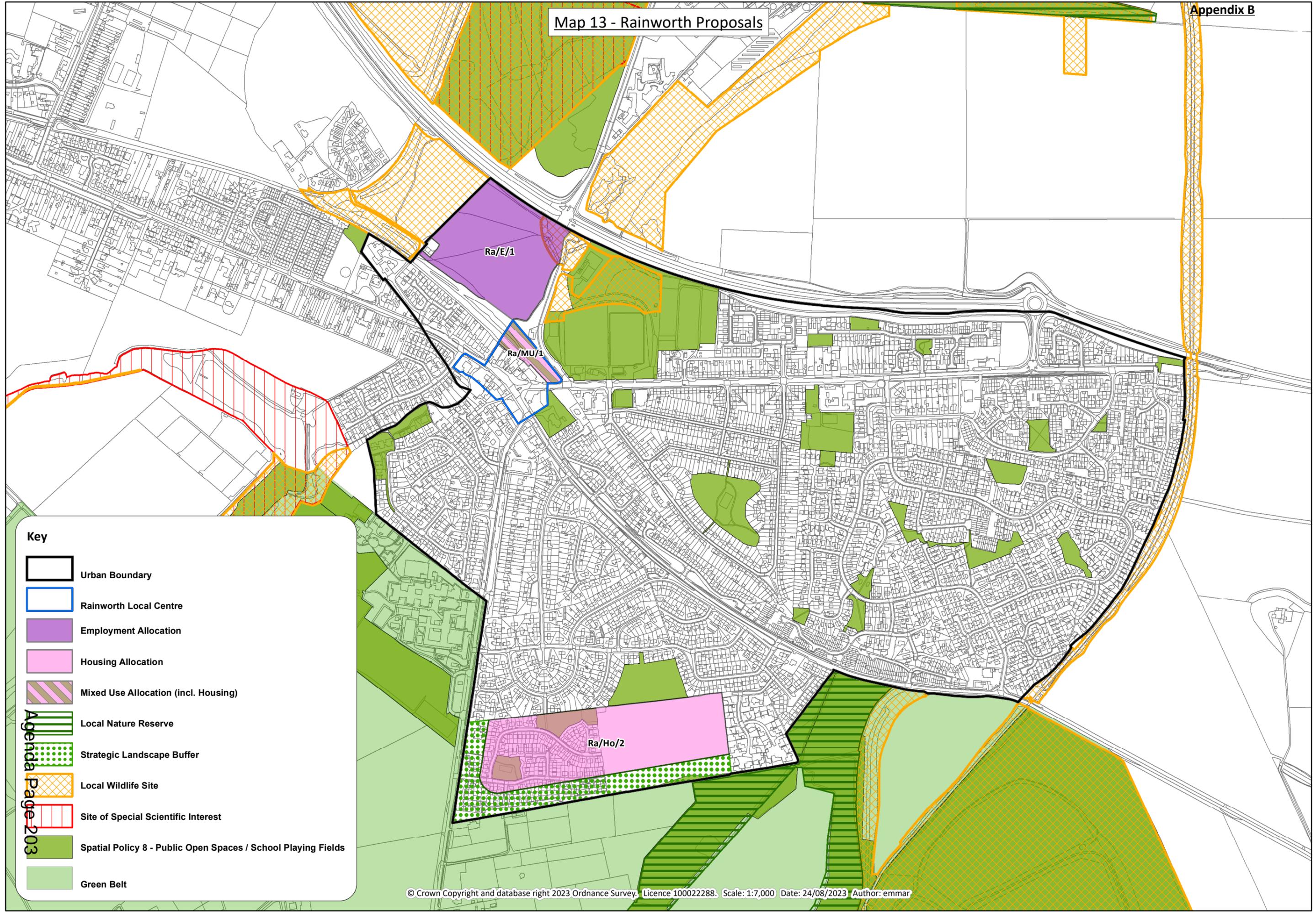
Key

- Urban Boundary
- Edwinstowe District Centre
- Conservation Area
- Site for Potential Railway Station
- Housing Allocation
- ShAP4 Land at Thoresby Colliery
- Strategic Landscape Buffer
- Main Open Areas
- Local Nature Reserve
- Local Wildlife Site
- Special Area of Conservation
- Ancient Woodland
- Site of Special Scientific Interest
- Spatial Policy 4 - Public Open Space / School Playing Fields



Key

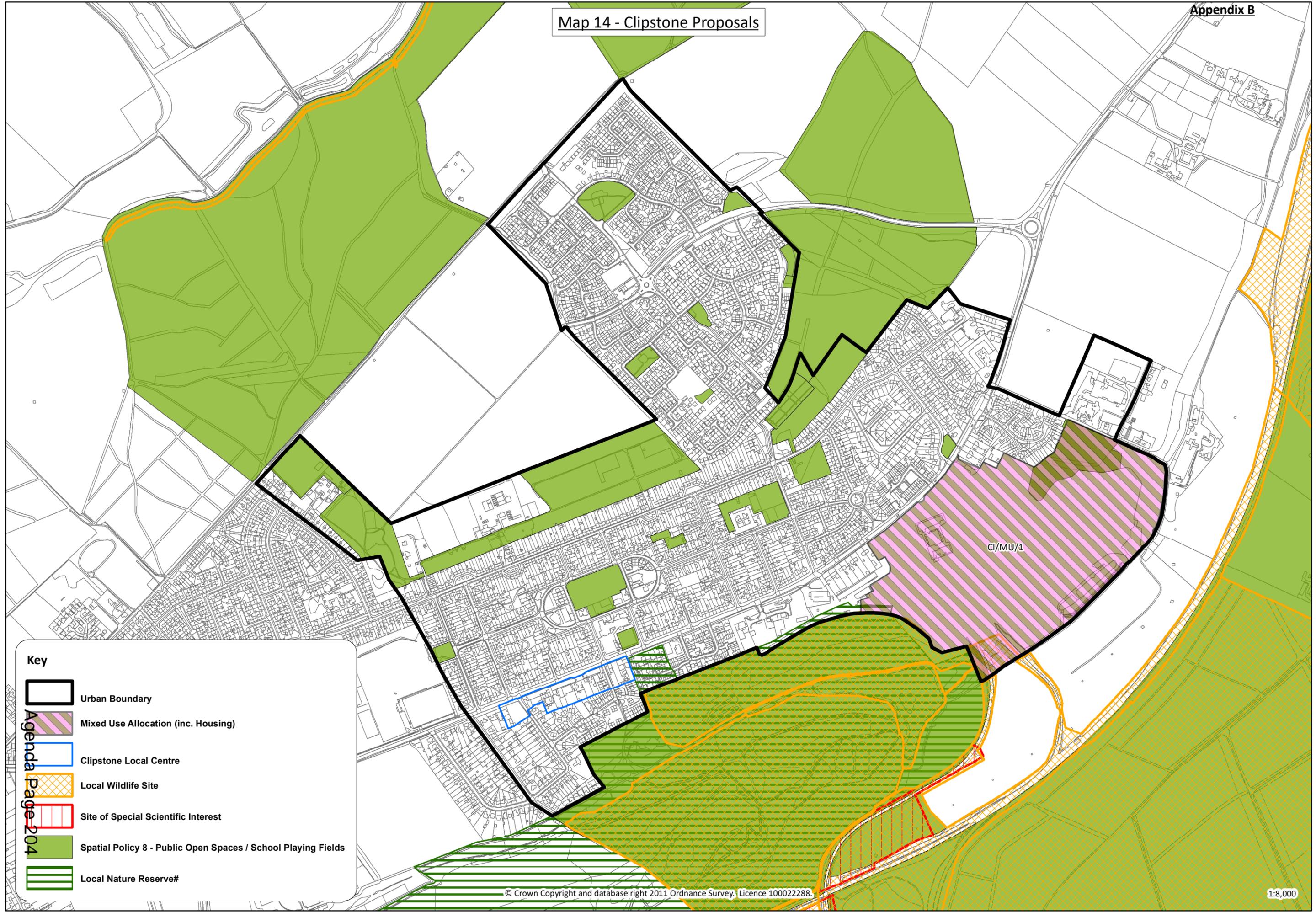
-  Village Envelope
-  Bilsthorpe Local Centres
-  Employment Allocation
-  Housing Allocation
-  Mixed Use Allocation (inc. Housing)
-  Conservation Area
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Spaces / School Playing Fields
-  Local Nature Reserve



Key

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

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Key

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

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Map 15 - Blidworth Proposals

Key

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

