



**NEWARK &  
SHERWOOD**  
DISTRICT COUNCIL

*Castle House  
Great North Road  
Newark  
NG24 1BY*

*Tel: 01636 650000*

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

**Tuesday, 1 September 2020**

**Chairman: Councillor K Girling**

**Vice-Chairman: Councillor Mrs P Rainbow**

**Members of the Committee:**

**Councillor R Blaney  
Councillor L Brailsford  
Councillor L Brazier  
Councillor Mrs R Crowe  
Councillor Mrs M Dobson  
Councillor P Harris  
Councillor N Mison  
Councillor N Mitchell  
Councillor M Skinner  
Councillor R White**

**Substitute Members:**

**Councillor M Brock  
Councillor S Carlton  
Councillor D Cumberlidge  
Councillor Mrs G Dawn  
Councillor Mrs Y Woodhead  
Councillor K Walker**

**MEETING: Economic Development Committee**

**DATE: Wednesday, 9 September 2020 at 6.00 pm**

**VENUE: Broadcast from Castle House, Great North Road,  
Newark, Notts NG24 1BY**

**You are hereby requested to attend the above Meeting  
for the purpose of transacting the business on the Agenda as overleaf.**

Attendance at this meeting and public access will be by remote means due to the Covid-19 Pandemic.  
Further details to enable remote access will be forwarded to all parties prior to the  
commencement of the meeting.

If you have any queries please contact Helen Brandham on [helen.brandham@newark-sherwooddc.gov.uk](mailto:helen.brandham@newark-sherwooddc.gov.uk) 01636 655248.



## AGENDA

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### **Remote Meeting Details**

This meeting will be held in a remote manner in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The meeting will be live streamed on the Council's social media platforms to enable access for the Press and Public.

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**May 2020**

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First Homes Consultation Response

Removal of BT Payphones Consultation Response

**June 2020**

Local Discretionary Grant Fund with Supporting Documents

Car Parking Charges Review – Covid-19

**July 2020**

Newark Towns Fund – Submission of Town Investment Plan; and

Heritage Action Zone – Entering into Contract with Historic England

**Confidential and Exempt Items**

18. Exclusion of the Press and Public

To consider resolving that, under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.

## NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Economic Development Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts NG24 1BY on Wednesday, 15 January 2020 at 6.00 pm.

PRESENT: Councillor K Girling (Chairman)  
Councillor Mrs P Rainbow (Vice-Chairman)

Councillor R Blaney, Councillor L Brailsford, Councillor Mrs R Crowe, Councillor P Harris, Councillor N Mitchell, Councillor M Skinner, Councillor R White and Councillor Mrs Y Woodhead( Substitute)

APOLOGIES FOR ABSENCE: Councillor L Brazier (Committee Member) and Councillor Mrs M Dobson (Committee Member)

### 44 DECLARATION OF INTEREST BY MEMBERS AND OFFICERS AND AS TO THE PARTY WHIP

NOTED that no Member or Officer declared any interest pursuant to any statutory requirement in any matter discussed or voted upon at the meeting.

### 45 DECLARATION OF INTENTION TO RECORD MEETING

NOTED that the Council would undertake live streaming of the meeting.

### 46 MINUTES OF MEETING HELD ON 20 NOVEMBER 2019

#### Minute No. 37 – EV Chargepoints

A Member commented that the Minute did not include reference to the request that had been made for assistance to be given to Edwinstowe and Southwell for the introduction of EV chargepoints.

AGREED that subject to the above amendment, the Minutes of the Meeting held on 20 November 2019 be agreed as a correct record and signed by the Chairman.

### 47 LOCALISM IN PROCUREMENT - PRESENTATION

The Committee considered the presentation by Amy Myers of Welland Procurement which focused on Localism in Procurement, the premise for which was: spending local authority money within its own economy; benefiting local businesses; protecting local jobs; and growing the local economy. The presentation set out the current position and what more the Council could do, providing alternative options for consideration. The presentation also provided Members with a note of the risks associated with local procurement.

In considering the presentation, Members raised a number of general questions. Specifically as to how local procurement was monitored and the Council's target of reducing their carbon footprint. Members queried whether it was possible to accept a local tender that, whilst not necessarily the lowest in cost, did offer the lowest carbon

footprint than one out of the district. Ms Myers advised that dependent on the size of the tender, there were some EU rules which prevented setting boundaries to only use local companies. That said, weighting different elements was appropriate below OJEU thresholds.

Members expressed some concern that tenders were only advertised by electronic methods, citing that a great deal of small and medium enterprises (SMEs) were disadvantaged. Ms Myers stated that if a tender was below £10k then a written format would be used.

In relation to what safeguards could be put in place to ensure that lower value contracts were not awarded to family or friends of Council employees, Ms Myers advised that this would be a matter for Audit to consider e.g. how monies were being spent, to whom and how frequently. It was also noted that any issues or concerns could be reported through the Council's Whistleblowing Protocol. The Director – Growth & Regeneration advised that Officers were required to adhere to a Code of Conduct and to make a declaration of any friendships or associations with contractors. Members agreed that it would be beneficial to improve the knowledge of available contractors and the services and goods they were able to provide.

A Member queried whether it was possible to sub-divide a contract in lots, noting that procurement with other local authorities may provide opportunities for economy of scale. Ms Myers acknowledged that economies of scale would be more likely with large tenders but the presentation was tailored to local SMEs.

In relation to what Members considered to be local, it was suggested that the contractor should be within the district boundaries. The Director advised that the Council's current definition of local was a business with a NG or LN postcode.

In noting the above, it was stated that SMEs often struggled due to cash flow issues and that a big contractor buying locally would be unlikely to pay for goods or services promptly. Ms Myers stated that this would need to be discussed with the Council's Legal Team with a view to requiring the business awarded the main contract paying by the terms set out by the Council. It was noted, however, that this would not be inserted as a standard clause in any contract awarded.

The Director advised that the Council would benefit from a promotion campaign, advising businesses and suppliers as to how they could be listed on the Council's Contract Register. Further work would be done with local SME's to promote where to view and tender for opportunities.

AGREED that the presentation be noted.

#### 48 ECONOMIC DEVELOPMENT COMMITTEE REVENUE BUDGET 2020/21

The Committee considered the joint report of the Director – Growth & Regeneration and the Deputy Chief Executive/Director – Resources in relation to the budget and scales of fees and charges for those areas falling under the remit of the Economic Development Committee for 2020/2021.

The report set out the proposals for recommendation to the Policy & Finance Committee on 20 February 2020 in relation to the base budget for 2020/2021 for inclusion in the overall Council budget and the 2020/2021 fees and charges.

In considering the report Members commented that they welcomed the new posts in the newly created Economic Growth Business Unit. It was suggested that additional budget be made available to enhance campaigns in the district which were designed to attract visitors. Noting the success of the recent Winter/Christmas Campaign it was also suggested that other seasonal campaigns be considered.

In response to the suggestion of an Investment Readiness Workshop the Director – Growth & Regeneration advised that the Business Manager – Economic Growth would be considering this as part of their remit and would report back to Committee in due course, linked to a new Economic Growth Strategy.

AGREED that the following be recommended to the Policy & Finance Committee on 20 February 2020:

- (a) the 2020/2021 base budget (Appendix A) for inclusion in the overall Council budget; and
- (b) to Council on 9 March 2020, the 2020/2021 fees and charges (Appendix D).

#### 49 LOCAL DEVELOPMENT FRAMEWORK PROGRESS UPDATE

The Committee considered the report of the Business Manager – Planning Policy which sought to update Members on progress towards delivery of the Plan Review in relation to the Allocations and Development Management Policies.

It was reported that work on the Gypsy & Traveller potential additional capacity on existing sites was almost complete. The Options Report could not be finalised at this stage but would be presented to the next meeting. Members were also updated that a new design policy was being prepared to incorporate the principles of Building for Life.

AGREED that:

- (a) progress towards meeting the timetable of the adopted Local Development Scheme be noted; and
- (b) if necessary, an additional meeting of the Economic Development Committee be held to approve the Options Report for public consultation.

#### 50 SOCIAL MOBILITY PROJECT PROPOSAL

The Committee considered the report of the Director – Growth & Regeneration which sought to update Members on the proposed continuation of financial support for Social Mobility Projects in Newark & Sherwood as reported to the June 2019 Committee.

Following a workshop held in September 2019 it was decided that a new Economic Growth Strategy was required. This had been delayed due to the pending appointment of the new Economic Growth Business Unit. Notwithstanding this it was considered that momentum on this specific issue should not be lost. Details of the proposals were set out in paragraph 3 of the report and included: developing employability skills (in partnership with Deere Apprenticeships); Newark & Nottinghamshire Agricultural Society Schools Project; and Cognitive Behaviour Training. Details of the costings to deliver the above were detailed in paragraph 3.6 of the report.

In considering the report Members queried whether schools other than those noted in the report had been approached. The Business Manager – Planning Policy advised that the schools had been chosen as it was thought they were located where the money would be best spent. Members suggested that it would be beneficial to use those schools as a hub and consider taking pupils from other schools. Members agreed that the proposals to work with schools were to be welcomed.

Whilst acknowledging the Council's ambition of working with businesses in the west of the district, Members noted that additional work and assistance with the Sherwood Business Club was required in order for them to be able to engage and build relationships in the surrounding area.

AGREED that:

- (a) the proposed approach to social mobility set out in Section 3 of the report be approved; and
- (b) the Economic Development Committee recommends to the Policy & Finance Committee that an additional £13k be included in the 2020/2021 Revenue Budget for Employment and Skills to support the proposed approach to social mobility.

#### 51 COUNCIL POLICY FOR MANAGEMENT OF OPEN SPACE

The Committee considered the report of the Director – Growth & Regeneration which sought to update Members on options for securing the long-term management and maintenance of new open space provided as part of new (predominately housing) development proposals.

The Director briefed Members on the discussions held at the Open Space Working Group which had been established at the November meeting of the Committee and advised that the issue was one that required a national focus. He recommended that representations be made for a discussion to be held at Ministerial level, whilst noting that it was unlikely to result in a ban of such agreements, but could result in the legislation of fees and charges.

In considering the report, Members agreed that a letter be written to the relevant Government Minister and that further work be undertaken by the Council's Legal Team on the implications of becoming a ManCo with respect to the need to be a freehold interest on a property.

AGREED that:

- (a) the Director – Growth & Regeneration forward a letter to the relevant Government Minister requesting that the issues surrounding Management Organisations be reviewed as a matter of urgency; and
- (b) clarity be sought from the Council’s Legal Business Unit on the implications for the Council should they become a Management Company, specifically in relation to becoming a third party influence on the title deeds of a householder.

52 CHRISTMAS CAMPAIGN EVALUATION

The Committee considered the report of the Business Manager – Tourism which sought to provide Members with an update on the District-wide Christmas Campaign delivered in December 2019. The report set out the objectives and proposals of the campaign and the positive results thereof.

In considering the report, Members agreed that the campaign had been of great benefit to the district and queried what more could be done to further encourage visitors to the area.

In discussing future promotions, it was noted that the Explorers’ Road (the A1) was primarily aimed at the German market but that the recent uptake from the travel industry had been from the USA and Canada. The Explorers’ Road was particularly attractive to tourists who did not want to just visit London but wanted to explore more of the United Kingdom.

In relation to businesses and attractions being included on the Council’s promotional websites it was noted that they must be of a certain standard but should they meet that criteria then inclusion was free of charge. It was also noted that work was now ongoing with boosting the quantity and quality of traffic on Face Book.

AGREED that:

- (a) the report and success of the Christmas 2019 Campaign be noted; and
- (b) a further report be presented to a future meeting of the Committee on the performance of the three Destination Management Plans/Groups.

53 NEWARK TOWN UPDATE

The Committee considered the report of the Director – Growth & Regeneration which sought to provide Members with proposals for the production of a ‘Newark ‘Regeneration Strategy’ and opportunities relating to the ‘Towns Fund’ and ‘Heritage Action Zone’ (HAZ).

The report set out the background to the opportunities relating to investment and initiatives in Newark and provided specific detailed information about the Future High Streets Fund; High Street Heritage Action Zone; and the Towns Fund, together with the proposed next steps listed at paragraph 2.10 of the report.

In relation to the Towns Fund Members queried how the views of the public would be sought and recorded. It was noted that in order to access funds and develop a Town Investment Plan a Town Deal Board must be formulated. This would be made up of a largely prescribed attendance list. The Chairman and Director advised that the Board would capture the views of the public and that a consultation and social media campaign would also provide feedback.

AGREED that:

- (a) the report be noted; and
- (b) the proposed production (and associated timetable) of the Newark Town Regeneration Strategy and Town Investment Plan, the progress and details for which will be presented to future meeting of the committee, be noted.

54 ECONOMIC DEVELOPMENT COMMITTEE FORWARD PLAN

AGREED that the following items be added to the Economic Development Committee's Forward Plan:

Environmental Services Projects Update  
Planning Enforcement Plan Draft  
Local Development Framework Update  
Destination Management Groups Update

Meeting closed at 7.45 pm.

Chairman

**Forward Plan of Economic Development Committee Decisions from 1 October 2020 to 30 September 2021**

This document records some of the items that will be submitted to the Economic Development Committee over the course of the next twelve months.

These committee meetings are open to the press and public.

Agenda papers for Economic Development Committee meetings are published on the Council's website 5 days before the meeting <http://www.newark-sherwooddc.gov.uk/agendas/>. Any items marked confidential or exempt will not be available for public inspection.

<b>Meeting Date</b>	<b>Subject for Decision and Brief Description</b>	<b>Contact Officer Details</b>
Nov 2020	Economic Growth Strategy	Neil.cuttell@newark-sherwooddc.gov.uk
Nov 2020	Tourism Strategy	Richard.huthwaite@newark-sherwooddc.gov.uk
Nov 2020	Open Space Strategy	Matthew.norton@newark-sherwooddc.gov.uk
Nov 2020	Sherwood Forest Corner Update	Richard.huthwaite@newark-sherwooddc.gov.uk
Nov 2020	Newark Town Investment Plan Update	<a href="mailto:matt.lamb@newark-sherwooddc.gov.uk">matt.lamb@newark-sherwooddc.gov.uk</a>
Nov 2020	EV Chargepoints	<a href="mailto:robert.churchill@newark-sherwooddc.gov.uk">robert.churchill@newark-sherwooddc.gov.uk</a>
Nov 2020	Buttermarket, Newark Update	<a href="mailto:matt.lamb@newark-sherwooddc.gov.uk">matt.lamb@newark-sherwooddc.gov.uk</a>
Nov 2020	Ollerton & Boughton Neighbourhood Study Update	<a href="mailto:cara.clarkson@newark-sherwooddc.gov.uk">cara.clarkson@newark-sherwooddc.gov.uk</a>
TBC	Update on Digitisation of Archive Material at Resource Centre	<a href="mailto:oliver.scott@newark-sherwooddc.gov.uk">oliver.scott@newark-sherwooddc.gov.uk</a>
BC	Review of Industrial Estates	<a href="mailto:robert.churchill@newark-sherwooddc.gov.uk">robert.churchill@newark-sherwooddc.gov.uk</a>
BC	Report on Legionella Compliance Programme	<a href="mailto:robert.churchill@newark-sherwooddc.gov.uk">robert.churchill@newark-sherwooddc.gov.uk</a>
BC	Local Development Framework Update	Matthew.norton@newark-sherwooddc.gov.uk

## ECONOMIC DEVELOPMENT COMMITTEE

9 SEPTEMBER 2020

### BT CONSULTATION ON THE REMOVAL OF A TELEPHONE KIOSK

#### **1.0 Purpose of Report**

1.1 This report sets out the details of BT's consultation on the removal of the telephony service to the telephone kiosk near Friary Villas on Sleaford Road in Newark and the District Council's proposed response.

#### **2.0 Background Information**

2.1 On 20 November 2019, Economic Development Committee endorsed the proposed approach to BT consultations on the removal of the telephony service to kiosks in the District. Where Town & Parish Councils and Meetings wish to adopt a kiosk and repurpose it, the District Council will support this. It was also agreed that the District Council will support Town & Parish Councils and Meetings, and District Councillors, where they object to the removal of the telephony service from a kiosk and are able to provide a valid basis for their objection. Where no comment is received from Town & Parish Councils and Meetings, or District Councillors, officers will use their judgement to make recommendations in line with Ofcom guidance (attached as **Appendix A**).

2.2 BT posted a notice in the kiosk on Sleaford Road on 11 July 2020 asking anyone who wished to comment on the proposed removal to contact the District Council by 22 August 2020. The number for the kiosk is 01636 610746 and it receives on average 16 calls per month. District Council Officers contacted Newark Town Council and the relevant District Councillors and made them aware of the details of the consultation. No comments have been received.

2.3 BT will not accept responses from any individual or body other than the District Council. BT will not remove a kiosk if it has received a written objection from the District Council by 9 October 2020 – this is known as the local veto.

#### **3.0 Proposed Response**

3.1 It is proposed that the District Council objects to the removal of the telephony service, which would mean that BT have to maintain it. The kiosk is in Bridge ward and the nature of tenures in this ward as well as other factors that the District Council is aware of lead us to believe that there is likely to be a relatively high level of dependence on the availability of a payphone. Also, given the ongoing pandemic and its economic consequences, this is arguably the wrong time to remove a cheap and reliable means of communication. The Town Council and Ward Members have been told that if no comment from them is received, it will be assumed that they are supportive of the proposed response.

#### **4.0 Equalities Implications**

4.1 None identified, it is not believed that this issue will have different implications for different groups with protected characteristics.

**5.0 Financial Implications FIN20-21/2195**

5.1 There are no direct financial implications arising from this report.

**6.0 Community Plan – Alignment to Objectives**

6.1 The maintenance of telephony services in this kiosk could contribute to the reduction of crime and anti-social behaviour and increase feelings of safety in the local community, by facilitating emergency calls.

**7.0 RECOMMENDATION**

**That the report be noted and the proposed response approved.**

**Reason for Recommendation**

**So that the proposed response can be approved and the District Council response can be submitted to BT's consultation on the removal of the telephone kiosk on Sleaford Road, Newark.**

**Background Papers**

Nil

For further information please contact Matthew Norton on Ext 5852 or Adrian Allenbury on Ext 5862

Matt Lamb  
Director – Planning & Growth

# Guidance on procedures for the removal of public call boxes

## **1. Introduction and overview**

1.1 Ofcom published on 14 March 2006 a Direction setting out:

- Procedures for the complete removal of Public Call Boxes (PCBs) and Call Box Services (CBS) from a Site<sup>1</sup>;
- Procedures for requests for new PCBs and related CBS; and
- A requirement that at least 70% of PCBs offer cash payment facilities.

1.2 This guidance is intended to promote consistency of decisions between Relevant Public Bodies<sup>2</sup>. It also provides examples of circumstances in which the Universal Service Provider (currently BT plc and, in the Hull, area Kingston Communications) might reasonably remove the cash payment facility from a PCB.

## **2. Status of this guidance**

2.1 Compliance with this guidance does not guarantee compliance with any legal requirement.

2.2 Except insofar as the context otherwise requires, words or expressions shall have the same meaning they have in the Direction.

## **3. Overview**

3.1 The following diagram shows the various stages in the procedures for the complete removal of PCBs and/or CBS from a Site. Each stage is described in more detail in this guidance

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<sup>1</sup> Site means any area within a walking distance of 400 metres from that PCB.

<sup>2</sup> Relevant Public Body means: in relation to England, the relevant local District Council (in two-tier local authority areas), London Borough Council, Metropolitan Council, Unitary Council, the Corporation of London or the Council of the Isles of Scilly; in relation to Northern Ireland, the Unitary District; in relation to Scotland, the Unitary Council; in relation to Wales, the County or County Borough Council; or any successor bodies or organisations.

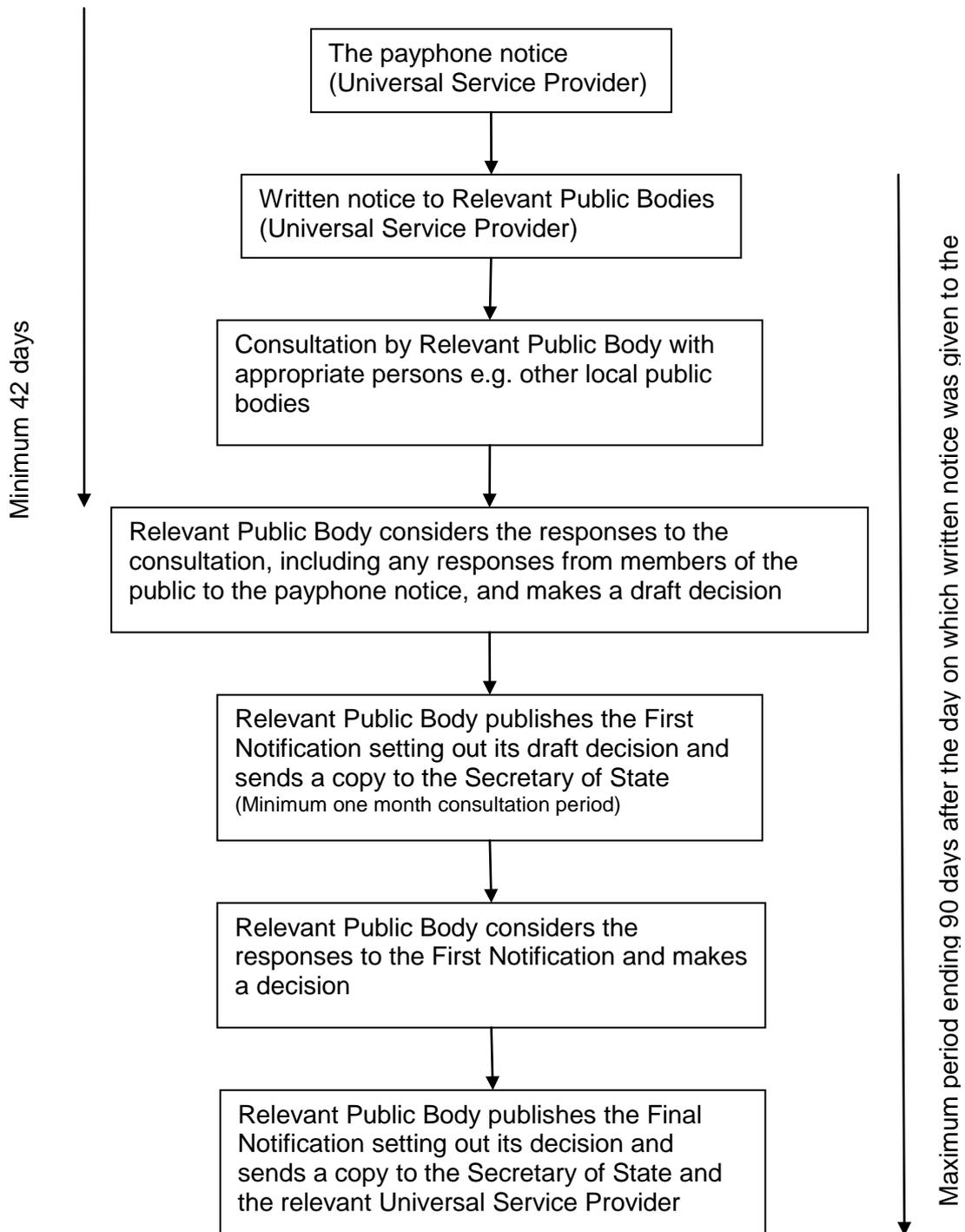


Diagram: Procedure for the complete removal of Public Call Boxes from a Site

#### **4. The payphone notice**

4.1 Under paragraph 2.2 of the Direction, the Universal Service Provider must display a notice in a prominent place on the PCB which it proposes to remove or re-site and/or to which it intends to cease to provide CBS ('the payphone notice') informing the public of the proposed change and setting out:

- The nature and effect of the proposal;
- The period within which members of the public may make representations about the proposal, which shall be 42 days after the day on which the notice is first displayed;
- A free-call telephone number which can be used by the public to check the location of the nearest alternative PCB providing CBS; and
- The Relevant Public Body to whom representations may be made about the proposal.

#### **5. Written notice to relevant public bodies**

5.1 Under paragraph 2.3 of the Direction, the Universal Service Provider must also give written notice of its proposed removal or re-siting of a PCB and/or the cessation of the provision of CBS to the Relevant Public Body ('the written notice') setting out:

- The nature and effect of the proposal;
- Any information in support of the proposal;
- The date on which the payphone notice was first displayed on the PCB (and provide a copy);
- A web link to Ofcom's guidance on procedures for the complete removal of PCBs and/or CBS from a site; and
- That objection may be made to the Universal Service Provider by the Relevant Public Body.

#### **6. Consultation**

6.1 The Relevant Public Body should bring the contents of the payphone and written notice to the attention of such persons as it considers appropriate, asking for comments on the proposal to be made to the Relevant Public Body within a stipulated period.

6.2 Such persons might include other local public bodies, for example the parish or community council. In Northern Ireland, the Relevant Public Body should also consider which local community groups, if any, to consult with.

6.3 It is likely that Relevant Public Bodies will already have in place various consultation mechanisms and procedures which allow local issues to be discussed with local communities, for example local strategic partnerships and neighbourhood-based systems of local meetings.

## **7. Responses to consultation**

7.1 The Relevant Public Body should consider the responses to the consultation, if any, received within the stipulated period, and including responses from members of the public received by them within the 42 days period after the payphone notice was first displayed on the PCB.

7.2 In deciding whether to consent or object to the proposal, the Relevant Public Body must be satisfied that its decision is:

- Objectively justifiable in relation to the networks, services, facilities, apparatus or directories to which it relates;
- Not such as to discriminate unduly against particular persons or against a particular description of persons;
- Proportionate to what it is intended to achieve; and
- In relation to what it is intended to achieve, transparent.

7.3 The Relevant Public Body must also be satisfied that it acted in accordance with the six Community requirements set out in section 4 of the Communications Act 2003 ('the Act'). These are:

- To promote competition in the provision of electronic communications networks and services, associated services and facilities and the supply of directories;
- To contribute to the development of the European internal market;
- To promote the interests of all persons who are citizens of the European Union;
- Not to favour one form of, or means of, providing electronic communications networks or services i.e. to be technology neutral;
- To encourage network access and service interoperability for the purpose of securing competition in the electronic communication networks and services markets and the maximum benefit for customers of communications providers; and
- To encourage compliance with standards necessary for facilitating service interoperability and securing freedom of choice for the customers of communications providers.

7.4 Where it appears to a Relevant Public Body that any of the Community requirements conflict with each other they must secure that the conflict is resolved in a manner they think best in the circumstances.

7.5 To assist Relevant Public Bodies to consider the responses, and to make a decision to consent or object to the proposal, Ofcom has included at Annex 1 in this guidance factors which it considers relevant to the decision. Relevant Public Bodies should refer to these factors.

## **8. First notification**

8.1 Having considered the responses to the consultation, if any, the Relevant Public Body must publish its draft decision in the form of a notification ('the First Notification'). To assist Relevant Public Bodies, Ofcom has included in this guidance at Annex 2 a specimen notification. The First Notification must:

- State that there is a proposal for the complete removal of PCBs and/or CBS from a Site;
- Identify the Universal Service Provider whose proposal it is;
- Set out the draft decision to consent or object to the proposal;
- Set out the effect of the draft decision to consent or object to the proposal;
- Give reasons for the draft decision to consent or object to the proposal;
- Specify the period within which representations may be made about the proposal to the Relevant Public Body;
- Confirm that the draft decision complies with the requirements of sections 45 to 50 of the Act, as appropriate and relevant to the proposal;
- Confirm that in making the draft decision, the Relevant Public Body have considered and acted in accordance with the six Community requirements in section 4 of the Act;
- Confirm that a copy of the First Notification has been sent to the Secretary of State.

8.2 Except in exceptional circumstances justifying the use of a shorter period, the period mentioned in paragraph 8.1 for representations must be one ending not less than one month after the day of the publication of the First Notification.

8.3 The publication of the First Notification must be in such a manner as appears to the Relevant Public Body to be appropriate for bringing the contents of the notification to the attention of such persons as it considers appropriate.

8.4 Such persons might include other local public bodies, for example, the parish or community council. In Northern Ireland, it might include local community groups. Ofcom would expect the Relevant Public Body to send a copy of the First Notification to the relevant Universal Service Provider.

8.5 The Relevant Public Body must also send a copy of the First Notification to the Secretary of State. Ofcom has included in this guidance a specimen letter for this purpose.

8.6 Under section 50(6) of the Act the Relevant Public Body may if appropriate also send a copy of the First Notification to the European Commission. Ofcom does not believe there will normally be a need to notify the Commission in the case of proposed PCB removals.

## **9. Final Notification**

9.1 The Relevant Public Body may consent or object to a proposal only if it has considered every representation about the proposal that is made to it within the period specified in the First Notification and has had regard to every international obligation of the UK (if any) which has been notified to Ofcom for the purposes of this requirement (none to date).

9.2 Having considered the responses to the First Notification, if any, the Relevant Public Body must publish its decision in the form of a notification ('the Final Notification'). To assist Relevant Public Bodies, Ofcom has included at Annex C in this guidance a specimen notification. The Final Notification must:

- State that there is a proposal for the complete removal of PCBs and/or CBS from a Site;
- Identify the Universal Service Provider whose proposal it is;
- Set out the decision to consent or object to the proposal;
- Set out the effect of the decision to consent or object to the proposal;
- Give reasons for the decision to consent or object to the proposal;
- Confirm that the decision complies with the requirements of sections 45 to 50 of the Act, as appropriate and relevant to the proposal;
- Confirm that in making the decision set out in the Final Notification, the Relevant Public Body have considered and acted in accordance with the six Community requirements in section 4 of the Act;
- Confirm that a copy of the First Notification was sent to the Secretary of State; and
- Confirm that a copy of the Final Notification has been sent to the Secretary of State.

9.3 The publication of the Final Notification must be in such a manner as appears to the Relevant Public Body to be appropriate for bringing the contents of the notification to the attention of such persons as it considers appropriate.

9.4 Such persons might include other local public bodies, for example the parish or community council. In Northern Ireland, it might include local community groups.

9.5 The Relevant Public Body must send a copy of the Final Notification to the relevant Universal Service Provider.

9.6 The Relevant Public Body must also send a copy of the Final Notification to the Secretary of State. Ofcom has included in this guidance a specimen letter for this purpose.

9.7 Under section 50(6) of the Act the Relevant Public Body may if appropriate also send a copy of the Final Notification to the European Commission. Ofcom does not believe there will normally be a need to notify the Commission in the case of proposed PCB removals.

**10. The local veto**

10.1 The Universal Service Provider must not bring its proposal into effect if it has received any written objection to the proposal by the Relevant Public Body within the period ending 90 days after the day on which written notice was given by the Universal Service Provider to the Relevant Public Body ('the local veto'). It is for this reason that the Relevant Public Body must send a copy of the Final Notification to the relevant Universal Service Provider – see paragraph 9.5 above.

## Annex 1

# Relevant factors

## Purpose

A.1 It is the Universal Service Provider's obligation to ensure the adequate provision of PCBs and/or CBS to meet the reasonable needs of end-users in terms of numbers, geographical coverage and quality of services. It is against this obligation that a Relevant Public Body must assess a proposal for the complete removal of PCBs and/or CBS from a Site.

A.2 This is intended to give guidance on the factors to take account of when considering a proposal for the complete removal of PCBs and/or CBS from a Site. It is intended also to promote consistency of decisions between Relevant Public Bodies. Relevant Public Bodies may consider other factors such as the proximity of the nearest alternative PCB, the nature of the area (for example, a tourist area or close to a children's home or similar accommodation) or, in the case of text phones, use by deaf users. However, any decision of a Relevant Public Body must comply with the requirements in paragraphs 7.2 and 7.3 of this guidance.

A.3 It is likely that Relevant Public Bodies will already have access to information against which they can make an assessment. While the following is not an exhaustive list of sources of information, Relevant Public Bodies might consider:

- ACORN is a demographic tool used to identify and understand the UK population – [www.caci.co.uk](http://www.caci.co.uk);
- PRiZM is a commercial product built from lifestyle and demographic data at postcode level - [www.claritas.co.uk](http://www.claritas.co.uk);
- The National Statistics Service offers access to a range of social and economic aggregate data relating to small geographic areas - [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk) ; and
- UpMyStreet let you search and compare detailed information about a specific postcode, city, town, district or region – [www.upmystreet.com](http://www.upmystreet.com)

## Factors

A.4 Set out below are some (not exhaustive) important factors which might be assessed when considering a proposal for the complete removal of PCBs and/or CBS from a Site.

### Housing type in the area

A.5 A Relevant Public Body may consider whether the area within the same postcode as a PCB is predominately owner-occupied, privately rented or council housing. The more owner-occupied housing in the area the more likely it is that people living in that area would have access to mobile and fixed telephones. If there is predominantly private rented or council housing in the area, this may suggest

people on a lower income without access to mobile and fixed telephones and support the view that a PCB should be retained.

**Number of households in the area**

A.6 There may be concerns about alternative access to telephone services for low population densities. A Relevant Public Body may determine the number of households within the same postcode as a PCB. The number of households within 400 metres of a PCB could be seen as the catchment area for that PCB.

A.7 The number of households in the area would not however include any passing traffic or reflect that a PCB might be situated on a main road or busy terminus. Such detail should be assessed on a case-by-case basis.

**PCB revenue**

A.8 BT and Kingston may be willing to provide information about the revenue generated by a particular PCB. This should help measure PCB usage and could be an indicator of its value to the community. The lower the annual revenue that a PCB generates, there could be grounds for its removal.

A.9 Consideration may be given by a Relevant Public Body to the other factors listed above before it relies on annual revenue alone to support a decision to consent or object to the complete removal of PCBs and/or CBS from a Site. The annual revenue of a PCB should be assessed on a case-by-case basis.

**Emergency calls**

A.10 Many people place great value on having the option to use a PCB in an 'emergency'. However, not all calls considered as emergency calls by the public are calls to the emergency services, for example police, fire, ambulance and coastguard services. For example, people often cite calls to roadside breakdown as being emergency calls.

A.11 The importance of retaining a PCB for 'emergency calls' should be assessed on a case-by-case basis. The body needs to think about whether a particular PCB is more likely to be used for emergency calls than another. For example if there are alternative means of making calls available locally and/or there is good coverage for mobile phones, this may suggest that there is a reduced need to retain the phone box on emergency grounds. But if, for example, the call box is near a known accident black-spot, it may suggest it should be retained.

**Mobile phone coverage**

A.12 While three-quarters of adults now personally use a mobile phone, people often cite poor, sporadic or the lack of mobile network coverage at a location as being an important factor for retaining a PCB.

A.13 The main mobile networks, including 3, O2, Orange, T-Mobile and Vodafone allow you to check the network coverage in any given postcode area on their websites. While this might not be conclusive, it should help to assess network coverage within the same postcode as a PCB.

## Annex 2

# First Notification: example templates

## Notification under section 49(4) of the Communications Act 2003

Draft decision by [public body] in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Schedule to a Direction published by Ofcom on 14 March 2006 ('the Direction').

1. [Public body], in accordance with section 49(4) of the Communications Act 2003 ('the Act'), hereby make the following draft decision in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Direction.
2. The draft decision is set out in the Schedule to this Notification.
3. The effect of, and [public body] reasons for making, the draft decision is set out in the Schedule to this Notification.
4. [Public body] consider that the draft decision complies with the requirements of sections 45 to 50 of the Act, as appropriate and relevant to the proposal.
5. In making the draft decision, [public body] has considered and acted in accordance with the six community requirements in section 4 of the Act.
6. Representations may be made to [public body] about the draft decision by [time] on [date].
7. A copy of this Notification has been sent to the Secretary of State in accordance with section 50(1)(b) of the Act.
8. The Schedule to this Notification shall form part of this Notification.

[Name]

A person authorised by [public body] to sign this Notification

[Date]

**Schedule**

[Draft] decision by [public body] in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Schedule to a Direction published by Ofcom on 14 March 2006 ('the Direction').

	Telephone number	Location	Decision (Object/Consent)	Reason(s)
1				
2				
3				
4				

**Letter to the Secretary of State – First Notification**

Telecommunications Team  
Department for Culture, Media and  
Sport  
4th Floor,  
100 Parliament Street,  
London SW1A 2BQ

Dear Sir

Draft decision by [public body] in response to proposals by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Schedule to a Direction published by Ofcom on 14 March 2006 ('the Direction').

[Public body], in accordance with section 49(4) of the Communications Act 2003 ('the Act'), hereby make a draft decision in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Direction.

Section 50(1)(b) of the Act requires [public body] to send to the Secretary of State a copy of every notification published under section 49(4) of the Act. A copy of the First Notification is enclosed herewith.

Yours faithfully

## Annex 3

# Final Notification: example templates

## Notification under section 49 of the Communications Act 2003

Decision by [public body] in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Schedule to a Direction published by Ofcom on 14 March 2006 ('the Direction').

1. On [date], [public body], in accordance with section 49(4) of the Communications Act 2003 ('the Act'), issued a notification setting out its draft decision in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Direction ('the First Notification').
2. A copy of the First Notification was sent to the Secretary of State in accordance with section 50(1)(b) of the Act.
3. In the First Notification, [public body] invited representations about the draft decision by [time] on [date].
4. [Public body] has considered every representation about the draft decision duly made to it and Ofcom has not notified [public body] of any international obligation of the United Kingdom for this purpose.
5. The decision is set out in the Schedule to this Notification.
6. The effect of, and [public body] reasons for making, the decision is set out in the Schedule to this Notification.
7. [Public body] consider that the decision complies with the requirements of sections 45 to 50 of the Act, as appropriate and relevant to the proposals.
8. In making the decision, [public body] has considered and acted in accordance with the six community requirements in section 4 of the Act.
9. A copy of this Notification has been sent to the Secretary of State in accordance with section 50(1)(b) of the Act.
10. The Schedule to this Notification shall form part of this Notification.

**Schedule**

Decision by [public body] in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Schedule to a Direction published by Ofcom on 14 March 2006 ('the Direction').

	Telephone number	Location	Decision (Object/Consent)	Reason(s)
1				
2				
3				
4				

**Letter to the Secretary of State – Final Notification**

Telecommunications Team  
Department for Culture, Media and Sport  
4th Floor,  
100 Parliament Street,  
London SW1A 2BQ  
For the attention of Simon Moseley

Dear Sir

Decision by [public body] in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Schedule to a Direction published by Ofcom on 14 March 2006 ('the Direction').

[Public body], in accordance with section 49 of the Communications Act 2003 ('the Act'), hereby make a decision in response to a proposal by [British Telecommunications plc/Kingston Communications (Hull) plc] for the removal of public call boxes pursuant to Part 2 of the Direction.

Section 50(1)(b) of the Act requires [public body] to send to the Secretary of State a copy of every notification published under section 49 of the Act. A copy of the Final Notification is enclosed herewith.

Yours faithfully

## Annex 4

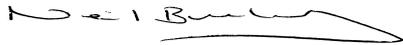
## PCB Direction

## Notification under section 49(1) of the Communications Act 2003

**Notification modifying a Direction imposed on British Telecommunications plc and Kingston Communications (Hull) plc under Condition 3 in Parts 2 and 3 of the Schedule to a Notification published by the Director General of Telecommunications on 22 July 2003 pursuant to the Electronic Communications (Universal Service) Regulations 2003 ('the 2003 Direction').**

1. Ofcom, in accordance with section 49(4) of the Communications Act 2003 ('the Act'), made a proposal to modify the 2003 Direction ('the First Notification').
2. A copy of the First Notification was sent to the Secretary of State in accordance with section 50(1)(b) of the Act and to the European Commission in accordance with section 50(6) of the Act.
3. Ofcom invited representations about the proposal set out in the First Notification and the consultation document accompanying the First Notification by 28 September 2005.
4. By virtue of section 49(9) of the Act, Ofcom may give effect to any proposal to modify conditions set out in the First Notification, with or without modification to the proposal, where:
  - (a) they have considered every representation about the proposal that is made to them within the period specified in the First Notification; and
  - (b) they have had regard to every international obligation of the United Kingdom (if any) which has been notified to them for this purpose by the Secretary of State.
5. Ofcom have considered every representation duly made to them in respect of the proposals set out in the First Notification and the accompanying consultation document; and the Secretary of State has not notified Ofcom of any international obligation of the United Kingdom for this purpose.
6. The modification of the 2003 Direction is set out in the Schedule to this Notification.
7. The effect of, and Ofcom's reasons for making, the modification of the 2003 Direction is set out in the accompanying explanatory memorandum and statement.
8. Ofcom considers that the modification of the 2003 Direction complies with the requirements of sections 45 to 50 of the Act, as appropriate and relevant to the proposals.

9. In making the modification of the 2003 Direction, Ofcom has considered and acted in accordance with their general duties in section 3 of the Act and the six community requirements in section 4 of the Act.
10. Copies of this Notification and the accompanying explanatory memorandum have been sent to the Secretary of State in accordance with section 50(1)(b) of the Act and to the European Commission in accordance with section 50(6) of the Act.
11. The Schedule to this Notification shall form part of this Notification.



**Neil Buckley**

**A person authorised by Ofcom under paragraph 18 of the Schedule to the  
Office of Communications Act 2002  
14 March 2006**

## **Schedule**

### **Modification of a Direction imposed on British Telecommunications plc and Kingston Communications (Hull) plc under Condition 3 in Parts 2 and 3 of a Notification published by the Director General of Telecommunications on 22 July 2003 pursuant to the Electronic Communications (Universal Service) Regulations 2003 ('the 2003 Direction').**

#### **Part 1: Definitions and Interpretation**

1.1 For the purpose of interpreting this Direction the following definitions shall apply:

“Relevant Public Body” means:

- a) In relation to England, the relevant local District Council (in two-tier local authority areas), London Borough Council, Metropolitan Council, Unitary Council, the Corporation of London or the Council of the Isles of Scilly;
  - b) In relation to Northern Ireland, the Unitary District;
  - c) In relation to Scotland, the Unitary Council;
  - d) In relation to Wales, the County or County Borough Council; or
- any successor bodies or organisations from time to time.

“Site”, in relation to a Public Call Box, means any area within a walking distance of 400 metres from that Public Call Box; and

“The Universal Service Notification” means a Notification published by the Director General of Telecommunications on 22 July 2003 pursuant to the Electronic Communications (Universal Service) Regulations 2003 designating British Telecommunications plc and Kingston Communications (Hull) plc as universal service providers and confirming the universal service conditions;

“Universal Service Provider” means British Telecommunications plc and Kingston Communications (Hull) plc”;

1.2 Except insofar as the context otherwise requires, words or expressions shall have the meaning assigned to them in this Direction (including in the Parts) and otherwise any word or expression shall have the same meaning it has in the Act the Universal Service Notification (including in the Annexes) the Universal Service Regulations or the Condition as appropriate.

1.3 For the purpose of interpreting this modified Direction:

- (a) Headings and titles shall be disregarded; and
- (b) The Interpretation Act 1978 shall apply as if this Direction were an Act of Parliament.

1.4 This Direction shall take effect on the day it is published.

**Part 2: The Direction**

**Complete removal of Public Call Boxes and/or Call Box Services from a Site**

- 2.1 The Universal Service Provider shall not remove or re-site any of its Public Call Boxes and/or cease to provide Call Box Services where such removal re-siting or cessation of provision would result in the complete removal of Public Call Boxes and/or Call Box Services from a Site unless the requirements set out in paragraphs 2.2 to 2.4 of this Direction have been satisfied.
- 2.2 The Universal Service Provider shall display a notice in a prominent place on the Public Call Box which it proposes to remove or re-site and/or to which it intends to cease to provide Call Box Services informing the public of the proposed change and setting out ('the payphone notice'):
- a) The nature and effect of the proposal;
  - b) The period within which members of the public may make representations about the proposal, which shall be 42 days after the day on which the notice is first displayed;
  - c) A free-call telephone number which can be used by the public to check the location of the nearest alternative Public Call Box providing Call Box Services; and
  - d) The Relevant Public Body to whom representations may be made about the proposal.
- 2.3 The Universal Service Provider shall give written notice of its proposed removal or re-siting of a Public Call Box and/or the cessation of the provision of Call Box Services to the Relevant Public Body setting out ('the written notice'):
- a) The nature and effect of the proposal;
  - b) Any information in support of the proposal;
  - c) The date on which the payphone notice was first displayed on the Public Call Box (and provide a copy);
  - d) A web link to Ofcom's guidance on procedures for the complete removal of public call boxes and/or call box services from a site; and
  - e) That objection may be made to the Universal Service Provider by the Relevant Public Body.
- 2.4 The Universal Service Provider shall not bring its proposal into effect if it has received any written objection to the proposal by the Relevant Public Body within the period ending 90 days after the day on which notice was given under paragraph 2.3.

**Cash payment**

- 2.5 The Universal Service Provider shall ensure that at least 70 per cent of Public Call Boxes providing Call Box Services shall offer cash payment facilities.

**Request for new Public Call Boxes**

2.6 In considering a request for the provision of a new Public Call Box and related Call Box Services in order to meet the reasonable needs of a local community the Universal Service Provider shall take into account:

- a) The size of the local community which is said to require the provision of a new Public Call Box and related Call Box Services;
- b) The quality of housing which exists in the said local community; and
- c) The distance from an existing Public Call Box to the proposed new Public Call Box.

2.7 The Universal Service Provider shall allocate a score to the proposal as appropriate by reference to each of the factors in paragraph 2.6 and shall decide whether or not to grant the request on the basis of the total score. The available scores are:

Size of community	Score	Housing type	Score	Access to existing PCB	Score
<100	1	Quality private	0	Within 5-10 minutes walk	1
100-200	2	General private	2	Within 10-15 minutes walk	3
200-500	3	Private rented or multi-occupancy	4	No provision within one mile	4
500+	4	Good social housing	4	No provision within three miles	5
		Poor social housing	6	No provision within six miles	6

2.8 Where the total score is 10 or more the Universal Service Provider shall grant the request for a new Public Call Box and related Call Box Services. Except in exceptional circumstances, where the total score is eight or less the Universal Service Provider need not grant the request. Where the total score is nine the Universal Service Provider shall give due consideration to the request and shall grant the request if appropriate.

## ECONOMIC DEVELOPMENT COMMITTEE

9 SEPTEMBER 2020

### LOCAL DEVELOPMENT FRAMEWORK PROGRESS UPDATE

#### **1.0 Purpose of Report**

1.1 To update Members on progress towards delivery of the Plan Review in relation to the Allocations and Development Management Policies and associate evidence base documents. To seek approval to update the Plan Review Timetable and approve the adoptions of an Annex to the Statement of Community Involvement to reflect current restrictions on consultation and publicity during the pandemic.

#### **2.0 Background Information**

2.1 Work on the evidence base supporting the Plan Review in relation to the Allocations & Development Management Development Plan Document (DPD) has been severely disrupted by the flooding earlier in the year and by the imposition of the lockdown in response to the COVID 19 pandemic. The Local Development Scheme adopted in November 2019 is now no longer achievable.

#### **3.0 Current Progress**

3.1 A number of key evidence base documents are being prepared to support the Plan Review and progress towards completing these is set out below.

##### ***Open Space Strategy***

3.2 The audit of open space and the Open Space Strategy is being prepared on behalf of the District Council by Knight Kavanagh Page. This work has been delayed by the pandemic and officers are currently in discussions with them to finalise the audit and present the Draft Strategy to the next meeting of the Committee and then carryout stakeholder consultation.

##### ***Housing Needs Assessment***

3.3 The assessment of housing need in the District is currently being finalised by Arc Consulting, this will provide important up to date information about the type and tenure of new housing that will need to be built supporting proposed affordable housing policies in the Plan Review. It will also provide a framework for negotiation with developers on individual planning applications. It is currently being finalised and it is intended that it will be shared with Members in the next cycle of Committee meetings.

3.4 The changes to the affordable housing requirements which the government is currently proposing and reported elsewhere in this Agenda is likely to cut across this work and will need to be carefully considered.

##### ***Gypsy & Traveller Accommodation Assessment (GTAA) and Pitch Delivery Strategy***

3.5 The GTAA provides an understanding of the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in Newark & Sherwood through a combination of desk-based research, stakeholder interviews and engagement with members of the travelling community living on all known sites, yards and encampments. A total of 123 interviews or proxy interviews were completed. The final study is available to view on the Council's website at <https://www.newark-sherwooddc.gov.uk/planreview/>

- 3.6 Through the assessment, the full extent of need for the period between 2013-2033 totals some 152 pitches – however of this 34 pitches reflect need from households, which do not meet the Traveller planning definition. It will not be necessary to allocate specific land to meet this need, as it forms a component of the wider housing needs of the District (reflecting a subset of need arising from households residing in caravans). However Romany Gypsies, Irish and Scottish Travellers may be able to claim a right to culturally appropriate accommodation under the Equality Act (2010). Proposals to meet this need will fall to be assessed on their merits against the criteria in Core Policy 5 of the Amended Core Strategy. This leaves a requirement of 118 pitches for those households who meet the planning definition.
- 3.7 It is important to understand that this is need to be met over the whole plan period, nevertheless this represents a substantial scale of need and one, which will require a detailed and robust strategy to deliver. Committee may well recall that when Full Council submitted the Amended Core Strategy it resolved to take all necessary measures to deliver the additional pitches required.
- 3.8 A range of activities are currently being undertaken to identify pitches and sites including the preparation of a Pitch Delivery Strategy which looks at the capacity of current sites and how they may be able to accommodate additional capacity. This work has been significantly delayed, first by the floods earlier in the year and then by lock down introduced in response to the pandemic. This work is programmed to be finished in the next month. However it is important to understand that existing sites alone will not meet this need and therefore alongside the Pitch Delivery Strategy the Council is seeking out other potential sites and will make another formal ‘call for sites’ shortly.

#### **4.0 Proposed LDF Timetable**

- 4.1 Taking into account progress on finalising the evidence base, including identifying future pitch provision the following time table for the Plan Review is being proposed:

<b>Amended Allocations &amp; Development Management DPD</b>
<b>Options Report Consultation (January/February 2021)</b>
Detailed Approach to Gypsy & Traveller policy and allocations
<b>Publication of Draft DPD (and final Integrated Impact Assessment) for period of Public Representation (May/June 2021)</b>
Consideration of representations and any potential amendments
<b>Submission of DPD to Secretary of State (September 2021)</b>
<b>Examination by Inspector (December 2021)</b>
<b>Consultation on Main Modifications (February/March 2022)</b>
<b>Receipt of Inspector's Report (May 2022)</b>
<b>Adoption and Publication (June 2022)</b>

- 4.2 It is also proposed that next year work on the reviewing the Developer Contributions & Planning Obligations SPD starting in 2021 with consultation alongside the Draft DPD to allow the document to be finalised when the DPD is submitted.

## **5.0 Draft Statement of Community Involvement Annex**

- 5.1 Due to the pandemic various requirements of the Statement of Community Involvement cannot be met. Emergency regulations have removed requirements to deposit Planning Policy documents publically. In order to make clear that during the pandemic we will not be engaging in the same way an annex to the SCI has been produced and is attached at **Appendix A**.
- 5.2 It is proposed that this is adopted by Economic Development Committee as an Annex to the 2015 document. Given the current circumstance and the various changes that have occurred in the system since 2015 (when the current SCI was adopted) it is proposed that a wider review be undertaken in 2021.

## **6.0 Equalities Implications**

- 6.1 An Integrated Impact Assessment is being prepared alongside the Plan Review process to ensure that the impact on groups with protected characteristics of the proposals are considered as part of the policy making process. It is clearly extremely important that housing provision in line with identified need is identified for the Gypsy and Traveller community.
- 6.2 With regard to the changes proposed within the Draft SCI Annex those groups who are not e-enabled or who have access to digital services will not be independently able to access various consultation documents, however officers as part of the arrangement set out in the Annex be able to provide assistance upon request.

## **7.0 Financial Implications – FIN20-21/7930**

- 7.1 There are no direct financial implications arising from this report.

## **8.0 Community Plan – Alignment to Objectives**

- 8.1 The Community Plan Objective “Accelerate the supply of new homes including associated facilities” includes a requirement to complete the Plan Review and identify sites for Gypsy and Traveller pitch provision.

## **9.0 RECOMMENDATIONS that:**

- (a) Committee note progress towards meeting the timetable of the adopted Local Development Scheme;**
- (b) Committee agree to amend the Local Development Scheme to reflect the proposed approach set out in Section 4 and 5 of the report;**
- (c) the amended Local Development Scheme comes into force on 10 September 2020; and**
- (d) the Statement of Community Involvement Annex attached at Appendix A be adopted as statement of current consultation practice during the pandemic.**

**Reason for Recommendations**

**To comply with the Planning and Compulsory Purchase Act 2004 and amending regulations and to adopt a statement of current consultation practice during the pandemic.**

**Background Papers**

Local Development Scheme November 2019.

For further information please contact Matthew Norton on Ext 5852.

Matt Lamb  
Director – Planning & Regeneration



## **Newark & Sherwood District Council Statement of Community Involvement – Temporary changes to publicising and consulting on planning policy documents due to the Covid-19 pandemic**

Due to the current Covid-19 pandemic, we will be unable to carry out community consultation on planning policy documents in exactly the way set out in the Council's adopted Statement of Community Involvement. Temporary changes, set out below, have been made to protect the health of our communities and ensure that Newark & Sherwood District Council follows national advice and guidelines. This is a changing situation and we will carry out risk assessments and adapt the approach taken as the circumstances and public health advice require.

### **Engaging with the Community**

Owing to the current restrictions on the use of libraries and District Council offices, it might not be possible to publicise consultations in these locations, and paper copies of documents might not be held on deposit. Paper copies of documents can be made available on request.

Consultations will continue to be published on our website, promoted on the Council's social media accounts, and we will continue to notify interested parties by email and letter and receive comments through the online consultation response system.

It might not be possible to hold face to face public consultation events on planning documents in the usual way during this time. Some District residents and other interested parties will not be able to access online consultations, however, so we will seek to ensure that face to face consultation takes place in some form following risk assessment and in line with current health advice. Details of this will be set out in any consultation plan.

### **Responding to Consultations**

The District Council encourages people to respond to consultations online, either by using our consultation response system or electronic forms, or by emailing the relevant team. Paper response forms might not be available in libraries and District Council offices but can be made available on request. We are currently operating a reduced postal service and paper correspondence might not be received or acknowledged in the ways that they normally would be.

**To contact Planning Policy** please email [planningpolicy@newark-sherwooddc.gov.uk](mailto:planningpolicy@newark-sherwooddc.gov.uk), call 01636 650000, or write to Planning Policy, Castle House, Great North Road, Newark, Notts NG24 1BY.

## **ECONOMIC DEVELOPMENT COMMITTEE**

**9 SEPTEMBER 2020**

### **RESIDENTIAL PARKING STANDARDS & DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT**

#### **1.0 Purpose of Report**

- 1.1 To set before Committee a Draft Residential Parking Standards & Design Guide Supplementary Planning Document ('SPD') which has been produced to help provide a framework for determining the level of parking provision (both cycling and cars) within new residential developments and to assist in securing good design of residential parking.
- 1.2 It also seeks approval to undertake an 8 week period of consultation on the document with Members, local residents, developers, Town & Parish Councils and other interested stakeholders.

#### **2.0 Background Information**

- 2.1 Over the next 13 years of the Plan period, there will be significant levels of growth within the District, details of which are set out in the Amended Core Strategy and Allocations & Development Management DPD. The District Council do not currently have any residential parking standards or design criteria and it is vital that not only are we able to secure well designed developments but that new development within the District is support by car parking guidance which responds to modern vehicle dimensions, current and future car ownership levels, advances in technology and best practice in the design and layout of parking.

#### **3.0 Draft Residential Parking & Design Guide SPD**

- 3.1 The need for a Residential Parking & Design Guide was identified by Members as part of a wider design workshop in February 2020. The design workshop comprised of Members, Officers from the Planning Policy Business Unit, Officers from the Planning Development Business Unit and Stefan Kruczkowski, Director of Urban Design Doctor and Co-Author of the new 'Building for a Healthy Life' which superseded 'Building for Life 12' in July 2020. The draft SPD aims to:
  - 1) To provide high quality, well-designed places to live with safe, convenient and useable parking provision;
  - 2) To ensure a consistent and transparent approach to assessing planning applications;
  - 3) To enable a greater choice of more sustainable modes of transport (including cycle parking and electric vehicle charging points within new residential developments);
  - 4) To respond to the particular characteristics of different areas and localities in the District in terms of accessibility by all modes of transport and restrictions on space availability.

3.2 A draft of the SPD is attached at **Appendix A**. A supporting Topic Paper is attached at **Appendix B**. The Topic Paper brings together a range of evidence which justifies the Standards proposed in the Draft SPD. 13 case studies have been selected within the District from developments which have been completed within the last 5 years and an assessment of current parking provision has been undertaken in terms of both the quantum of spaces and design. The Topic Paper uses up-to-date thinking on urban design.

3.3 The SPD forms part of wider work on design which is intended to be brought in to the Development Plan as part of the Plan Review.

#### **4.0 Consultation on the Draft SPD**

4.1 It is proposed to carry out consultation on the draft SPD for an eight week period commencing 14 September 2020.

4.2 The consultation will be carried out in line with the Annex to the Statement of Community Involvement also on the committee's agenda. The document will be placed on the Council's website, interested parties such as Town and Parish Council's, developers and representative groups will be alerted to the consultation along with more general publicity via social media.

#### **5.0 Equalities Implications**

5.1 The Integrated Impact Assessment (IIA) (which incorporates an Equalities Impact Assessment into the Plan Review) has been undertaken on the Amended Core Strategy including Spatial Policy 7 - Sustainable Transport which concluded that the policy maximises the potential opportunities for sustainable transport choices to be made by all and ensuring that major development is well located for convenient access by non-car modes can help support equality of opportunity.

5.2 The SPD also has wider positive beneficial implications as it will encourage more reasonable sized parking spaces and internal garage dimensions as standard which will also help support equality of opportunity.

#### **6.0 Financial Implications FIN20-21/9664**

6.1 There are no financial implications from the proposed SPD.

#### **7.0 Community Plan – Alignment to Objectives**

7.1 The Community Plan Objective *“Improve transport infrastructure to reduce congestion and facilitate growth”* is supported by the production of the SPD as this Objective seeks to achieve communities that are better connected.

7.2 The Community Plan Objective *“Accelerate the supply of new homes including associated facilities”* is supported by a requirement to provide timely, clear and professional planning advice which the SPD will seek to do so in respect of providing clear planning advice.

7.3 The Community Plan Objective *“Improve the cleanliness and appearance of the local environment”* seeks to keep the streets and public areas clean and tidy. The SPD indirectly supports this by seeking to reduce the likelihood of on street parking in new residential developments and thus improving the appearance of the local environment.

**8.0 RECOMMENDATIONS that:**

- a) the contents of the SPD and accompanying Topic Paper evidence base be noted; and
- b) the Draft Residential Parking and Design SPD (as set out at Appendix A) be approved for an eight weeks public consultation week commencing 14 September 2020.

**Reason for Recommendations**

**To allow for the Draft SPD be subject to public consultation.**

**Background Papers**

Nil

For further information please contact Matthew Tubb on Ext 5850 or Emma Raine Ext 5767

Matt Lamb  
Director - Planning & Regeneration



**Newark & Sherwood Local Development Framework**

**Residential Cycle and Car Parking Standards & Design Guide  
Supplementary Planning Document**

**Consultation Draft**

**August 2020**

## Document Passport

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**Title:** Newark and Sherwood Draft Residential Cycle and Car Parking Standards Supplementary Planning Document

**Status:** Consultation document

**Summary:** This Supplementary Planning Document ('SPD') sets out the District's approach in relation to parking standards and design of parking provision for new residential development.

As an SPD this document provides further guidance on policies within the District Council's Amended Core Strategy and Allocations and Development Management DPD but does not develop new ones. This document is part of the Council's Local Development Framework and will be a material consideration in the determination of planning applications.

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**Consultation Summary:** The District Council will consult Elected Members, local residents, landowners, developers, Town and Parish Councils, registered housing providers and other interested parties for a period of 8 weeks from xx to xx. Following consideration of representations received, the Council will revise the document and submit the final version to the Council's Economic Development Committee.

**Date of Approval for Consultation:**

**Route of Approval for Consultation:**

**Proposed Consultation period:**

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**After the consultation:**

**Estimated Date of Final Adoption:**

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## 0 Executive Summary

- 0.1 The SPD seeks to encourage the provision of well-designed development by setting out clear requirements and guidance with regards to residential parking when designing new developments. These requirements are summarised below.

### Key Principle 1– Cycle and Car Parking Standards

New residential development shall provide as a minimum the required amount of cycle and car parking as set out in Table 1 below.

**Table 1: Proposed Car Parking Standards (applies to all tenures)**

	Newark Urban Area	Rest of the District
1 bedroom dwellings	1 space per dwelling	1 space per dwelling
2 bedroom dwellings	2 spaces per dwelling	2 spaces per dwelling
3 bedroom dwellings	2 spaces per dwelling	3 spaces per dwelling
4 + bedroom dwellings	3 spaces per dwelling	3 spaces per dwelling
Shared (overflow) and Visitor Parking	Shared (overflow) and visitor parking can be accommodated on street where kerb to kerb distances allow sufficient space for car parking on one or both sides of the street. If kerb to kerb distances are modest, the risk of pavement parking increases. In this instance, the council will seek some off street, unallocated car parking provision. This will be determined on a case by case basis.	
Retirement / sheltered / extra care housing	To be determined on a case by case basis demonstrated by a Transport Assessment, Transport Statement or Travel Plan as appropriate. Survey data of comparable sites and explanation of anticipated car levels relating to the particular care model being proposed will be required. Ambulance and mini-bus siting should also be considered as well as parking for mobility scooters.	

**Table 2: Proposed Cycle Parking Standards (applies to all tenures)**

	Cycle Parking <sup>1</sup>
1 bedroom dwellings	Min. 1 space per dwelling
2 & 3 bedroom dwellings	Min. 2 spaces per dwelling
4 + bedroom dwellings	Min. 3 spaces per dwelling

### **Key Principle 2- Design, Location and Layout of Car Parking Spaces**

All new housing development will be expected to design car parking as follows:

- New residential development will use Building for a Healthy Life (Cycle and Car Parking) or any superseding document to aid discussions and design proposals about any proposed residential development in respect of the design and location of car parking. This will support Spatial Policy 7 (Sustainable Transport) of the Amended Core Strategy (bullet 5) which seeks to provide appropriate and effective parking provision, both on and off-site.
- The preference is to provide parking on the plot of individual dwellings and where residents can see their cars from within their home (i.e. parking to the front or side of the property); tandem parking will not normally be supported;
- On-plot parking solutions such as parking behind the building line (i.e. between individual dwellings) or in front of the building line where an equal amount of space to the surface parking area is provided for soft landscaping;
- Frontage parking can have a detrimental effect on the street scene. A maximum of four bays (to be counted as four parking spaces) are permitted in a line before a minimum break equal in size (length and width) is provided for soft landscaping. Soft landscaping will be designed to be taller than cars, as such trees will be required. Rows of frontage parking of four bays will only be permitted on one side of the street.
- The surface finish of the driveway, particularly in the settlement boundary, should be entirely smooth and hard and must be incorporated into a wider sustainable drainage scheme. A loose surface finish will be resisted in most circumstances, however this may be an appropriate design solution in rural areas.
- Parking spaces (not including garages) shall be a minimum of 3m x 5.5m (or relevant measurements at the time of submission as contained within the Nottinghamshire Highway Design Guide) with an additional 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side and 1m if bounded on both sides.
- If garages are to be counted as a car parking space they will be required to have clear internal dimensions of at least 3.3m x 6m per single garage space (including integral garages) with a minimum door width of 2.4m or 6m x 6m per double garage space with a minimum door width of 4.2m (or most up-to-date dimensions outlined in the relevant Nottinghamshire Highway Design Guide at the time of submission). The applicant will also be required to demonstrate that there is suitable storage provision for items usually stored within a garage (including bicycles if the developer is counting garages as cycle storage). If these two elements are not met, the garage will not be counted as a car parking space. Additional depth and/or width may be required where it cannot be demonstrated that garages have suitable storage provision.
- Rear parking courts will be strongly resisted due to the cost of quality implementation (often results in poor quality, unattractive and unsafe environments) and the widespread preference of residents to park as close to their front door as

### **Key Principle 3- Electric Vehicle Charging Infrastructure**

All new housing developments shall provide the following recommended minimum specification:

- Each dwelling shall be provided with 1 fast charge socket connect with a 32 amp radial circuit which is directly wired to an appropriate RCD at the consumer unit and shall comply with the relevant version of the 'Minimum Technical Specification – Electric Vehicle Homecharge Scheme (EVHS)';
- The socket shall be located where it is easily accessible from a dedicated parking bay;
- In the case residential developments do not provide one space per dwelling (e.g. an apartment scheme in the town centre) or provide unallocated parking spaces, it is expected that each parking space will still meet the above recommendation specification.

# 1 Introduction

## Purpose of this Document

- 1.1 The purpose of this document is to set out the parking standards and design principles for parking in new residential developments in the District. This encapsulates both car and cycle parking and will apply when considering planning applications for new residential development. This document seeks to ensure new development provides the required level of parking provision to accommodate demand without over providing, which would lead to developments dominated by the car, or under providing which would result in a shortfall or parking spaces, leading to potential highway safety problems in the future. Good design of car parking provision will also ensure additional strain is not placed on the highway or safety of users. Non-residential development will be dealt with using the Nottinghamshire Highway Design Guide (or equivalent at the time of submission).
- 1.2 The principal objectives associated with developing a set of parking standards and design principles in respect of car parking on new residential developments for the District are as follows:
- To provide high quality, attractive, well-designed places to live with safe, convenient and useable parking provision;
  - To encourage people to cycle more for short distance trips of three miles or less to improve the health and wellbeing of residents, improve air quality, reduce fuel emissions / energy consumption and release road capacity for those using their cars for longer journeys that cannot easily or practically be completed by cycle;
  - To reduce the risk of anti-social and displaced car parking that can compromise the visual qualities of a street whilst also frustrating the ability of pedestrians (particularly the most vulnerable street users, i.e. wheelchair users and those with visual impairments) to navigate places safely and easily;
  - To ensure a consistent and transparent approach to assessing planning applications;
  - To respond to the particular characteristics of different areas and localities in the District in terms of accessibility by all modes of transport and restrictions on space availability.
- 1.3 The document is being produced as a Supplementary Planning Document ('SPD') under the provisions of the Planning and Compulsory Purchase Act 2004 and is supported by a Topic Paper which outlines the context and rationale for the SPD. It sets out the context for the provision and design of cycle and car parking on new residential development and the details of how the District Council will seek to negotiate these matters. In addition to parking standards for new residential

development, this document also sets out the requirements for electric charging infrastructure provision.

- 1.4 As an SPD, the document provides further guidance on policies within the Council's Development Plan but does not develop new ones. When adopted, this SPD will become part of the Council's Local Development Framework and will be a material consideration in the determination of planning applications.
- 1.5 The aim of this SPD is to support Spatial Policy 7: Sustainable Transport, Core Policy 9 (Sustainable Design) and Policy DM5 (Design) as the Development Plan currently contains no parking standards for new residential development.

### **Spatial Policy 7: Sustainable Transport**

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

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

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

The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan and its implementation plan.

Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes are identified on the Policies Map. The route of that part of the Southern Link Road which has not been built will be safeguarded and is indicatively

defined on the Policies Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover, to replace the existing flat crossing to the north of Newark Northgate Station, which has been symbolised on the Newark Key Diagram and identified on the Policies Map.

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

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

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

- 1.6 The document is divided into 4 chapters. Chapters 1 and 2 help set the context, introducing the planning policy context. Chapters 3 and 4 set out the minimum parking standards and design principles expected by the Council. The Council appreciates that some of the terms and concepts may be new to some readers, so please see the glossary at Appendix 1.

#### **COVID-19**

- 1.7 Due to the impact of COVID-19, and in order to ensure that everyone is able to submit their comments, the Council has decided to extend its usual consultation period of 6 weeks by a further 2 weeks.

## 2 Planning Policy Context

2.1 This SPD has been prepared in accordance with national and local planning and housing policies and guidance, which are summarised below.

### National Planning Policy Context

2.2 The **National Planning Policy Framework (2019)**<sup>1</sup> ('NPPF') sets out the Government's key objectives and requires Local Plan's to be prepared positively in a way which is aspirational but deliverable, to be prepared with the objective of contributing to the achievement of sustainable development and to serve a clear purpose (Paragraph 16).

2.3 Paragraph 26 outlines that to provide maximum clarity about design expectations at an early stage, SPD's should use visual tools such as design guides and codes to provide a framework for creating distinctive places, with a consistent and high quality standard of design. The level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.

2.4 Paragraph 31 outlines that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence which should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned and take into account relevant market signals. Although the SPD will not form part of the Development Plan, it does support its implementation and so it is considered essential that the preparation of the document is underpinned by requirements of Paragraph 31 to ensure robustness.

2.5 Paragraph 102 of the NPPF requires that transport issues be considered from the earliest stages of development proposals and plan-making so that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to plan-making and decision-making. Paragraph 104 requires that planning policies provide for high quality walking and cycling networks and supporting facilities such as cycle parking.

2.6 In respect of local parking standards for residential development by requiring the following to be taken into account:

- The accessibility of the development;
- The type, mix and use of the development;
- The availability of and opportunities for public transport;
- Local car ownership levels; and
- The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

2.2 Paragraph 106 of the NPPF states that maximum parking standards for residential development should only be set where there is a clear and compelling justification

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<sup>1</sup> National Planning Policy Framework 2019. See [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of the NPPF).

- 2.3 The **National Design Guide** sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance.
- 2.4 Paragraph 66 states that *"Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place."*
- 2.5 Paragraph 74 explains that *"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality spaces for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function."*
- 2.6 Paragraph 85 highlights the importance of well-designed car and cycle parking at home. It states that *"Well-designed car and cycle parking at home and at other destinations is conveniently sited so that it is well used. This could be off-street to avoid on-street problems such as pavement parking or congested streets. It is safe and meets the needs of different users including occupants, visitors and people with disabilities. It may be accommodated in a variety of ways, in terms of location, allocation and design."* It goes on to state in Paragraph 86 that *"well-designed parking is attractive, well-landscape and sensitively integrated into the built form so that it does not dominate the development or the street scene. It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked."*
- 2.7 The National Design Guide requires in paragraph 87 that electric vehicle spaces and charging points are to be considered *"so they are suitably located, sites and designed to avoid street clutter"*.

### **Local Planning Policy Context**

- 2.4 The Development Plan for the District is comprised of two parts; the Amended Core Strategy (2019) and the Allocation and Development Management Policies DPD (2013). These documents are supported by a number of Supplementary Planning Documents and Neighbourhood Plans.

#### *Amended Core Strategy (2019)*

- 2.5 Spatial Policy 7 (Sustainable Transport) expects development proposals to provide appropriate and effective parking provision, both on and off-site and to ensure that the vehicular traffic generated does not create new, or exacerbate existing, on street parking problems nor materially increase other traffic problems.

- 2.6 Core Policy 9 (Sustainable Design) expects new development proposals to demonstrate a high standard of sustainable design that protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. All new development is required to meet a number of criterion, including to provide for development that proves to be resilient in the long-term taking into account the potential impacts for climate change and varying needs of the community.

*Allocations and Development Management Policies DPD (2013)*

- 2.7 Policy DM5 expects proposals for new development to be assessed against the following criteria; access, parking, amenity, local distinctiveness and character, trees, woodlands, biodiversity and green infrastructure, crime and disorder, ecology, unstable land, flood risk and water management and advertisements.
- 2.8 In respect of parking, the policy stipulates that parking provision for vehicles and cycles should be based on the scale and specific location of the development and development resulting in the loss of parking provision will require justification.

*Neighbourhood Planning*

- 2.9 There are also a number of Neighbourhood Plans which form part of the Development Plan for the District and are relevant in the determination of planning applications, within the relevant neighbourhood areas. Many of these Neighbourhood Plans refer to parking issues. The following link provides access to the 'made' Neighbourhood Plans in the District:

<https://www.newark-sherwooddc.gov.uk/planningpolicy/madeneighbourhoodplans/>

### 3 Residential Parking Standards

- 3.1 The Council’s residential parking standards should seek to strike a balance between providing sufficient on-site parking to meet residents’ needs, environmental sustainability and good design.

**Key Principle 1– Cycle and Car Parking Standards**

New residential development shall provide as a minimum the required amount of cycle and car parking as set out in Table 1 below.

**Parking Quantity Standards**

- 3.2 In order to support non-car travel minimum cycle parking requirements have also been incorporated. These cycle parking standards are set out in Table 1. There will be some flexibility to sites in rural areas.
- 3.3 Cycle parking needs to be provided as close to the front door as the car to encourage residents to cycle, particularly for short distance journeys. The use of garages for cycle parking will not be acceptable where garages are intended to be counted as a car parking space unless a longer or wider garage is provided (in line with the requirements in Chapter 4). Sheds are not considered a suitable location for cycle parking on the basis that their location and design is typically inconvenient.

**Table 1: Proposed Cycle Parking Standards (applies to all tenures)**

	<b>Cycle Parking<sup>2</sup></b>
1 bedroom dwellings	Min. 1 space per dwelling
2 & 3 bedroom dwellings	Min. 2 spaces per dwelling
4 + bedroom dwellings	Min. 3 spaces per dwelling
<b>Additional Requirements / Notes</b>	
The figures provided in the table above should be viewed as the expected standards as the starting point.	
Provision of cycle parking in Town Centre locations will be expected to be in line with the table above. If cycle parking is not to be provided in town centre locations (for example due to site-specific constraints relating to the reuse of historic buildings or change of use proposals), justification will be required. In addition, under-provision should be justified in a Statement submitted with the planning application.	
Cycle parking needs to be provided as close to the front door as the car to encourage residents to cycle, particularly for short distance journeys. The use of garages for cycle parking will not be acceptable where garages are intended to be counted as a car parking space unless a longer or wider garage is provided (in line with the requirements in Chapter 4).	
Every residential development is expected to provide long term (or overnight) cycle parking and should provide cycle parking in accordance with the standards above.	
In the case of flats and other multi-occupancy buildings, it is expected that each residential unit to have its own secure cycle storage area to offer maximum security for residents’ bicycles and their cycling equipment. It is however recognised that this might not always be possible.	
For non-residential development, the appropriate level of parking provision will be determined using the Nottinghamshire Highway Design Guide (or equivalent design guide at the time of submission).	
For mixed-use development, the starting point will be to achieve the respective levels of parking standards; Table 1 for residential element and Nottinghamshire Highway Design Guide (or equivalent) for the non-residential element.	

<sup>2</sup> None required if garages of a suitable size are to be provided

- 3.4 Developers are expected to provide an adequate amount of safe parking which is appropriate to scale, location and character of the development. These standards apply to all new residential developments and do not seek to be retrospective. In applying the standards in Table 1, applicants must also take into account the additional requirements / notes set out below in the table. Table 2 provides standards based on the number of bedrooms a dwelling has.
- 3.5 Where appropriate, the Council will seek to be flexible and pragmatic towards parking provision in new residential development. Provision of adequate parking in line with expected future car ownership levels is a priority of the District Council because this can impact on whether new residential development is successful. If adequate parking provision is not delivered in new developments, then inappropriate parking will occur causing inconvenience, road safety issues and unattractive street scenes.

**Table 2: Proposed Car Parking Standards (applies to all tenures)**

	Newark Urban Area	Rest of the District
1 bedroom dwellings	1 space per dwelling	1 space per dwelling
2 bedroom dwellings	2 spaces per dwelling	2 spaces per dwelling
3 bedroom dwellings	2 spaces per dwelling	3 spaces per dwelling
4 + bedroom dwellings	3 spaces per dwelling	3 spaces per dwelling
Shared (overflow) and Visitor Parking	Shared (overflow) and visitor parking can be accommodated on street where kerb to kerb distances allow sufficient space for car parking on one or both sides of the street. If kerb to kerb distances are modest, the risk of pavement parking increases. In this instance, the council will seek some off street, unallocated car parking provision. This will be determined on a case by case basis.	
Retirement / sheltered / extra care housing	To be determined on a case by case basis demonstrated by a Transport Assessment, Transport Statement or Travel Plan as appropriate. Survey data of comparable sites and explanation of anticipated car levels relating to the particular care model being proposed will be required. Ambulance and mini-bus siting should also be considered as well as parking for mobility scooters.	

**Additional Requirements / Notes**

To accord with Spatial Policy 7 (bullet 5) of the Amended Core Strategy, the District Council will seek the minimum car parking standards as outlined in the table above for new residential development. These figures should be viewed as the expected minimum standards as the starting point. This includes Houses in Multiple Occupation that require planning permission. Where bungalows are proposed, consideration should be given to the secure storage of mobility scooters.

Newark Town Centre (as defined in the Allocations and Development Management DPD) has a range of parking facilities and good public transport connections therefore the Council would not normally expect residential car parking space requirements to be met as part of proposals on town centre sites. In some additional circumstances, where appropriate, such as on the edge of Newark Town Centre and the centre of service centres (as defined within the Amended Core Strategy) or in the redevelopment and reuse of historic buildings in sustainable locations, the District Council will consider car parking provision below the standards set out in above. Under-provision should be justified in a Statement submitted with the planning application.

A garage (integral and detached) will only be counted towards parking space provision if it complies with the design requirements set out in Chapter 4.

For non-residential development, the appropriate level of parking provision will be determined using the Nottinghamshire Highway Design Guide (or equivalent design guide at the time of submission).

For mixed-use development, the starting point will be to achieve the respective levels of parking standards; Table 2 for the residential element and Nottinghamshire Highway Design Guide (or equivalent) for the non-residential element.

To accord with Spatial Policy 7 (bullet 6), where development is proposed in areas where an existing deficiency is identified 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 loss of off-street parking they should be accompanied by an assessment and justification of the impact. Development resulting in the loss of car parking provision will also require justification.

## **4 Parking Design and Layout in Residential Developments**

- 4.1 Spatial Policy 7 (bullet 5) requires development proposals to provide appropriate and effective parking provision. CP9 requires all new development is required to meet a number of criterion, including to provide for development that proves to be resilient in the long-term taking into account the potential impacts for climate change and varying needs of the community. Therefore the parking design and layout in new residential development is important to support this supplementary planning guidance.
- 4.2 As well as achieving the appropriate levels of parking provision within the development, the design, location, layout and futureproofing of the parking spaces will also influence the success of the development. Displaced parking is a significant issue of concern to our communities. It also affects the visual amenity of the streetscape and can significantly compromise the use of streets as social spaces. It also frustrates the ability of pedestrians, particularly those with visual or physical restrictions, to use streets safely and easily. The causes of displaced parking can be attributed to the lack of sufficient parking provision, over reliance on tandem parking, narrow kerb to kerb distances (carriageway widths), over reliance on counting garages as parking spaces, lack of shared/visitor parking but also remote, isolated and poorly designed rear car parking courtyards.
- 4.3 A poorly designed residential development can often lead to inappropriate on-street vehicle parking due to:
- Poor layout;
  - Poor configuration of individual plots (off-plot parking)
  - Poorly located and designed parking courts;
  - Failure to provide on-plot or allocated parking can increase on-street parking which can be a hazard to pedestrians / disabled etc.;
  - Garages of insufficient size.

### **Design, Location and Layout of Car Parking Spaces**

- 4.4 It is important that new residential development not only provides adequate parking but that it is also fully integrated into the design. The location and design of vehicle parking has a fundamental bearing on the density, design and quality of a scheme. The Council not only endorses Building for a Healthy Life, but has developed further local good design principles, as set out below.
- 4.5 All developments should contribute positively to the creation of well-designed buildings and spaces. Through good design, practical and meaningful places can be created and sustained over the longer term. Good design is essential in creating places that work well and looks good. The following design principles are expected in new housing developments, and where absent then this will require justification:

### **Key Principle 2- Design, Location and Layout of Car Parking Spaces**

All new housing development will be expected to design car parking as follows:

- New residential development will use Building for a Healthy Life (Cycle and Car Parking) or any superseding document to aid discussions and design proposals about any proposed residential development in respect of the design and location of car parking. This will support Spatial Policy 7 (Sustainable Transport) of the Amended Core Strategy (bullet 5) which seeks to provide appropriate and effective parking provision, both on and off-site.
- The preference is to provide parking on the plot of individual dwellings and where residents can see their cars from within their home (i.e. parking to the front or side of the property); tandem parking will not normally be supported.
- On-plot parking solutions such as parking behind the building line (i.e. between individual dwellings) or in front of the building line where an equal amount of space to the surface parking area is provided for soft landscaping;
- Frontage parking can have a detrimental effect on the street scene. A maximum of four bays (to be counted as four parking spaces) are permitted in a line before a minimum break equal in size (length and width) is provided for soft landscaping. Soft landscaping will be designed to be taller than cars, as such trees will be required. Rows of frontage parking of four bays will only be permitted on one side of the street.
- The surface finish of the driveway, particularly in the settlement boundary, should be entirely smooth and hard and must be incorporated into a wider sustainable drainage scheme. A loose surface finish will be resisted in most circumstances, however this may be an inappropriate design solution in rural areas.
- Parking spaces (not including garages) must be a minimum of 3m x 5.5m (or relevant measurements at the time of submission as contained within the Nottinghamshire Highway Design Guide) with an additional 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side and 1m if bounded on both sides.
- If garages are to be counted as a car parking space they will be required to have clear internal dimensions of at least 3.3m x 6m per single garage space (including integral garages) with a minimum door width of 2.4m or 6m x 6m per double garage space with a minimum door width of 4.2m (or most up-to-date dimensions outlined in the relevant Nottinghamshire Highway Design Guide at the time of submission). The applicant will also be required to demonstrate that there is suitable storage provision for items usually stored within a garage (including bicycles if the developer is counting garages as cycle storage). If these two elements are not met, the garage will not be counted as a car parking space. Additional depth and/or width may be required where it cannot be demonstrated that garages have suitable storage provision.
- Rear parking courts will be strongly resisted due to the cost of quality implementation (often results in poor quality, unattractive and unsafe environments) and the widespread preference of residents to park as close to their front door as possible. Where they are used, they will be required to meet the requirements set out in Appendix 3.

### **Electric Vehicle Charging Infrastructure**

4.6 From 2035, the Government are seeking a ban on selling new petrol, diesel or hybrid cars in the UK. Futureproofing new development is important because not only does it assist the transition to electric vehicles, it also ensures any connection upgrades required as a result of an increased demand for charging points are done at the time of installation rather than as part of a retrofit. As this is more cost-effective, it will encourage future occupants to consider a switch to electric vehicles if the cost of doing so is less.

4.7 The Council will expect the following on new residential developments:

**Key Principle 3- Electric Vehicle Charging Infrastructure**

All new housing developments shall provide the following recommended minimum specification:

- Each dwelling shall be provided with 1 fast charge socket connect with a 32 amp radial circuit which is directly wired to an appropriate RCD at the consumer unit and shall comply with the relevant version of the 'Minimum Technical Specification – Electric Vehicle Homecharge Scheme (EVHS)';
- The socket shall be located where it is easily accessible from a dedicated parking bay;
- In the case residential developments do not provide one space per dwelling (e.g. an apartment scheme in the town centre) or provide unallocated parking spaces, it is expected that each parking space will still meet the above recommendation specification.

## **5 Monitoring and Review**

- 5.1 Review and monitoring are key aspects of the Government's approach to the planning system. They are crucial to the successful delivery of the Development Plan. A review will be undertaken within the next 5 years to ensure that the SPD continues to be consistent with the Development Plan including whether the technical requirements need to be reviewed and adjusted and to reflect any changes in technology. The case study exercise will also be repeated containing new developments approved with the parking standards in this SPD.

## 6 Consultation and Next Steps

6.1 The Council is seeking responses to the following questions in relation to the Residential Parking and Design Guide SPD:

### Question 1

- a) Do you agree with the proposed role and scope of the Residential Parking and Design Guide SPD?
- b) Please provide further comment if there is anything you would change in relation to the proposed role and scope of the SPD.

### Question 2

- a) Does the SPD provide sufficiently clear guidance on what will be sought in relation to parking on new residential development?
- b) Please provide further comment if there is anything you would change in relation to the clarity of the document.

### Question 3

- a) Do you think integral garages should be counted as car parking space(s)? Please provide an explanation.
- b) Do you think bicycles and mobility scooters should be stored in garages or elsewhere?

### Question 4

Do you think the car parking standards should differentiate between Newark Urban Area and the rest of the district? Do you think there should be one standard applicable to the whole district? Please provide an explanation.

### Question 5

Do you think that 1 bedroom dwellings should be required to provide 1 parking space or 2 parking spaces? Please provide an explanation.

### Question 6

- a) Do you think the residential parking standards should include provision for visitor parking?
- b) Do you think apartments should provide visitor parking spaces?

### Question 7

Do you have any other comments on the SPD?

### Next Steps

Following consultation on this draft SPD, a final SPD will be prepared. The feedback received from this consultation will be used to help inform any final amendments to the SPD. The Council will then adopt the SPD and it will become a material consideration in making decisions on planning applications.

## Appendix 1: Glossary of Terms

Amended Core Strategy	A Newark & Sherwood District planning policy document that forms part of the Local Plan / LDF and was adopted in March 2019. This document sets out the spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2033.
Building for a Healthy Life	The 2020 update to Building for Life 12 endorsed by Homes England, NHS England and NHS Improvement.
Building for Life	A measurement of the quality of development initiated by the Commission for Architecture and the Built Environment (CABE).
Futureproofing	Design new development so that it will continue to be successful in the future if the situation changes (i.e. a switch to electric vehicles).
Integral Garage	An integral garage is an attached garage that is built within the walls of the main property and is an element of the building's structure.
Mixed-Use Development	Development projects that comprise a mixture of land uses, or more than just a single use.
Multi- Occupancy Buildings	A property rented out by at least 3 people who are not from 1 'household' but share facilities like the bathroom and kitchen.
National Planning Policy Framework	Sets out the Government's economic, environmental and social planning policies for England.
Perpendicular Parking	Cars are parked side by side, perpendicular to an isle of curb.
Private Electric Vehicle Charging Points (EVCPs)	Off street charging points within the curtilage of a dwelling can be post mounted or wall mounted to charge electric vehicles.
Service Centres	Refers to the District's fairly large settlements below the Sub-Regional Centre of Newark in the settlement hierarchy. These locations either serve large rural areas or grew to support coal mining communities and possess a wide range of services.
Supplementary Planning Document	Provides further detail to explain how the policies in a Core Strategy, Local Plan or other Development Plan Document will be implemented. They can be used to provide further guidance for development on specific sites, or on particular issues, such as parking standards. SPD's are capable of being a material consideration in planning decisions but are not part of the Development Plan.

## Appendix 2: Building for a Healthy Life (July 2020)

A2.1 Building for a Healthy Life is the industry standard, endorsed by Government, for the design of new and growing neighbourhoods. This document was published in July 2020 and is an update to Building for Life 12.

A2.2 Examples of good practice are highlighted in the document by a green light and poor practice is highlighted with a red light. An amber light is assigned to an element of design that is considered to fall between a green and a red traffic light. Car and cycle parking forms part of the 'Streets for All' principles and is relevant to this SPD and should be referred to in designing new residential developments within this District.

A2.3 Building for a Healthy Life identifies that the following is needed:

- Provide secure cycle storage close to people's front doors so that cycles are as convenient to choose as a car for short trips;
- Integration of car parking into the street environment;
- Anticipate realistic levels of car parking demand, guarding against displaced and anti-social parking; thinking about the availability and frequency of public transport.
- Avoid confusing car ownership with car usage;
- Creative solutions for attractive, convenient and safe cycle parking or higher density developments (such as apartment buildings);
- Generous landscaping to settle frontage car parking into the street;
- Shared and unallocated parking.

A2.4 The document also identifies what a 'green' traffic light looks like:

- At least storage for one cycle where it is as easy to access to the car;
- Secure and overlooked cycle parking that is as close to (if not closer) than car parking spaces (or car park drop off bays) to the entrances of schools, shops and other services and facilities;
- Shared and unallocated on street car parking;
- Landscaping to help settle parked cars into the street;
- Frontage parking where the space equivalent to a parking space is given over to green relief every four bays or so;
- Anticipating and designing out (or controlling) anti-social car parking;
- A range of parking solutions;
- Small and overlooked parking courtyards, with properties within courtyard spaces with ground floor habitable rooms;
- Staying up to date with rapidly advancing electric car technology;
- More creative cycle and car parking solutions.

A2.5 The document also identifies what a 'red' traffic light looks like:

- Providing all cycle storage in gardens and sheds;
- Over reliance on integral garages with frontage driveways
- Frontage car parking with little or no softening landscaping;

- Parking courtyards enclosed by fencing; poorly overlooked, poorly lit and poorly detailed;
- Over-reliance on tandem parking arrangements;
- Failing to anticipate and respond to displaced and other anti-social parking;
- Views along streets that are dominated by parked cars, driveways or garages;
- Car parking spaces that are too narrow making it difficult for people to use them;
- Cycle parking that is located further away to the entrances to shops, schools and other facilities than car parking spaces and drop off bays;
- Relying on garages being used for everyday car parking.

A2.6 The Council will expect developers to utilise Building for a Healthy Life (Car and Cycle Parking) to ensure that layouts provide convenient, secure and attractive parking in a manner which will realistically cater for the requirements of future users. Access and parking should not dominate the design of new residential development.

## Appendix 3: Rear Parking Courtyards Design Requirements

A3.1 The Council strongly discourages the use of rear parking courtyards due to the cost of quality implementation (often resulting in poor quality, unattractive and unsafe environments) and the widespread preference of residents to park as close to their front door as possible.

A3.2 The Council will permit the occasional use of parking courtyards subject to a series of design criteria being fully adhered to:

- The design principles are designed to ensure that attractive and safe places are created.
- Applicants are strongly advised to factor the costs associated with these design requirements prior to committing legally to a land purchase, particularly where courtyards are intended to provide parking for affordable housing. The Council will strongly resist efforts by applicants to reduce the design quality of parking courtyards through the discharge of condition process.
- Unless enclosed by automatic gates that only permit access to those residents that require access, courtyards will be considered part of the public realm. These courtyards must therefore be designed as good quality public spaces, with the following design features required.
- Courtyards must be limited to a maximum of ten spaces (including any garage and/or car port/parking barn spaces) and must serve no more than five properties.
- Clear sightlines must be provided in to and within the courtyard. Hidden corners or recessed parking bays must be avoided. The number of access points should be afforded careful consideration, balancing the need for strong pedestrian connectivity through and within the site with community safety.
- A property must be located at the entrance to the courtyard to offer surveillance opportunities. The principal elevation of this property must be orientated to face towards the route by which the courtyard is accessed.
- At least one property is to be located within the courtyard to offer opportunities for natural surveillance.
- In order to ensure good levels of surveillance opportunity, properties located at the entrance to and within the courtyard must include ground floor windows serving habitable rooms. Therefore a flat over garage unit may complement but must not substitute the need for a dwelling in the form of a house or bungalow.
- Block surfacing with parking bays in either: the same block, contrasting block or tarmac. Individual parking bays must be discreetly delineated with blocks and individual bays discreetly numbered with a metal plate affixed to either the kerb

face, wall or bay surface. Thermoplastic markings (white lining) will not be permitted to either number or delineate individual bays.

- All boundaries facing the courtyard to be 1.8m high brick walls with coping stone or brick, double tile crease and detail courses as appropriate. Where walls change direction, they should be either curved or angled. Where walls are angled, bricks must be cut and bonded.
- Low level bollard or street lighting must be provided (movement sensor lighting attached to individual dwellings may complement but must not be used to substitute low level bollard or street lighting). Developers may opt to connect lighting to appropriate plots but will be required to demonstrate to the Council that covenants place a responsibility on appropriate plots to ensure lighting is kept in good working order and in use after dark, in perpetuity.
- Appropriate and robust landscaping to help soften the environment, such as trees and hedgerows will be required. Planting must be carefully placed in a way that does not restrict sightlines.
- Where pedestrian footpaths are provided that connect courtyard parking spaces with the front door of people's homes these must be afforded good, clear sightlines and be well lit.
- Residents must be able to gain direct access from their allocated parking spaces to the front door of their home. To achieve this, developers may be required to integrate ginnels between plots to provide this access. Where such ginnels are provided, attention must be afforded to securing ginnels to prevent crime and anti-social behaviour.
- If it is not possible to provide all residents with direct access from their allocated parking spaces to the front door of their home, rear access into the home must provide access into either the kitchen, hallway or utility room. Rear access that requires residents to access their home directly into a living room, dining room or (downstairs) bedroom will not be acceptable.



**Newark & Sherwood Local Development Framework**

**Residential Cycle and Car Parking Standards & Design Guide  
Topic Paper**

**Consultation Draft**

**August 2020**

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# **1 Introduction**

## **Purpose of this Document**

- 1.1 The purpose of this Topic Paper is to provide context and rationale for cycle and car Parking Standards across the District.
- 1.2 The principal objectives associated with developing a set of cycle and car parking standards and design principles for parking in new residential developments in the District are as follows:
- To provide high quality, attractive, well-designed places to live with safe, convenient and useable parking provision;
  - To encourage people to cycle more for short distance trips of three miles or less to improve the health and wellbeing of residents, improve air quality, reduce fuel emissions/energy consumption and release road capacity for those using their cars for longer journeys that cannot easily or practically be completed by cycle;
  - To reduce the risk of anti-social and displaced car parking that can compromise the visual qualities of a street whilst also frustrating the ability of pedestrians (particularly the most vulnerable street users, i.e. wheelchair users and those with visual limitations) to navigate places safely and easily.
  - To ensure a consistent and transparent approach to assessing planning applications;
  - To respond to the particular characteristics of different areas and localities in the District in terms of accessibility by all modes of transport and restrictions on space availability.
- 1.3 This document has been produced to support the Supplementary Planning Document ('SPD') under the provisions of the Planning and Compulsory Purchase Act 2004. The SPD sets out the policy context for the provision and design of cycle and car parking on new residential developments and the details of how the District Council will seek to negotiate these matters. In addition to parking standards for new residential development, the SPD also sets out the requirements for electric charging infrastructure provision.

**COVID-19**

- 1.4 Due to the impact of COVID-19, and in order to ensure that everyone is able to submit their comments, the Council has decided to extend its usual consultation period of 6 weeks by a further 2 weeks.
- 1.5 It is acknowledged that the COVID-19 pandemic has resulted in unprecedented times but the most up-to-date data available has been used in this Topic Paper. The bus services identified in the case studies are those which were available pre-lockdown. All sites visits were made before 8am on a weekday to ensure the highest level of occupancy at the time of visiting.

## 2 Background Evidence for Car Parking Standards

- 2.1 In accordance with National Policy, it is important to ensure that the District Council's parking standards for residential development take into account accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. The Framework also requires planning policies to provide support to cycling networks through the provision of cycle parking.
- 2.2 Car parking standards are aimed at managing demand for car travel and encouraging more sustainable form of travel. This also supports the environmental agenda driven by climate change and the need to ensure the efficient use of land, as well as ensuring equal access to facilities and encouraging more active and healthier lifestyles.
- 2.3 However, it is important to ensure that the District's parking standards reflect local circumstances, and strike the right balance between providing a sufficient number of car parking spaces to prevent vehicles from being displaced onto the public highway or result in conversion of front gardens to parking areas. Such issues can cause significant loss of visual quality and increase rainwater runoff which works against the need to combat climate change.
- 2.4 The majority of the District is rural in nature with approximately 58% of the population<sup>1</sup> living in rural areas or 'rural-related' hub towns. Some rural areas are not served by public transport and others have infrequent and limited bus services. For the most part, demand for private vehicles is high. Given that much of the District is rural in nature, people will require space for parking their vehicles at their home even if measures are being implemented to reduce car usage.
- 2.5 This assessment has been undertaken using the 1991, 2001 and 2011 Census Data.

### Car Ownership Trends

- 2.6 The provision of adequate parking in line with expected future car ownership levels is a priority of the District Council. If adequate parking provision is not delivered in new developments, then inappropriate parking will occur causing inconvenience, road safety issues and unattractive street scenes.
- 2.7 The 2011 Census shows a high level of car ownership in the District compared to the national average. In the District, the average car or van ownership per household is 1.33. Nationally, this equates to 1.16 cars or vans per household on average. Car or van ownership in the District has risen from 41,491 cars or vans in 1991 to 64,967 in 2011; an increase of 57% in 20 years (compared to 43% nationally). The average

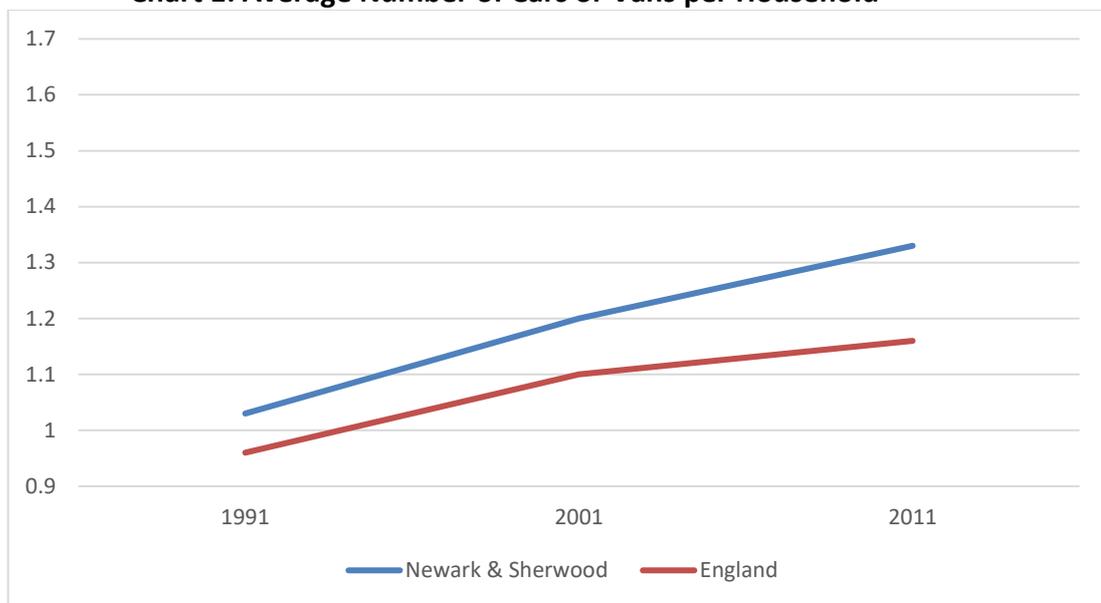
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<sup>1</sup> 2011 Rural-Urban Classification of Local Authorities and Other Geographies:  
<https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>

number of cars or vans per household since the 1991 Census is outlined in Chart 1 below.

- 2.8 The 2018 National Travel Survey confirms that for the East Midlands region (the lowest level at which data is available), the average number of cars/vans per household is 1.4. Whilst there are no more recent figures available at the District level, comparison with the 2018 regional figures confirms the 2011 Census as a baseline to be broadly in line with expectations.

**Chart 1: Average Number of Cars or Vans per Household**



Source: 1991, 2001 & 2011 Census

- 2.9 However, the evidence indicates that car ownership varies significantly across the urban and rural areas of the District<sup>2</sup>. The average number of cars or vans per household in the urban part of the District is 0.49, significantly lower than the rural area of the District (0.85) and markedly different from nationally (0.28 rural and 0.89 urban).
- 2.10 The 2011 Census Data also identifies that 42% of households in the District only own one car or van which is almost the same as the national average (43%). The table below identifies the percentage of households in the District by number of cars or vans owned. The percentage of households in the District is highest amongst those that own 1 or 2 cars or vans (72% of households). Although it is noted that there is a higher proportion of households in the District with 2 or more cars or vans than the national average (Table 1).

<sup>2</sup> As defined by the 2011 Census

**Table 1: Proportion of Households with Cars or Vans by No. of Cars or Vans**

	<b>Newark &amp; Sherwood</b>	<b>England</b>	<b>Comparison to National Average</b>
No Cars or Vans in Household	18.65%	27.54%	-8.89%
1 Car or Van in Household	42.33%	42.75%	-0.42%
2 Cars or Vans in Household	29.65%	23.28%	+6.37%
3 Cars or Vans in Household	7.04%	4.85%	+2.19%
4 Cars or Vans in Household	2.33%	1.58%	+0.75%

Source: 2011 Census

- 2.11 It is also noted that when compared to other District and Borough's within Nottinghamshire, that Newark and Sherwood have the second lowest percentage of households with no cars or vans in the household.

**Table 2: Percentage of Households by District with No Car or Van**

<b>LPA</b>	<b>Total Percentage of Households with No Car or Van</b>
Rushcliffe	15%
<b>Newark &amp; Sherwood</b>	<b>19%</b>
Bassetlaw	20%
Gedling	21%
Broxtowe	22%
Ashfield	24%
Mansfield	25%

Source: 2011 Census

- 2.12 With regard to the relationship between the number of bedrooms in a property and the number of cars or vans in the household, the Census data indicates that the smallest properties are generally associated with having no cars and the larger properties with owning more cars. Therefore, as expected, the average number of car or vans per household increases with the number of bedrooms the dwelling has.

**Table 3: Average No. of Cars or Vans per Household by No. of Beds in the Property**

<b>No. of Bedrooms</b>	<b>Average Number of Cars or Vans per Household</b>
1 bedroom	0.46
2 bedrooms	0.90
3 bedrooms	1.31
4 bedrooms	1.88
5 or more bedrooms	2.18

Source: 2011 Census

**Car Ownership Trends – by Ward**

- 2.13 As outlined above, there is marked difference between the urban and rural areas of the district. In order to establish further evidence on the matter. Additional analysis has been undertaken of the 2011 Census data at Ward level<sup>3</sup> to establish the average number of cars per household. All wards in Newark and Southwell have been combined together to provide an overall average for the settlement (see Appendix 1). Ollerton & Boughton wards have also been combined. Those where the settlement does not need to be combined to provide an overall average is not included in Appendix 1.
- 2.14 Table 4 below outlines that there is the fewest number of cars per household in Newark and the service centre settlements (as well as Blidworth). Car ownership per household increases as the Wards become more rural.

**Table 4: Average Number of Cars per Household by Ward**

<b>2011 Ward</b>	<b>No. of Cars per Household</b>
Newark	1.07
Ollerton & Boughton	1.19
Blidworth	1.28
Clipstone	1.30
Rainworth	1.34
Edwinstowe	1.35
Southwell	1.43
Farndon	1.55
Farnsfield & Bilsthorpe	1.56
Collingham and Meering	1.58
Winthorpe	1.59
Lowdham	1.72
Sutton-on-Trent	1.73
Muskham	1.81
Caunton	1.82
Trent (Bleasby, Fiskerton, Rolleston, Thurgarton)	1.96

*Source: 2011 Census*

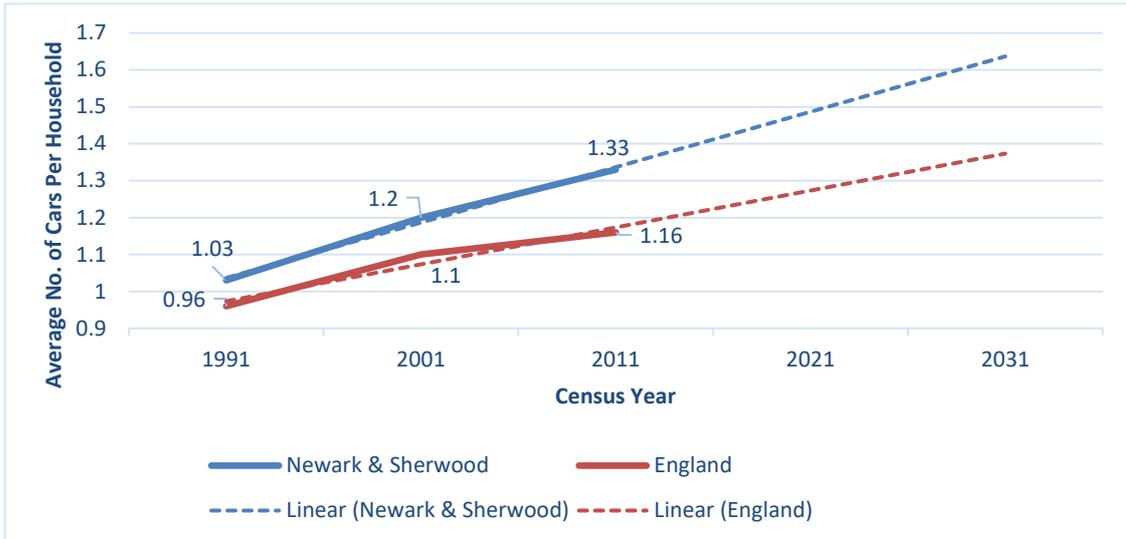
**Expected Future Car Ownership Levels**

- 2.15 Chart 2 below analyses the average number of cars per household in each of the 1991, 2001 and 2011 Censuses. A linear forecast trend line has then been added to predict expected future car ownership levels in the District. These findings anticipate that by the end of the Plan Period in 2033, car ownership levels are expected to have increased by around 25% in the District. Such levels of increase are likely to exacerbate existing areas with car problem problems unless such an increase is accounted for in future parking standards.

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<sup>3</sup> Ward boundaries as at 2011 Census

**Chart 2: Past and Forecasted Trends – Average No. of Cars or Vans per Household**



**National Travel Survey (NTS)**

2.16 The NTS is a household survey designed to monitor long-term trends in personal travel and to inform the development of policy. It is the primary source of data on personal travel patterns by residents of England.

2.17 The data published by the Department of Transport identifies key trends, including:

- 46% of children aged 5-10 years of age are driven to school despite the average walking time to school being just 13 minutes;
- Traffic danger is cited as the main reason for parents driving their children to school;
- A dependence on cars for short distance trips where there is opportunity to encourage modal shift to walking and cycling if the right infrastructure is in place.

2.18 There are also Government Publications in August 2020; Gear Change and LTN 1/20 which highlight the importance of modal shift as part of a broader Government agenda to address issues related to physical inactivity and obesity that threaten to not only reduce people’s lifespans and quality of life, but increase the financial burdens on the NHS.

**Conclusions**

2.19 The evidence clearly demonstrated that there is a marked difference between car ownership levels in the urban and rural areas of the District. This is owing to the accessibility and availability of public transport options available in the respective areas, as well as other factors including the mix of housing types (including number of bedrooms) and method of travel to work.

- 2.20 It is important to note that in rural areas where car ownership per household is significantly higher, there is also generally a greater percentage of households with a 2 or more cars and vans under their ownership. Therefore, it would be inappropriate to apply prescribed parking standards to the whole district. The evidence suggests the most appropriate option would be to adopt parking standards that address new residential development sites in Newark and the Rest of the District separately.
- 2.21 This evidence suggests that average car or van ownership increases alongside an increase in the number of bedrooms a dwelling has. Therefore it would be appropriate for future parking standards to differentiate by number of bedrooms. This should apply for new residential developments but also proposals which increase the number of bedrooms a dwelling has to ensure street parking is not impacted upon as a result.
- 2.22 The new parking standards policy approach will need to both reflect local car and van ownership levels as well as protect against exacerbation of existing issues, especially as car or van ownership is likely to increase in the District during the Plan Period. This protection could be accommodated within flexible wording of the standards that accounts for ways in which parking provision may be provided if less than a minimum standard is proposed on-site such as sites located within Newark Town Centre.
- 2.23 Whilst the increasing provision and attractiveness of alternatives to the car are a factor, there is no evidence to suggest that the general levels of car ownership will reduce over time. Across the district, the total number of cars increased by 57% between 1991 and 2011. General forecasts (Chart 2) anticipate a significant increase in car ownership by the end of the Plan period. These projected car ownership levels should be reflected in the table of residential parking standards but ensure parking does not over dominate new residential development. A forecasted uplift of 25% has been added to average car ownership levels from 2011 Census (25% being the forecasted increase in Chart 2).

**Table 5: Current and Forecasted Average Car Ownership per Household by No. of Bedrooms in a Property**

<b>No. of bedrooms</b>	<b>Average Car Ownership (2011 Census)</b>	<b>Projected Average Car Ownership (2031<sup>4</sup>)</b>
1 bedroom	0.46	0.58
2 bedrooms	0.90	1.13
3 bedrooms	1.31	1.64
4 bedrooms	1.88	2.35
5 + bedrooms	2.18	2.72

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<sup>4</sup> Assuming car ownership increases by 25% by the end of the Plan Period and equal increases are seen amongst all dwelling sizes.

### 3 Background Evidence for Cycle Parking

- 3.1 In accordance with National Policy, it is important to ensure that the District Council’s parking standards encourage cycling and provide secure cycling parking facilities in the new residential developments. Ensuring convenient and secure cycle parking at people’s homes for residents is a critical factor to increasing the use of bicycles in order to improve health and well-being and encourage more sustainable modes of travel. Other critical factors include: street design (i.e. cycle friendly streets and protected cycle ways on busier streets and routes) and convenient and secure cycle storage at the places people might choose to cycle to.
- 3.2 The Census Data shows that the proportion of residents travelling to work by bicycle dropped between 2001 and 2011 (6% and 3.94% respectively). However the mode share of the resident population who travel to work by bicycle remains higher in the District than compared to the East Midlands region and nationally (2.75% and 2.95% at the 2011 Census).
- 3.3 Sport England undertake an Active Lives Survey which is published twice a year and the number of respondents each year is around 198,000. For the years 15/16 to 17/18 (for which the data is available), when compared to the East Midlands and England, Newark had above average levels of residents cycling at least twice in the previous month for both leisure and travel purposes (see Tables 6 and 7). It is important that the cycle parking standards support current levels of cycling but also encourage an interest in cycling within the District.

**Table 6: Percentage of Residents who cycled for Travel at Least Two Days in the Last 28 Days**

	<b>Nov 15/16</b>	<b>May 16/17</b>	<b>Nov 16/17</b>	<b>May 17/18</b>	<b>Nov 17/18</b>	<b>Average</b>
England	7.20%	7.10%	8.10%	6.90%	6.80%	7.02%
East Midlands	6.20%	6.20%	5.90%	6.10%	5.70%	6.02%
Newark & Sherwood District	-	-	11.00%	9.50%	6.80%	9.10%

**Table 7: Percentage of Residents who cycled for Leisure at Least Two Days in the Last 28 Days**

	<b>May 16/17</b>	<b>Nov 16/17</b>	<b>May 17/18</b>	<b>Nov 17/18</b>	<b>Average</b>
England	10.60%	10.40%	10.00%	9.60%	10.15%
East Midlands	11.30%	10.40%	9.80%	9.80%	10.33%
Newark & Sherwood District	17.10%	17.00%	15.20%	13.00%	15.58%

#### Conclusions

- 3.4 Ensuring convenient secure cycle parking at people’s homes for residents is a critical factor to increasing the use of bicycles (for health and wellbeing reasons) and accessing services or facilities via alternative means to the private car. Best practice

from elsewhere in the UK and Europe shows that distances of under 5 miles can be easily and comfortably cycled by many people if the right infrastructure is in place. The difficulty is that cycle provision is non-existent or poor in many locations. This often means cycling is not an option for our residents. It is increasingly acknowledged that painted white lines on pavements are neither popular with cyclists or pedestrians. The government defines cycle infrastructure as being either cycle friendly streets or the creation of protected cycle ways on busier streets and routes.

Some difficulty in remote rural areas.

## **4 Background Evidence for Infrastructure for Electric Vehicle Charging Points**

- 4.1 The Council recently declared a climate change emergency and are aware of its environmental responsibility and the contributions that it can make to mitigate the causes of climate change. In this regard, the Council’s Local Development Framework promotes sustainable modes of transport and healthy environments that works to mitigate climate change.
- 4.2 Paragraph 105 of the NPPF requires that if setting local parking standards for residential development, the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles should be taken into account.
- 4.3 It is important that the Council plans for the increased adoption of electric vehicles (EVs) in order to meet the anticipated increased demand as well as helping to meet sustainable travel objectives of Spatial Policy 7. This is particularly important in the Newark & Sherwood as private vehicles are often the only practical choice for residents living in some areas of the district, particularly in some rural areas where other sustainable modes of travel such as cycling and walking are difficult to adopt.
- 4.4 Last summer (2019), the Government published their most recent 2017 emission estimates. These estimates identified that the District has the highest per capita emissions in Nottinghamshire.

**Table 8: 2017 Estimates of Per Capita Emissions by Local Authority**

<b>Local Authority</b>	<b>Per Capita Emissions</b>
Newark & Sherwood	7.6
Bassetlaw	6.9
Rushcliffe	6.4
Broxtowe	6.3
Ashfield	5.2
Mansfield	4.1
Gedling	3.7
Nottingham	3.6

*Source: Gov.uk Local Authority CO2 emissions estimates 2005-2017 (kt CO2) - Full dataset*

- 4.5 The Council recognises that Ultra Low Emission Vehicles (‘ULEV’) and Plug-in Hybrid Electric Vehicles (‘PHEV’) currently constitutes a relatively small proportion of the vehicles on our roads (1.9% in 2018). However, from 2035, the Government are seeking a ban on selling new petrol, diesel or hybrid cars in the UK. For these reasons, the Government are driving a transition to more efficient, lower polluting technologies such as Electric Vehicles (‘EV’).
- 4.6 Advances in technology have resulted in increased popularity in electric vehicles and it is anticipated that as technology and Government initiatives develop, their use and popularity will increase further. The percentage increase of new licensed ULEV

vehicles between 2012 and 2019 in Nottinghamshire is outlined in Table x below. This table highlights that the district has seen the third biggest increase in new licensed ULEV vehicles.

**Table 9: Percentage Increase in Newly Licenses ULEV Vehicles Since 2012**

<b>Local Authority</b>	<b>Percentage Increase</b>
Rushcliffe	6,575%
Gedling	4,614%
Newark & Sherwood	4,525%
Ashfield	4,180%
Broxtowe	4,043%
Mansfield	3,520%
Nottingham City	2,121%
Bassetlaw	1567%

*Source: GOV.UK Statistical data set - All vehicles (VEH01)*

- 4.7 At the end of Q1 2020, the total number of ULEV vehicles licensed by Local Authority has been used to calculate the percentage of ULEV vehicles per household in Nottinghamshire. This highlights Newark and Sherwood to have the second highest percentage of ULEV vehicles per household in the county. This is reflective of the Government’s intentions to phase out petrol and diesel cars from 2035.

**Table 10: Total ULEV Vehicles at Q1 2020 Licensed in Local Authorities in Nottinghamshire and % Of Households with ULEV Vehicles**

<b>Local Authority</b>	<b>% of Households</b>
Rushcliffe	1.13%
Newark & Sherwood	0.73%
Gedling	0.65%
Broxtowe	0.60%
Nottingham	0.57%
Bassetlaw	0.51%
Ashfield	0.41%
Mansfield	0.39%

*Source: GOV.UK Statistical Data Set – All Vehicles (VEH01)*

- 4.8 Residential parking (overnight) is likely to be the most common way of charging an EV and most residential properties with off-street parking are able to simply install an EV Charging Point (EVCP) using a 3-pin plug as long as they have the necessary infrastructure (wiring) to do so.
- 4.9 To help the Council plan for the increased adoptions of EVs whilst meeting sustainable transport objectives, the Council are seeking to futureproof new residential development for the projected increase in take-up of electric vehicles. It is cheaper and less disruptive to install the underlying infrastructure for electric vehicle charging points during construction than to retrofit afterwards. There is also the benefit for future occupants to choose whether to own an electric vehicle but also provides future choice as to which charging point best suits their requirements. It is therefore essential that the continued increase in electric vehicles is supported.
- 4.10 The requirements are outlined in Chapter 3 & 4 of the SPD.

## 5 Testing the Standards - Residential Parking Case Studies

In order to assess the impact that parking provision within recent residential developments, an appraisal has been undertaken on a handful of randomly selected sites across the District.

- 5.1 A desk-based survey of the approved plans has been undertaken on each Case Study site to ascertain the level of parking provided and is intended to provide an overall picture. This has then been compared with the level of parking provision that would have been provided by the proposed car parking standards.
- 5.2 Following this, site visits were also undertaken in May and July 2020 (during a weekday morning before 8:00am) when home parking levels were expected to be at, or close to, their highest levels. The purpose of which was to determine if the level of parking on each development is sufficient and if there are any design issues would could be addressed.
- 5.3 The housing developments that have been identified as Case Studies are outlined below in Table 11.

**Table 11: Overview of Case Study Sites**

Case Study No.	Address	Location	No. of Dwellings	Year of Completion <sup>5</sup>
1	Scarborough Road	Bilsthorpe	25	2014/15
2	Belle Vue Lane	Blidworth	21	2018/19
3	Cavendish Way (Cavendish Park)	Clipstone	107	2019/20
4	Braemar Farm Phase 1	Collingham	40	2019/20
5	Ye Olde Jug and Glass Inn, High Street	Edwinstowe	16	2016/17
6	Low Street	Elston	10	2018/19
7	The Ridgeway / Milldale Road	Farnsfield	60	2019/20
8	Sleaford Road	Newark	70	2016/17
9	Fernwood	Newark	1,090	2015/16
10	Wellow Road	Ollerton & Boughton	147	2019/20
11	Land off Warsop Lane (Coupe Gardens)	Rainworth	160	2019/20
12	Nottingham Road	Southwell	34	2017/18
13	Miners Welfare, Whinney Lane	Ollerton & Boughton	88	2018/19

<sup>5</sup> Monitoring Year

**Case Study 1 – Scarborough Road, Bilsthorpe**

- 5.4 Bilsthorpe is a principal village within its own day to day facilities but is also influenced by the sub-regional centre of Mansfield approximately 7 miles to the east. The village has an hourly bus service to Mansfield and less frequent bus services to Nottingham and Ollerton. It is likely that most trips would be made using a private vehicle.
- 5.5 The development of 25 dwellings is an 100% affordable housing scheme comprising of 25 x two bed properties. The development provides 1 or 2 spaces for the 2 bed properties and also accommodates 3 visitor parking spaces.
- 5.6 A very low level of car parking was observed generally for the 13 bungalows accessed off Scarborough Road. For the bungalows accessed off Chewton Close, all but one vehicle was parked on the drive. All properties had allocated parking to the front or side and therefore within close proximity to their front doors. The surface finish of the parking spaces was good as it was a smooth and hard surface material. There was very limited on-street parking observed on both Chewton Close and off Scarborough Road.
- 5.7 Overall, the development has sufficient parking provision which does not obstruct other vehicles and pedestrians and the spaces relate well to the property which they serve.



*Figure 1: View of Development from Cul-de-Sac off Scarborough Road*



*Figure 2: View of Development from Chewton Close*

**Table 12: Comparison of Approved Parking Levels to Proposed Parking Standards**

	Approved Parking	Comparison to Proposed Parking Standards
14 x 2 bed	1 space per dwelling	2 spaces per dwelling
11 x 2 bed	2 spaces per dwelling	
Visitor Parking	3 spaces	n/a
<b>Total Spaces</b>	<b>39 spaces</b>	<b>50 spaces</b>

**Case Study 2 – Belle Vue Lane, Blidworth**

- 5.8 Blidworth is a principal village and whilst self-sufficient for daily needs, is closely linked to Mansfield, 3 miles to the north, for all major services. The village has relatively good bus services with buses every 15 minutes to Mansfield.
- 5.9 The development of 21 dwellings (a mix of apartments and houses) comprises of 6 x 1 bed properties and 15 x two bed properties. The development provides 1 space for each 1 bed unit, and either 1 or 2 spaces for each 2 bed unit. The development also accommodates 2 visitor parking spaces.
- 5.10 All houses have parking to the front of each properties with the parking for the apartments to the side. There was limited on street parking observed at the site (just two cars).
- 5.11 From a visual point of view, frontages are dominated by parking even though there is small amounts of boundary treatments to separate these dwellings. This is in part due to the fact that there are dwellings on either side of the road which all have front of plot parking. This would be visually improved if the type of parking solutions used provided some variety i.e. a mix front and side of plot parking and cars behind the building line to reduce the dominance of car parking. However, the surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.12 Overall, the development has sufficient parking provision which does not obstruct vehicles or pedestrians but the main problem relates to the design of the car parking (perpendicular car parking) which could have been in a way which sought to reduce the over dominance of cars.



*Figure 3: View of the only car parked on the road at the development*



*Figure 4: View towards centre of development highlighting over dominance of front of plot parking*



*Figure 5: View of boundary separation between dwellings and their respective parking spaces*

**Table 13: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
6 x 1 bed	1 parking space	1 space per dwelling
4 x 2 bed	1 parking space	2 spaces per dwelling
11 x 2 bed	2 parking spaces	2 spaces per dwelling
Visitor Parking	2 spaces	n/a
<b>Total Spaces</b>	<b>34 spaces</b>	<b>36 spaces</b>

**Case Study 3 – Cavendish Way, Clipstone (Cavendish Park), Clipstone**

- 5.13 Clipstone is a service centre and whilst self-sufficient for daily needs is closely linked to Mansfield, almost adjacent, for all major services. The village has relatively good bus services with buses every 15 minutes to Mansfield.
- 5.14 The development of 107 dwellings comprises of 22 x 2 bedroom properties, 66 x 3 bedroom properties and 19 x 4 bedroom properties. In terms of car parking provision, the site provides the majority of 2 bed dwellings with 1 parking space, 3 bed dwellings with 2 parking spaces and all 4 beds have 3 parking spaces. The development also provides 11 visitor parking spaces.
- 5.15 The development itself comprises of 107 dwellings but forms part of a larger new development on the edge of Clipstone. Some roads in the development had a reasonable amount of on-street parking while others were clear. Most of the parking was on the same side of the road so didn't cause an obstruction. Some of the parking was half on the footway but most fully on the carriageway.
- 5.16 Most of the on-street parking occurred nearby to properties with integral garages or where parking is located at the back of the dwelling. However in most cases parking spaces are well used. In some places, the development was over dominated by cars, particularly the semidetached dwellings which had two parking spaces to the front and no boundary separation between properties. Furthermore some drives on the development were very narrow which meant occupiers were forced to park on the road.
- 5.17 The surface finish of the parking spaces was good as it was a smooth and hard surface material. Integral garage doors were a variety of colours which made integral garages appear less visually dominant / prominent and a more pleasant environment.
- 5.18 An issue highlighted after the site visit was the internal measurements of integral garages. The Rufford Housetype's integral garage measures 4.7 x 2.5m which is 0.1m shorter than a standard car parking space and significantly short of the 6C's Design Guide minimum internal measurement requirement of 6m x 3m. It is therefore essential that integral garages are fit for purpose, especially if they are counted as a parking space for the purposes of assessing the number of spaces allocated to a property.
- 5.19 Overall, whilst the parking provision was largely okay, the problem with on street parking is the greatest where parking has not been provided at the front of the properties and people either choose or are forced, to park on the street closer to their properties. Similarly there were some problems for households with integral garages which are not being used for such purposes and resulted in less parking spaces for the property.



*Figure 6: View of front of plot parking*



*Figure 7: View of front of plot parking which over dominates the street scene in this particular location*



*Figure 8: View of front of plot parking*

**Table 14: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
20 x 2 bed	1 space per dwelling	2 spaces per dwelling
2 x 2 bed	2 spaces per dwelling	2 space per dwelling
40 x 3 bed	2 spaces per dwelling	3 spaces per dwelling
26 x 3 bed	3 spaces per dwelling	3 spaces per dwelling
19 x 4 bed	3 spaces per dwelling	3 spaces per dwelling
Visitor Parking	11 spaces	n/a
<b>Total Spaces</b>	<b>250 spaces</b>	<b>299 spaces</b>

**Case Study 4 – Braemar Farm (Phase 1), Collingham**

- 5.20 Collingham is a principal village in the District and looks to both Newark and Lincoln for its services. Collingham has good public transport links with a train station to the east of the village providing services to Lincoln, Newark, Nottingham, Leicester and Peterborough. There are also regular bus services to/from the village with an hourly bus services to Newark.
- 5.21 The development of 40 dwellings comprises of 4 x 1 beds, 6 x 2 beds, 10 x 3 beds, 12 x 4 bed and 8 x 5 bedroom properties. Parking provision across the development is varied. There are 2 visitor parking spaces.
- 5.22 The development itself consists of 40 dwellings but forms part of a larger site in Collingham. Parking is entirely on plot, mostly at the front/side of the property, but some to the rear. Some of the roads in the development had a small amount of on street parking. This was clustered around dwellings which had parking to the rear and / or dwellings which had two parking spaces and one of which comprised a garage. All cars observed were parked on the same side of the road, but some cars were fully on the footway. The majority of parking spaces relate well to the property which they serve. The surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.23 Overall the parking provision is satisfactory, however the only problem arises in instances where parking is to the rear of the property and people either chose, or were forced, to park at the front of their property. There were also some examples where garages which were not being used for their primary purpose and caused overspill onto the highway.



*Figure 9: View towards on-street parking to rear of properties*



*Figure 10: View towards a cul-de-sac*



*Figure 11: View along the development from Swinderby Road*

**Table 15: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
3 x 1 bed	1 space per dwelling	1 space per dwelling
1 x 1 bed	2 spaces per dwelling	1 space per dwelling
3 x 2 bed	1 space per dwelling	2 spaces per dwelling
3 x 2 bed	2 spaces per dwelling	2 spaces per dwelling
7 x 3 bed	2 spaces per dwelling	3 spaces per dwelling
3 x 3 bed	3 spaces per dwelling	3 spaces per dwelling
7 x 4 bed	2 spaces per dwelling	3 spaces per dwelling
5 x 4 bed	3 spaces per dwelling	3 spaces per dwelling
1 x 5 bed	2 spaces per dwelling	3 spaces per dwelling
2 x 5 bed	3 spaces per dwelling	3 spaces per dwelling
5 x 5 bed	4 spaces per dwelling	3 spaces per dwelling
Visitor Spaces	2 spaces	n/a
<b>Total Spaces</b>	<b>96 spaces</b>	<b>113 spaces</b>

**Case Study 5 – Ye Olde Jug and Glass Inn, High Street, Edwinstowe**

- 5.24 Edwinstowe is a service centre village and has a range of local services which are complimented by a number of Sherwood Forest related tourist facilities. The village is linked closely to Mansfield for a wider range of services and facilities. There are half hourly bus services from Edwinstowe towards Walesby via Ollerton and Mansfield and bi-hourly services to Bilsthorpe, Farnsfield and Nottingham.
- 5.25 The development of 16 apartments comprises 11no. studio apartments and 5 x 1 bed apartments. All apartments have been provided with 1 parking space each. There is no provision for visitor parking.
- 5.26 The development comprises a change of use of a former pub to residential apartments. The car park is well overlooked by surrounding residential properties and is well used but not full. There was no signs of overspilling onto the carriageway, but this would be less apparent due to the nature of the parking provision. However, it is in the centre of the village and there is a free car park located nearby. The surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.27 Overall, the level of parking provision would appear to be adequate.

**Table 16: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
11 x studio	1 space per dwelling	1 space per dwelling
5 x 1 bed	1 space per dwelling	1 space per dwelling
Visitor Spaces	0 Spaces	n/a
<b>Total Spaces</b>	<b>16 spaces</b>	<b>16 spaces</b>

**Case Study 6 – Low Street, Elston**

- 5.28 Elston is a small village which looks to Newark for its day to day services and facilities. The village has an hourly bus service towards Newark and infrequent services to Aslockton, Bingham and East Bridgford.
- 5.29 The development of 10 affordable dwellings comprises 8 x 2 bed and 2 x 3 bed properties. All dwellings have been provided with 2 parking spaces. There is no visitor parking on site.
- 5.30 This is a relatively small development which comprises a single cul-de-sac. All parking is provided to the front or immediately to the side of each property and related very well to the properties that they serve. There was a variety of parking solutions across the site with some parking behind the building line, and some in front but with a decent level of landscaping to soften the visual impact of car parking. The cul-de-sac design also serves to minimise the visual impact of car parking. Most of the houses were occupied by vehicles and there was no on street parking. The surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.31 Overall, the site has sufficient parking and visually it has a good layout in terms of parking and road layout.



*Figure 12: View into the site from the entrance*

**Table 17: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
8 x 2 bed	2 spaces per dwelling	2 spaces per dwelling
2 x 3 bed	2 spaces per dwelling	3 spaces per dwelling
Visitor Spaces	0	n/a
<b>Total Spaces</b>	<b>20 spaces</b>	<b>22 spaces</b>

**Case Study 7 – The Ridgeway / Milldale Road, Farnsfield**

- 5.32 Farnsfield is a principal village and is self-sufficient for daily needs but looks to Southwell for a wider range of services and facilities. The village has bi-hourly bus services towards Nottingham and Bilsthorpe, Edwinstowe and Ollerton. There are also hourly bus services towards Blidworth, Rainworth and Mansfield, as well as Southwell and Newark.
- 5.33 The development of 60 dwellings comprises 15 x 2 bed, 22 x 3 bed, 18 x 4 bed and 5 x 5 bed properties. The majority of 2 and 3 bed properties have 2 car parking spaces. Provision for 4 bed properties ranges from 2 spaces through to 4 spaces. There are no visitor parking spaces on the site.
- 5.34 The majority of these dwellings are larger detached properties with the remainder being semi-detached and smaller terraced style properties. The parking is mostly on plot with some to the front and some to the side. In most cases the parking is either in line with or behind the building line which reduces the visual dominance of parking across the development. The surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.35 Whilst there was a handful of cars parked on the highway (either fully on the highway or half on the footway), it did not cause an obstruction to passing cars. On-street parking tended to be clustered around dwellings where driveways were located to the side or rear of the property. Either because the driveways were full or people chose to, or were forced to, park at the front of the house. However, the majority of parking spaces relate well to the property which they serve.
- 5.36 Overall, there was some overspill parking onto the highway, and whilst it did not obstruct the highway for other vehicle users, pedestrians could be inconvenienced in places. Overspill onto the highway does not occur frequently enough to suggest a chronic lack of parking spaces but better designed parking provision may aid the development.



*Figure 13: View down the central road running through the development*

**Table 18: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
1 x 2 bed	1 space per dwelling	2 spaces per dwelling
14 x 2 bed	2 spaces per dwelling	2 spaces per dwelling
14 x 3 bed	2 spaces per dwelling	3 spaces per dwelling
8 x 3 bed	3 spaces per dwelling	3 spaces per dwelling
5 x 4 bed	3 spaces per dwelling	3 spaces per dwelling
7 x 4 bed	4 spaces per dwelling	3 spaces per dwelling
6 x 4 bed	2 spaces per dwelling	3 spaces per dwelling
5 x 5 bed	4 spaces per dwelling	3 spaces per dwelling
Visitor Spaces	0	n/a
<b>Total Spaces</b>	<b>156 spaces</b>	<b>165 spaces</b>

**Case Study 8 – Sleaford Road, Newark**

- 5.37 Newark is the main location for services, jobs, retail, education and a focus for transport for most of the District. The town has excellent communication links with quick rail connections to London, Leeds, Edinburgh and Nottingham and the adjacent A1 provide road links to the north and south.
- 5.38 The development comprises of 50 houses and 20 apartments (20 x 1 bed apartments, 39 x 2 bed houses, and 12 x 3 bed houses). All 1 bed properties have 1 parking space

and all 2 and 3 bed properties have 2 parking spaces. There is no visitor parking available on the development.

- 5.39 The parking is all on plot with parking provided to the front or the side except for approximately 4 properties where parking is provided to the rear. On-street parking was not much of an issue with only a couple of cars parking on the carriageway. These two occurrences seemed to be the result of the dwelling not having enough parking spaces. The surface finish of the parking spaces was good as it was a smooth and hard surface material (mostly block paving).
- 5.40 From a visual point of view, frontages are dominated by parking. This is in part due to the fact that there are dwellings either side of the road which all have front of plot parking and no boundary separation. This would be visually improved if the type of parking solutions used provided some variety i.e. a mix front and side of plot parking and cars behind the building line to reduce the dominance of car parking. However, the surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.41 Overall, the parking provision was largely adequate but the only problem occurred as a result of the frontages being dominated by car parking (tandem car parking) throughout the development. There was little in the way of boundary treatments separating the properties and in places felt more like a car park than housing development. This was particularly the case for the semi-detached and terraced properties to the west of the housing development.



*Figure 14: View of cul-de-sac with dominant front of plot parking*



*Figure 15: View of the development*

**Table 19: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
20 x 1 bed apartments	1 spaces per dwelling	1 spaces per dwelling
39 x 2 bed houses	2 spaces per dwelling	2 spaces per dwelling
12 x 3 bed houses	2 spaces per dwelling	2 spaces per dwelling
Visitor Spaces	0	n/a
<b>Total Spaces</b>	<b>122</b>	<b>122</b>

**Case Study 9 – Fernwood, Newark**

5.42 Fernwood is defined within the Newark Urban Area which is the main location for services, jobs, retail education and a focus for transport for most of the District. Fernwood is a relatively new village and by 2015/16, approximately 1,090 dwellings have been built. Once completed, the village will accommodate approximately 3,200 dwellings.

5.43 Car ownership in the parish of Fernwood is significantly higher than the District at 1.62 cars per household (2011 Census). The district level is 1.33 cars per household. The Fernwood Neighbourhood Plan states that the shortcomings in the existing car parking, both the amount of it and the way it had been ‘designed’ into the existing

village is detailed in an informal Building for Life 12 Assessment. This assessment identified the following issues:

- Front of plot parking with no landscaping so that cars dominate the streetscene.
- Little formal provision for on street parking causing disruption to pedestrians and other vehicles.
- Over reliance on rear parking courts that are not well used and cause overspill onto the highway.

- 5.44 A review of the approved plans has not been undertaken due to the age and nature of the development site coming forward.
- 5.45 On-street parking along Goldstraw Lane is difficult to manoeuvre especially when cars are coming in the opposite direction and are parked on both sides of the highway. Cars were also in some places parked fully on the footpath. Whilst not particularly obstructive to pedestrians due to the width of the path, it nevertheless dominates the street scene.
- 5.46 The smaller properties have less convenient parking provision with most spaces being provided in parking courts or to the rear of properties and away from the front door of the property causing residents to either chose, or be forced to, park at the front of the house. Whereas the larger detached properties (such as along Collinson Way) have spacious driveways to the front of the property and as a consequence there are little problems with on-street parking.
- 5.47 The parking courts were not well used, particularly along Naysfield Mews and were surrounded by blank walls and poor or no lighting.
- 5.48 The surface finish of the parking spaces was good as it was a smooth and hard surface material. Some of the larger older properties had white integral garage doors but this complimented the detail of the front elevation which often featured bay windows and open porches. The newer properties which have integral garages tend to be set back from the front elevation and blend well with the streetscene without over dominating. The colour of the garage door is less of an issue where the garage does not over dominate the property.
- 5.49 Overall, on street parking is a significant problem at Fernwood and in some places is particularly difficult to navigate. The scheme may well have sufficient provision of actual parking spaces, but it is the inconveniently located parking provision which causes the biggest problem here.



*Figure 16: View of problems with parking on footpath in newer areas of the development*



*Figure 17: View towards the older larger properties on the development with ample off road parking*

**Case Study 10 – Wellow Road, Ollerton**

- 5.50 Ollerton & Boughton is a service centre town which provides a range of facilities including a supermarket and secondary school. The town also has a large number of local employers.
- 5.51 The development comprises of 147 dwellings with 6 x 1 bed, 16 x 2 bed, 49 x 3 bed and 76 x 4 bedroom properties. There is at least 355 parking spaces shown on the approved layout plan (although a precise breakdown is not available).
- 5.52 Most of the on street parking occurs around properties which have integral garages and a narrow driveway (particularly those which had two spaces, one of which was an integral garage). At the time of visiting a number of dwellings with integral garages had doors open and it was evident that garages were not being used for their primary purpose. There are two instances on the development thus far seeking planning permission to provide additional parking spaces within the curtilage of properties (albeit one approved and one withdrawn). Both properties have a detached garage and one additional parking space.
- 5.53 The surface finish of the parking spaces was good as it was a smooth and hard surface material. In places integral garage doors were black against a white render. This design helps to reduce the dominance of the integral garage on the streetscene but the properties were also larger so the garage appeared better proportioned to the rest of the property and assisted in making the development feel less dense.
- 5.54 In some instances on-street parking occurred where parking was not conveniently located for example the corner plots where the garage and driveway is to the rear behind the garden.
- 5.55 On the whole, on street parking is not a significant problem, but could have benefitted from a better design in terms of the layout of the parking. The roads in this development felt narrower in places than other housing sites (particularly where cars parked on both sides of the road) visited as part of this research, so whilst there were less cars, the roads felt more congested.



*Figure 18: View along a road in the development with evidence of displaced and anti-social half pavement parking*



*Figure 19: View towards narrow driveway in the development*



*Figure 20: Examples of half on pavement parking in the development*

**Table 20: Comparison of Approved Parking Levels to Proposed Parking Standards**

	Approved Parking	Comparison to Proposed Parking Standards
6 x 1 bed	At least 355 spaces	1 spaces per dwelling
16 x 2 bed		2 spaces per dwelling
49 x 3 bed		3 spaces per dwelling
76 x 4 bed		3 spaces per dwelling
Visitor Spaces		n/a
<b>Total Spaces</b>	<b>At least 355</b>	<b>413</b>

**Case Study 11 – Warsop Lane, Rainworth (Coupe Gardens)**

- 5.56 Rainworth is a service centre village and whilst self-sufficient for daily needs is closely linked to Mansfield and looks to it for all major services. The village has hourly bus services to Mansfield, Nottingham, Sutton-in-Ashfield.
- 5.57 The development comprises of 160 dwellings with 15 x 2 bed, 116 x 3 bed and 29 x 4 bed properties. The majority of 2 bed properties has 1 parking space, the majority of 3 beds have 2 parking spaces and the majority of 4 beds also have 2 parking spaces. There is no visitor parking provision within the development.
- 5.58 This new housing development had the most on street parking after the Fernwood development. However, cars were mostly parked on the same side of the road and where cars were parked on both sides of the road, it did not feel narrow or congested. Parked cars on the highway/footway were not an obstruction to other vehicle users but did inconvenience pedestrians in some locations which could cause wheelchair or pushchair users having to go onto the road to get round.
- 5.59 Most dwellings had car parking provided on the plot and for the majority, the spaces relate well to the property which they serve. However there was one parking court observed which was underused and more on-street parking was concentrated around this location. There were also a number of properties which had integral garages and these properties tended to have single garages and space for one car on the driveway. It was in these locations some overspill onto the highway was observed, but largely it did not obstruct the highway or the footway.
- 5.60 The surface finish of the parking spaces was good as it was a smooth and hard surface material. Integral garage doors were predominantly white and were in line with the front door which looked visually prominent because the houses are a bit smaller than some of the other developments, but also a higher density. However, all front doors were different colours which meant the prominence of the garage doors were displaced somewhat.
- 5.61 An issue highlighted after the site visit was the internal measurements of integral garages. The Bisham Housetype's integral garage measures 5m x 2.5m and the Aldenham Housetype measures just 4.4m x 2.4m. This is only marginally bigger than a standard car parking space and does not meet the minimum internal space standards outlined in the 6C's design guide of 6m x 3m. The double detached garages also fall

short of the minimum internal space standards in the 6C's design guide. Small garages could actively discourage households from using integral garages for their primary purpose. It is therefore essential that integral garages are fit for purpose, especially if they are counted as a parking space for the purposes of assessing the number of spaces allocated to a property.

- 5.62 Overall, the level of on-street parking problem is a combination of two factors; design and location. Locating parking provision away from the dwelling has caused overspill onto the highway as people either chose, or were forced to park at the front of the house. Overspill onto the highway also occurred where dwellings had integral garages and drives could only accommodate one car.



*Figure 21: View of integral garages in the development*



*Figure 22: View of instances of half on pavement parking*



*Figure 23: View of underused parking court adjacent to on street parking in Figure 22*



*Figure 24: View of homes with integral garages*



*Figure 25: View of on-street parking problems along street with side of plot parking and parking courts*

**Table 21: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
14 x 2 bed	1 space per dwelling	2 spaces per dwelling
1 x 2 bed	3 spaces per dwelling	2 spaces per dwelling
108 x 3 bed	2 spaces per dwelling	3 spaces per dwelling
8 x 3 bed	3 spaces per dwelling	3 spaces per dwelling
23 x 4 bed	2 spaces per dwelling	3 spaces per dwelling
6 x 4 bed	3 spaces per dwelling	3 spaces per dwelling
Visitor Parking	0	n/a
<b>Total Spaces</b>	<b>321 spaces</b>	<b>447 spaces</b>

**Case Study 12 – Nottingham Road, Southwell**

- 5.63 Southwell is a service centre town and is the third biggest settlement in the District. Key services are located in the town. The town has hourly bus services towards Newark, Bilsthorpe, Blidworth, Rainworth, Mansfield, Burton Joyce and Nottingham.
- 5.64 The development of 34 dwellings comprises 8 x 1 bed, 10 x 2 bed, 4 x 3 bed, 10 x 4 bed and 2 x 5 bed properties. Parking provision is varied across the site, with all 1 bed dwellings provided with 1 parking space, most 2 beds have 2 spaces, 3 beds have either 2 or 3 parking spaces, the majority of 4 beds have 3 spaces and all 5 beds also have 4 parking spaces.
- 5.65 This new development was a welcoming and pleasant scheme upon entry. Largely the parking was well used and related well to the property in which they served, did not over dominate the development and there was only 3-4 cars parked on the highway and most were parked against blank frontages (rear garden walls or garages) and therefore did not cause an obstruction to either the highway or the footway. The only other cars parked on the highway were outside properties which had parking to the rear. All of the parking was provided on plot except for the affordable housing located in the North West corner of the site. The surface finish of the parking spaces was good as it was a smooth and hard surface material.
- 5.66 Most parking was in line with, or behind the building line which made for an attractive development except for the cul-de-sac of affordable units which had perpendicular parking. Although parking did not dominate here as there were only 8 properties (4 on each side).
- 5.67 Overall, while there were instances of on-street parking, the issue isn't prevalent throughout the development and occurs infrequently enough to suggest that there is a largely sufficient off-street parking provision for residents. However there is no visitor parking / shared parking on site and the parking standards proposed would have resulted in less spaces being provided than currently on site which may have had the potential to exacerbate existing on street parking problems.



*Figure 26: View of only car parked on the roadside*



*Figure 27: View of car parking in the development*

**Table 22: Comparison of Approved Parking Levels to Proposed Parking Standards**

	Approved Parking	Comparison to Proposed Parking Standards
8 x 1 bed	1 space per dwelling	1 space per dwelling
1 x 2 bed	3 spaces per dwelling	2 spaces per dwelling
9 x 2 bed	2 spaces per dwelling	2 spaces per dwelling
2 x 3 bed	2 spaces per dwelling	3 spaces per dwelling
2 x 3 bed	3 spaces per dwelling	3 spaces per dwelling
2 x 4 bed	2 spaces per dwelling	3 spaces per dwelling
7 x 4 bed	3 spaces per dwelling	3 spaces per dwelling
1 x 4 bed	4 spaces per dwelling	3 spaces per dwelling
2 x 5 bed	4 spaces per dwelling	3 spaces per dwelling
Visitor Parking	4 spaces	n/a
<b>Total Spaces</b>	<b>80 spaces</b>	<b>76 spaces</b>

**Case Study 13 – Former Miners Welfare, Ollerton**

- 5.68 Ollerton & Boughton is a service centre town which provides a range of facilities including a supermarket and secondary school. The town also has a large number of local employers.
- 5.69 The development comprises of 88 dwellings with 18 x 2 bed, 59 x 3 bed and 11 x 4 bedroom properties. There is a varying number of parking spaces per dwelling size with all but one property host to at least 2 parking spaces.
- 5.70 This new development was uninviting and unattractive, with large amounts of loose gravel driveways which had over spilled onto the highway. All garage doors, doors and window frames were white and therefore bland. There were a number of occasions where bins were stored on driveways and cars therefore parked on the side of the road.
- 5.71 Most of the parking provided was either to the front or side but usually extended further than the building line. It was a regular occurrence to see only the front portion of the driveway in use due to the narrow driveways which provided almost no room to vacate the car. This also became a problem where two dwellings had adjacent driveways and it was common to see staggered parking (rather than cars parked adjacent to one another) as the driveways were visibly narrow and parking alongside each other would restrict access to/ from the cars.
- 5.72 Access to cul-de-sacs have been gravelled over and weeds were clearly visible growing through the gravel as well as pools of water gathering where the gravel had worn unevenly. There were also patches of grass missing where cars had been regularly parking on it.
- 5.73 All garages fall short of the recommended standards in the 6C’s Design Guide. Some garages are only 0.2m wider than a standard parking space. All garages have internal dimensions of approximately 2.6m x 5.5m. It is therefore essential that integral garages are fit for purpose, especially if they are counted as a parking space for the

purposes of assessing the number of spaces allocated to a property and are to provide storage for household maintenance items such as lawn mowers and bicycles.

- 5.74 Overall, the development seemed to provide sufficient parking spaces but unfortunately not enough useable spaces. The design of the car parking was also a major issue as it was not only impractical but is was visually poor. In addition, the gravelled driveways detracted from the quality of the development and looked messy and unkempt. A hard and smooth surface material would have been more functional and visually pleasing.

**Table 23: Comparison of Approved Parking Levels to Proposed Parking Standards**

	<b>Approved Parking</b>	<b>Comparison to Proposed Parking Standards</b>
1 x 2 bed dwelling	1 space per dwelling	2 spaces per dwelling
5 x 2 bed dwellings	2 spaces per dwelling	2 spaces per dwelling
12 x 2 bed dwellings	3 spaces per dwelling	2 spaces per dwelling
34 x 3 bed dwellings	2 spaces per dwelling	3 spaces per dwelling
25 x 3 bed dwellings	3 spaces per dwelling	3 spaces per dwelling
7 x 4 bed dwellings	2 spaces per dwelling	3 spaces per dwelling
2 x 4 bed dwellings	3 spaces per dwelling	3 spaces per dwelling
2 x 4 bed dwellings	4 spaces per dwelling	3 spaces per dwelling
<b>Total Spaces</b>	<b>218 spaces</b>	<b>246 spaces</b>



*Figure 28: View of poorly surfaced access to cul-de-sac with surface water*



*Figure 29: View of poor quality surfacing to a cul-de-sac*



*Figure 30: View of integral garage and narrow driveway*



*Figure 31: View of parking space being used to store bins*



*Figure 32: View of narrow driveway with bin blocking access*

**Conclusion**

- 5.75 It is clear from the case studies that the level of parking provision is not the sole issue. A number of the case studies highlight generally sufficient parking but parking design has caused significant problems that have meant that users do not choose to, or are discouraged from, using their parking spaces in the way they were intended. Parking should be an integral part of the layout of any development and should not detract from the public realm as it has done in some of the case studies.
- 5.76 Integral garages in some cases have a detrimental impact on the quality of the streetscene and cause on street parking problems, especially when occupants either chose not to, or physically can't use them for parking (i.e. because they are too small). This is similarly the case when parking is located to the rear of the dwelling because occupants either chose to, or are forced to, park on the road outside the front of their house to better access the front door. The Council will discourage developers from counting garages as parking spaces. However, if developers do wish to have garages counted as parking spaces, these should have sufficient internal dimensions for the storage of a car, circulation space and storage space. Often residents use garages for storage which means they cannot use garage spaces for car parking. However, it should be recognised that most people will not choose to use a garage for 'day to day' parking due to the need to park a car, open the garage door and then get back into a car to drive it in.
- 5.77 High density developments also have issues with parking where parking for the dwelling is located to the rear of the property. This design layout works less well as occupants either chose to, or are forced to, park on the road outside the front of their house to better access the front door.
- 5.78 Over dominance of car parking was also a significant issue in some of the case studies. Particularly those with perpendicular parking arrangements and where the majority of parking was located in front of the building line with limited landscaping.
- 5.79 In conclusion, the following design principles should be considered in the SPD based on the findings of the case studies:
- On plot parking as the preference with easy access to the front door of the property;
  - Provide a mix of parking solutions such as parking behind the building line and not overlying on perpendicular parking arrangements to reduce the dominance of car parking;
  - Provide a surface and hard surface finish to the driveway to ensure a safe and aesthetically pleasing finish but acknowledging in some rural areas outside the settlement boundary this may not be appropriate;
  - Avoid providing white garage doors throughout the entirety of the scheme;

- Provide parking spaces to a minimum size standard to enable parking spaces to provide for their primary intended purpose; whilst also discouraging over reliance on tandem parking.
- Discouraging the use of garages as parking spaces. Where garages are proposed to be counted as parking space (both detached and integral) these shall meet minimum size standards to encourage occupants to use them for the primary intended purpose.
- Kerb to kerb distances that allow on street, unallocated car parking that discourages half (or fully) parking on the pavement. Drivers will fully or partly park on a pavement in an effort to keep the centre of the carriageway clear and protect their vehicles from being 'clipped' by passing vehicles. Where this is not possible, developers shall be required to provide an amount of unallocated, shared parking to accommodate overflow and visitor car parking.

## 6 Summary of Proposed Standards

6.1 The following car and cycle parking standards are proposed based on the evidence outlined in the preceding chapter:

**Table 24: Proposed Car Parking Standards**

	Newark Urban Area	Rest of the District
1 bedroom dwellings	1 space per dwelling	1 space per dwelling
2 bedroom dwellings	2 spaces per dwelling	2 spaces per dwelling
3 bedroom dwellings	2 spaces per dwelling	3 spaces per dwelling
4 + bedroom dwellings	3 spaces per dwelling	3 spaces per dwelling
Visitor Parking	Visitor parking will only be required where the site cannot deliver the minimum space standards outlined above.	
Retirement / sheltered / extra care housing	To be determined on a case by case basis demonstrated by a Transport Assessment, Transport Statement or Travel Plan as appropriate. Survey data of comparable sites and explanation of anticipated car levels relating to the particular care model being proposed will be required. Ambulance and mini-bus siting should also be considered.	

**Table 25: Proposed Cycle Parking Standards**

	Cycle Parking <sup>6</sup>
1 bedroom dwellings	Min. 1 space per dwelling
2 & 3 bedroom dwellings	Min. 2 spaces per dwelling
4 + bedroom dwellings	Min. 3 spaces per dwelling

<sup>6</sup> None required if garages of a suitable size are to be provided

## 7 Comparison To Neighbouring Authorities

- 7.1 The section identifies adjacent local authorities with comparable parking standards to those proposed by the Council.

### Ashfield District Council (2014)

- 7.2 The residential parking standards are set out in a Supplementary Planning Document adopted in 2014. This sets out minimum parking standards. These standards are the same as those proposed for Newark Urban Area with the exception of visitor parking.

<b>1 bed dwellings and Aged Persons Residence</b>	1 space per unit plus 1 space off plot per 2 units for visitors
<b>2/3 bed dwellings</b>	2 spaces per unit
<b>4+ bed dwellings</b>	3 spaces per unit.

### Mansfield District Council

- 7.3 The residential parking standards are set out in a Draft Interim Planning Guidance Note (undated). These set out minimum parking standards. Clipstone and Rainworth are closely linked to Mansfield and so it is important that the standards proposed will not undermine those sought by Mansfield. Rainworth and Clipstone fall under the 'Rest of the District' proposed parking standards and are broadly similar with the exception of an additional space for 3 bed dwellings and one fewer space for 1 bed dwellings in Newark & Sherwood with no proposed visitor parking.

<b>1-3 bedrooms</b>	2 spaces
<b>4 or more bedrooms</b>	3 spaces
<b>Visitor Parking</b>	Where there is no space for off street parking there may be a requirement in developments over 80 dwellings to provide on street parking in designated lay-bys

## Appendix 1: Car Ownership Trends by Ward

### Sub Regional Centre

Newark	
<b>2011 Ward</b>	<b>No. of Cars per Household</b>
Devon	0.88
Castle	0.96
Magnus	0.98
Bridge	1.01
Beacon	1.17
Balderton West	1.22
Balderton North	1.26
<b>Total</b>	<b>1.07</b>

### Service Centres

Southwell	
<b>2011 Ward</b>	<b>No. of Cars per Household</b>
Southwell North	1.31
Southwell West	1.43
Southwell East	1.49
<b>Sub Total</b>	<b>1.43</b>

Ollerton & Boughton	
<b>2011 Ward</b>	<b>No. of Cars per Household</b>
Ollerton	1.16
Boughton	1.24
<b>Sub Total</b>	<b>1.19</b>

### Principal Villages

<b>2011 Ward</b>	<b>No. of Cars per Household</b>
Blidworth	1.28
Farnsfield and Bilsthorpe	1.56
Collingham and Meering	1.58
Lowdham	1.72
Sutton-on-Trent	1.73

### Other Rural Wards

<b>2011 Ward</b>	<b>No. of Cars per Household</b>
Farndon	1.55
Winthorpe	1.59
Muskham	1.81
Caunton	1.82
Trent (Bleasby, Fiskerton, Rolleston, Thurgarton)	1.96

## **ECONOMIC DEVELOPMENT COMMITTEE**

**9 SEPTEMBER 2020**

### **FOREST CORNER MASTERPLAN**

#### **1.0 Purpose of Report**

1.1 To provide the Economic Development Committee with an update on the Forest Corner Masterplan including the feedback received through the recent public/stakeholder consultation exercise.

#### **2.0 Background Information**

2.1 Further to the update provided to the Economic Development Committee in November 2019 on the implementation of the Destination Management Plan (DMP) for Sherwood Forest, NSDC is now leading a collaborative masterplanning project for Forest Corner. This is part of working to pro-actively support and shape tourism and town centre activity, as opposed to simply offering promotion support.

2.2 Following the appointment of masterplanning consultants earlier this year, we undertook a programme of engagement with the various landowners/managers at Forest Corner and the surrounding area to understand their concerns and aspirations for the site, and how we could all work together to create a vision for its longer-term development. This enabled us to develop an initial masterplan outlining some conceptual ideas for consideration and discussion. In order to gather the views, ideas and contributions of wider stakeholders and members of the public, we conducted a public consultation exercise throughout July 2020.

2.3 The consultation audiences were:

- Stakeholders – A wide range of organisations and businesses in the Sherwood Forest area were invited directly to provide their input. Many were members of the Sherwood Strategic Management Group and some were members of the district-wide Tourism Action Group
- Residents – Sherwood Forest is an important asset to communities in the area and we particularly wanted local residents to get involved and share their experiences, any concerns and ideas
- Visitors – We were mindful that given the Covid-19 pandemic visitor numbers and thus ability to capture opinions would be significantly reduced. In some ways this was helpful to understand a local view, noting that visitor views have been captured in our visitor market research presented to Members in 2019.

2.4 Although some Covid-19 restrictions were being relaxed, social distancing measures and the priority need to ensure public health and safety meant that face-to-face engagement was not possible at the scale originally envisaged. Therefore, engagement was conducted through a dedicated consultation webpage and an online survey which was promoted locally and via various online channels. This also enabled us to reach more people in a relatively short amount of time. The activities comprised:

- a) A dedicated consultation webpage at <https://visitsherwoodforest.co.uk/forest-corner-consultation> containing:

- An invitation to people to “Be part of the Sherwood story...”
  - Video featuring Cllr Keith Girling, Chairman of Economic Development Committee, outlining the purpose of the consultation and why we want people to get involved
  - Video presentation of the masterplan consultation pack
  - Link to the online consultation survey
- b) The dedicated consultation webpage was promoted widely through:
- Visit Newark & Sherwood social media channels (including paid-for posts)
  - NSDC Corporate Comms social media channels
  - Emails to stakeholders including members of the Sherwood Strategic Management Group and the Tourism Action Group who were asked to publicise it through their own networks
  - Display boards at public and visitor locations in the Forest Corner area such as Edwinstowe Village Hall, RSPB Visitor Centre and Sherwood Forest Arts & Craft Centre
  - Printed advertisements and editorial in Sherwood Life, Worksop Life and Retford Life during the last week of the consultation to make people more aware of the imminent deadline and to give it a final push

Some images/screen shots can be seen at **Appendix B**.

- c) The above promotion was successful in delivering the following reach and engagement:
- 544 completed online surveys submitted
  - 26,000 video views
  - 151,423 people reached
  - 17,610 engagements

### **3.0 Proposals**

3.1 The public/stakeholder consultation exercise proved an effective way to gather feedback, views and ideas on the conceptual masterplan. The full results, including all free text comments, can be seen at **Appendix A**.

3.2 An executive summary of these results is as follows:

- a) The majority (two thirds) of respondents had viewed the masterplan consultation pack prior to completing the survey.
- b) There was a fairly even split of respondents by age between the ages of 35 and 64 years (66.18% in total), but less respondents aged under 34 years (15.81%) or over 65 years (15.63%). This reflects the demographics of both residents and visitors.
- c) The majority of respondents (73.35%) were local residents, and 21.14% described themselves as visitors.
- d) Respondents were more likely to visit Sherwood Forest and Edwinstowe village more than once per week, and to visit ‘Other places in the Sherwood area, e.g. Thoresby Park, Rufford Country Park, Sherwood Pines’ 2-3 times per month.
- e) The majority (69.23%) of respondents were local, normally travelling 1-9 miles to Sherwood Forest. Most (45.73%) travel by private car or walk there (44.86%).

- f) The most popular reasons for people visiting Sherwood Forest were 'Nature and wildlife' (71.12%), 'Physical activity' (65.43%), 'Relaxation and wellbeing' (63.89%).
- g) The services/facilities that respondents rated most highly were: 'Access to woodlands, nature and wildlife'; 'Walking routes'; 'Information about woodlands, nature and wildlife'; 'Welcome areas'; 'Signage/wayfinding'.
- h) The services/facilities that respondents rated lowest were: 'Robin Hood experience/interpretation'; 'Information about local history'; 'Car parking'; 'Food and drink – takeaway'.
- i) Most respondents rated their overall experience as 'Good' (34.80%) or 'Satisfactory' (29.52%).
- j) Respondents' top priorities for developing the experience would be 'Robin Hood experience/interpretation' (weighted average 1.46); 'Experiences of nature, landscape and wildlife' (weighted average 1.45); 'User facilities, e.g. car parking, toilets, signage' (weighted average 1.30); 'Links with Edwinstowe village' (weighted average 1.28).
- k) Respondents voiced a range of comments and concerns about potential developments at Forest Corner. These can be seen in full in the results to Q11 and Q12 on pp.27-57 at Appendix A. Largely, these comments and concerns centred around:
- Increasing traffic volumes, noise, car parking issues and pressures on local infrastructure
  - Potential negative environmental impacts on nature and wildlife
  - Overdevelopment and overcommercialisation
- l) However, other respondents equally commented that there does need to be more for people of all ages to do, that the perceived loss of a Robin Hood experience/interpretation needs to be addressed and 'a proper tourist attraction' created. Many respondents also expressed continuing disappointment/anger at the closure of the old Visitor Centre, and compared the new RSPB Visitor Centre unfavourably. The masterplan provides an important opportunity to remedy some of the ongoing pain still being experienced following the closure of the old Visitor Centre.
- m) With regard to car parking and access, the current zebra crossing from the main car park to Forest Corner was a safety concern for many and some expressed concerns about accessibility to and around the site for those with mobility difficulties.
- n) The stakeholders who completed the survey were mainly involved in 'Land management / forestry' (40%); 'Nature/wildlife' (40%); 'Events and festivals' (36%); 'Retail' (36%) and 'Local history' (32%).
- o) The stakeholders' top priorities for developing the offer would be 'Protecting the natural environment and wildlife' (weighted average 1.71); 'Robin Hood experience/interpretation' (weighted average 1.67); 'Visitor facilities, e.g. car parking, toilets, signage' (weighted average 1.67); 'Walking / cycling / horse riding routes and links' (weighted average 1.50).

- p) As with the responses from the public, the stakeholders expressed a range of comments and concerns about potential developments at Forest Corner. These can be seen in full in the results to Q15 and Q16 on pp.66-71 and in the three written submissions at Appendix A. Largely, these comments and concerns centred around:
- Potential negative environmental impacts of development on natural landscape and wildlife
  - Need for an improved Robin Hood experience/interpretation
  - Need for visitor dispersal to the wider Sherwood Forest area, attractions and businesses
- q) More specifically,
- Nottinghamshire Wildlife Trust proposed a major, long-term (50 years) landscape-scale habitat creation and restoration, recreating the ancient hunting forest landscape of Sherwood to increase tourism potential.
  - Sherwood Forest Friends of the Earth proposed that the masterplan be viewed as an opportunity to lead the way in environmentally sound development for the leisure industry with activities geared towards educating visitors on the importance of adopting new ways of living for humans that are in harmony with, and beneficial to, the natural world.
  - The Woodland Trust proposed that any developments serve to improve Natural England's 'Unfavourable – No Change' rating of the area around Forest Corner and alleviate visitor pressure on the site.

#### **4.0 Equalities Implications**

- 4.1 The consultation was promoted widely 'on-the-ground' and via online challenges. Completion of the survey, given the pandemic, was an online only format which may have restricted the ability of some without access to contribute. This was mitigated by some organisations by an offer to assist completion of the survey. The external platform used for the online consultation survey and the communications used to promote it were fully accessible.

#### **5.0 Financial Implications – FIN20-21/1529**

- 5.1 None. The costs of the masterplanning consultants were approved by members of the Policy & Finance Committee at its meeting in September 2019.

#### **6.0 Community Plan – Alignment to Objectives**

- 6.1 The aims of the Forest Corner Masterplan align clearly with two strategic objectives of the Community Plan
- Increase visits to Newark & Sherwood and the use of visitor attractions by local residents
  - Protect, promote and enhance the district's natural environment

## **7.0 Comments of Director**

7.1 I welcome the engagement from the consultation process, which has raised a range of issues which it is clear are of importance and concern. Undertaking the survey within the restrictions of the pandemic has allowed a local view to be captured in a way not previously done. The visitor view, in terms of facilities and offer, can already usefully be captured from previous visitor survey information gathered. It is clear that there is a need to address 3 principal areas of concern/opportunity: 1) protection and acknowledgment of the international importance of the area in ecological and environmental terms; 2) the need to develop a Robin Hood experience and offer; and 3) the need to address the physical environment, movement of people, and user experience, from car parking, way-finding, congestion, and appropriate visitor facilities. There will be a balance to strike in seeking to achieve a masterplan to achieve this.

## **8.0 RECOMMENDATION**

**That officers present the finding of the consultation to stakeholders, and continue to liaise with the various landowners/managers in producing a masterplan for Forest Corner, to be presented at the next meeting of the Economic Development Committee in November 2020.**

### **Reason for Recommendation**

**To update Members on the public consultation, and to enable Officers to continue with the development of the Forest Corner Masterplan.**

### **Background Papers**

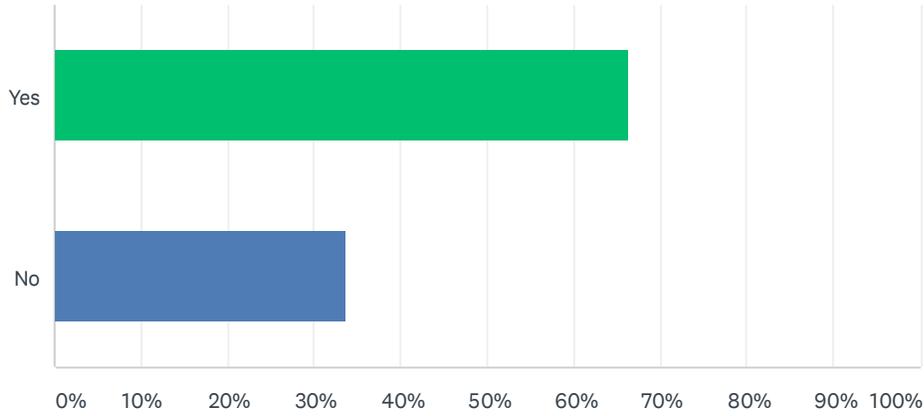
Nil.

For further information please contact Richard Huthwaite, Business Manager - Tourism on Ext. 5951.

Matt Lamb  
Director - Planning & Regeneration

# Q1 Have you seen the Forest Corner Masterplan presentation?

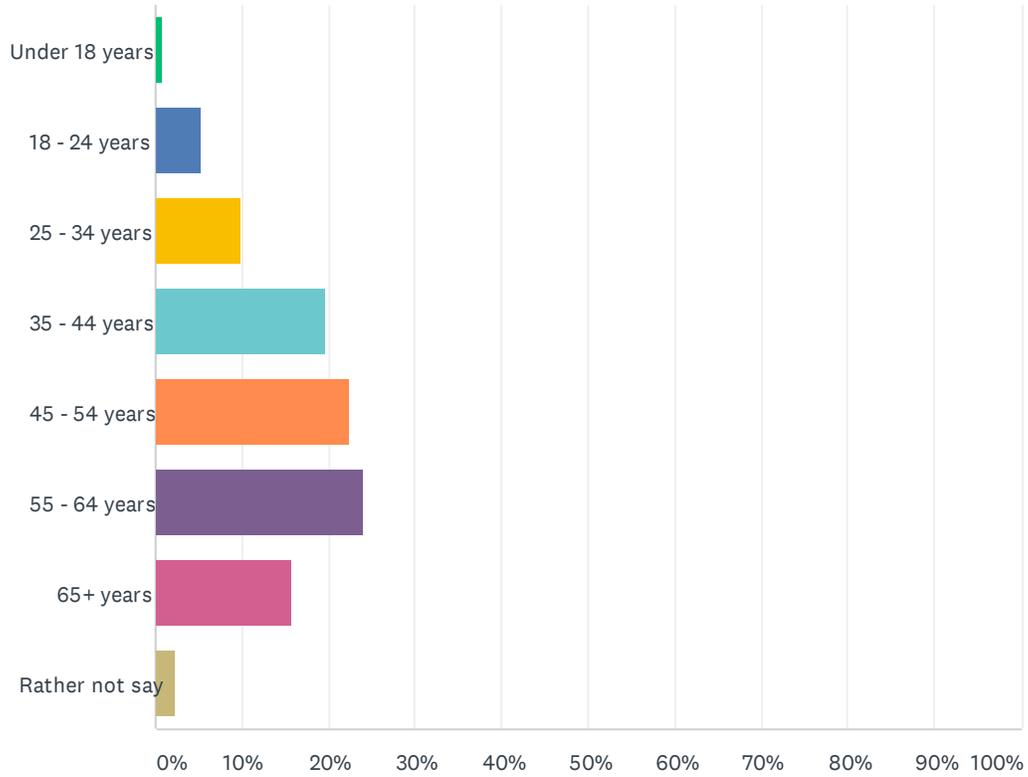
Answered: 544 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	66.36%	361
No	33.64%	183
TOTAL		544

## Q2 What is your age?

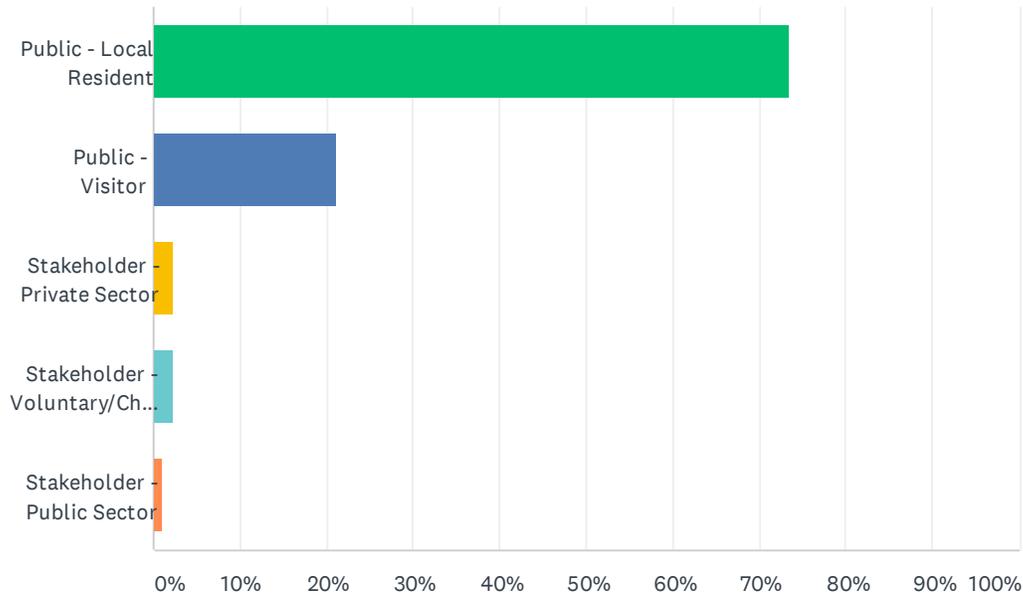
Answered: 544 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18 years	0.92%	5
18 - 24 years	5.15%	28
25 - 34 years	9.74%	53
35 - 44 years	19.67%	107
45 - 54 years	22.43%	122
55 - 64 years	24.08%	131
65+ years	15.63%	85
Rather not say	2.39%	13
<b>TOTAL</b>		<b>544</b>

### Q3 With regard to Sherwood Forest, how would you best describe yourself?

Answered: 544 Skipped: 0

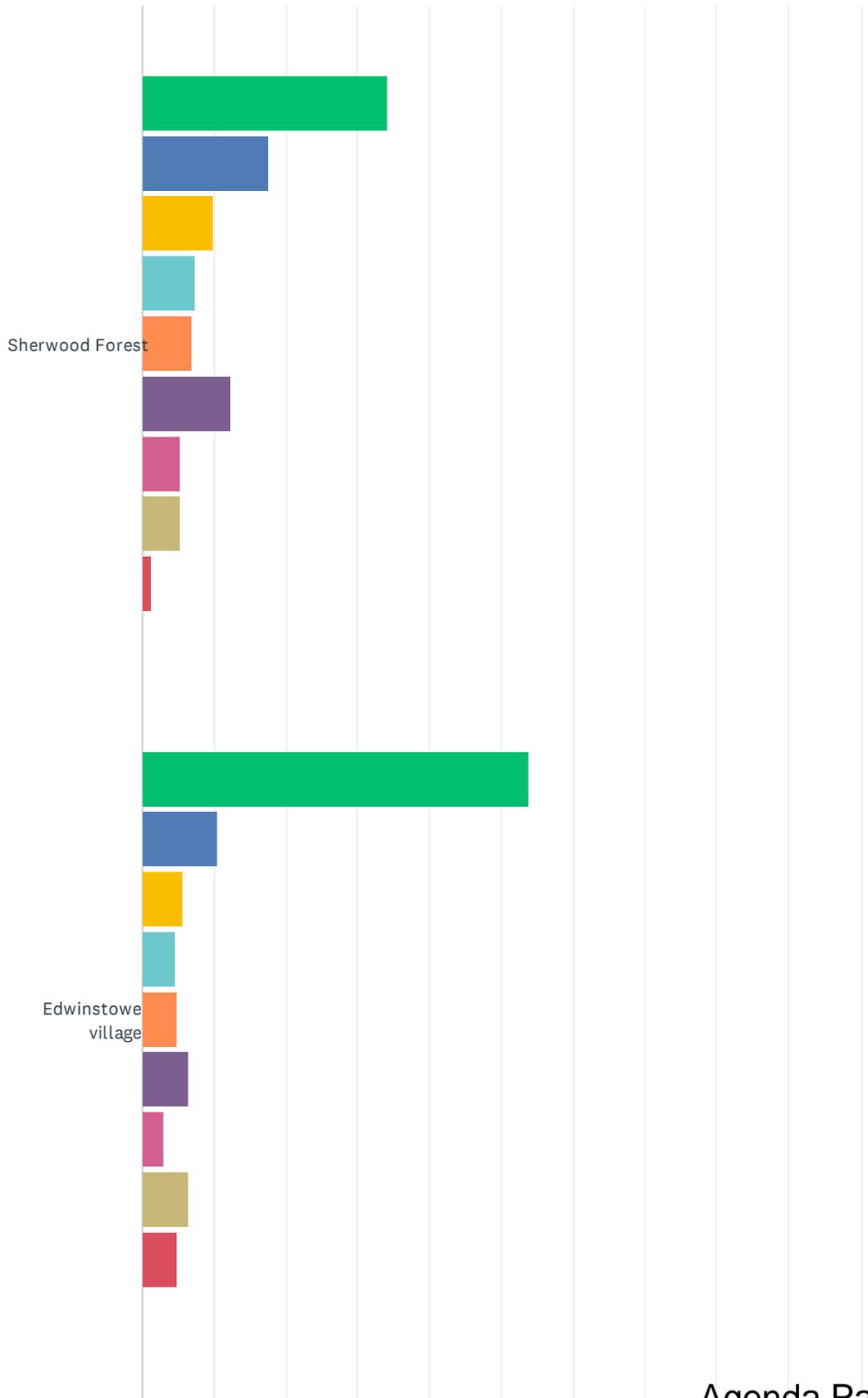


ANSWER CHOICES	RESPONSES	
Public - Local Resident	73.35%	399
Public - Visitor	21.14%	115
Stakeholder - Private Sector	2.21%	12
Stakeholder - Voluntary/Charitable Sector	2.21%	12
Stakeholder - Public Sector	1.10%	6
<b>TOTAL</b>		<b>544</b>

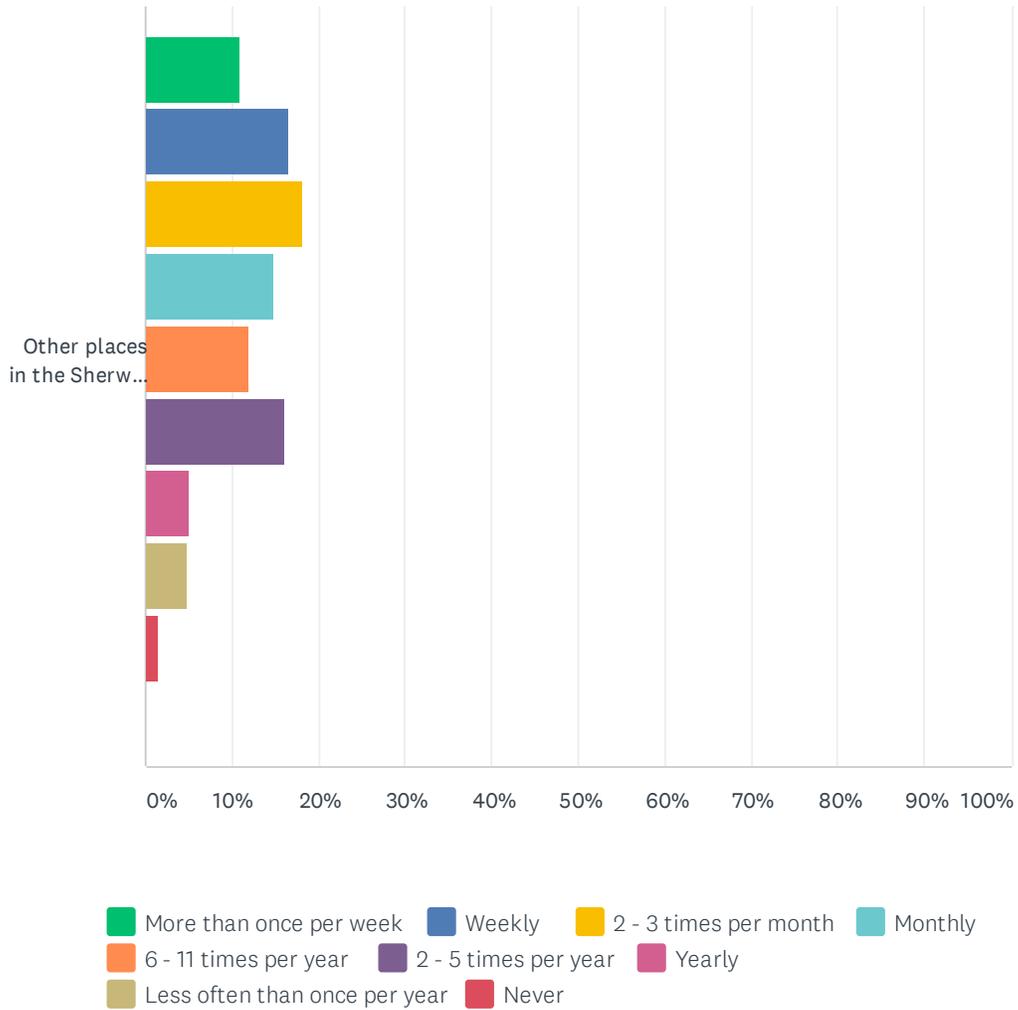
#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

# Q4 On average, how often do you go to the following places?

Answered: 454 Skipped: 90



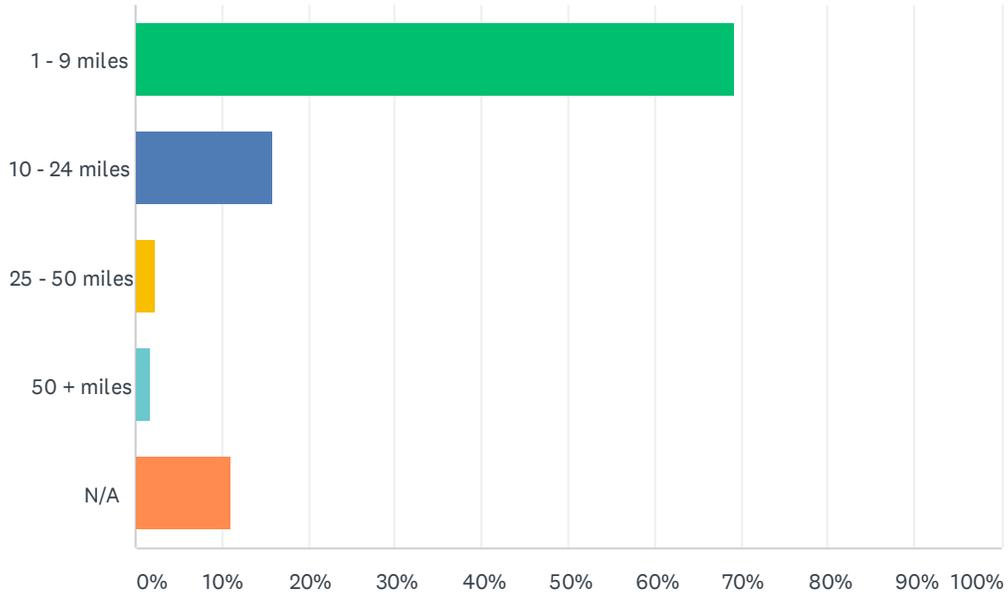
## Forest Corner Consultation



	MORE THAN ONCE PER WEEK	WEEKLY	2 - 3 TIMES PER MONTH	MONTHLY	6 - 11 TIMES PER YEAR	2 - 5 TIMES PER YEAR	YEARLY	LESS OFTEN THAN ONCE PER YEAR	NEVER	TOTAL
Sherwood Forest	34.14% 155	17.62% 80	9.91% 45	7.27% 33	6.83% 31	12.33% 56	5.29% 24	5.29% 24	1.32% 6	454
Edwinstowe village	53.78% 242	10.44% 47	5.56% 25	4.67% 21	4.89% 22	6.44% 29	2.89% 13	6.44% 29	4.89% 22	450
Other places in the Sherwood area, e.g. Thoresby Park, Rufford Country Park, Sherwood Pines	10.84% 49	16.59% 75	18.14% 82	14.82% 67	11.95% 54	16.15% 73	5.09% 23	4.87% 22	1.55% 7	452

## Q5 How far do you normally travel to Sherwood Forest?

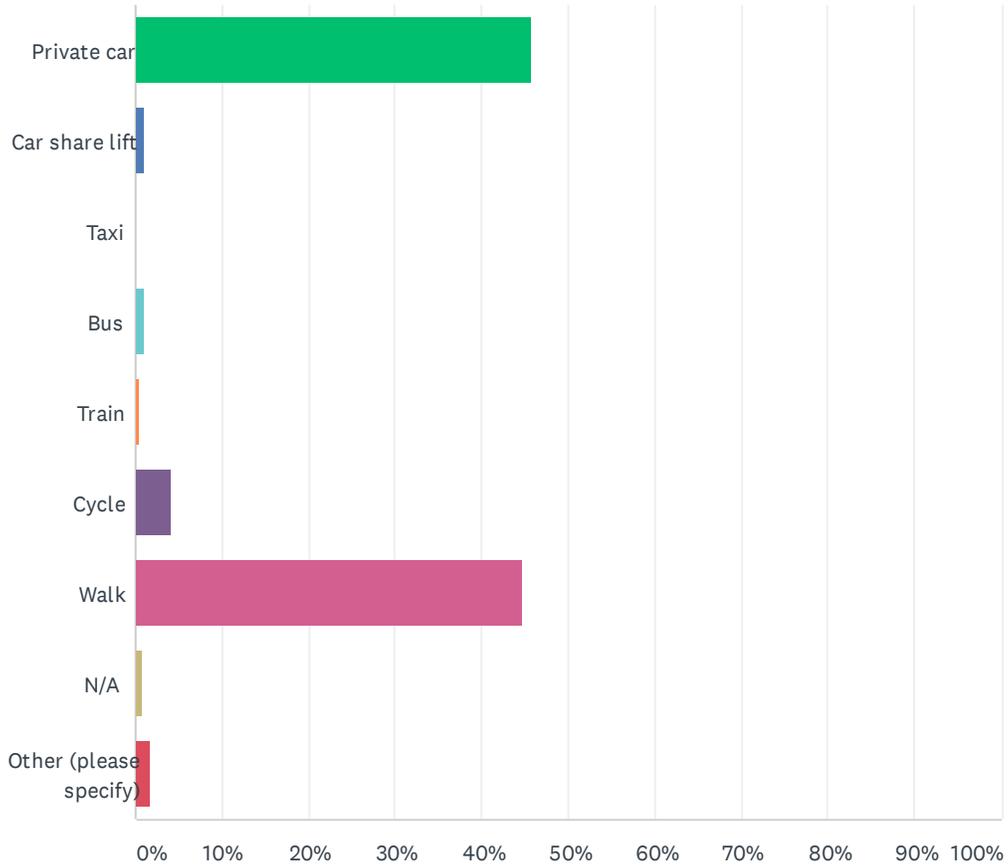
Answered: 455 Skipped: 89



ANSWER CHOICES	RESPONSES	
1 - 9 miles	69.23%	315
10 - 24 miles	15.82%	72
25 - 50 miles	2.20%	10
50 + miles	1.76%	8
N/A	10.99%	50
<b>TOTAL</b>		<b>455</b>

## Q6 How do you normally travel to Sherwood Forest?

Answered: 457 Skipped: 87



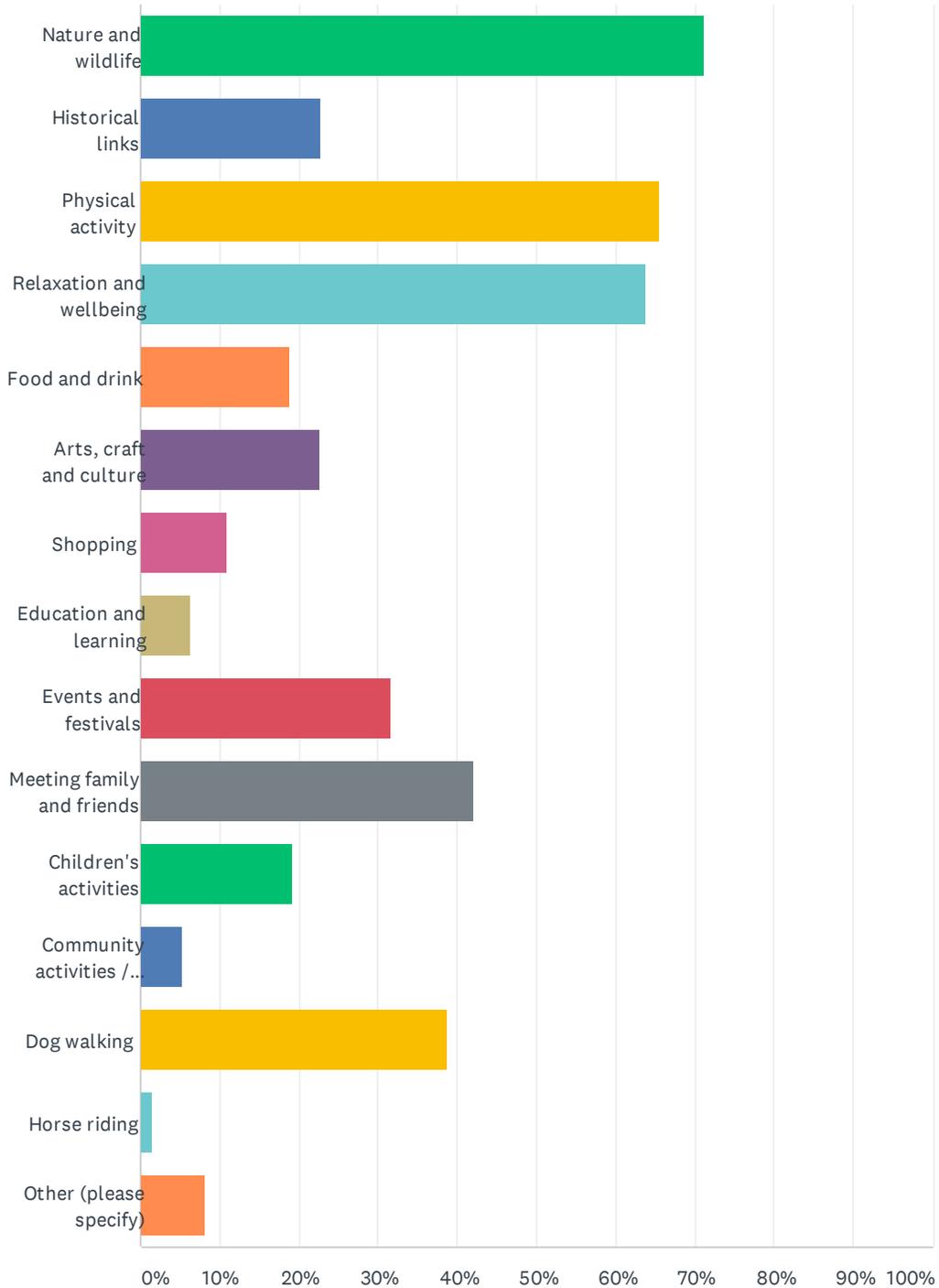
ANSWER CHOICES	RESPONSES	
Private car	45.73%	209
Car share lift	1.09%	5
Taxi	0.00%	0
Bus	1.09%	5
Train	0.44%	2
Cycle	4.16%	19
Walk	44.86%	205
N/A	0.88%	4
Other (please specify)	1.75%	8
<b>TOTAL</b>		<b>457</b>

## Forest Corner Consultation

#	OTHER (PLEASE SPECIFY)	DATE
1	Walk	7/27/2020 10:08 PM
2	Walk	7/25/2020 4:48 PM
3	Live there	7/25/2020 3:46 PM
4	Bike	7/13/2020 10:31 AM
5	Campervan	7/12/2020 1:11 PM
6	Mobility scooter	7/9/2020 11:36 AM
7	Walk	7/7/2020 10:41 PM
8	Walk	7/7/2020 9:44 PM

# Q7 What do you go to Sherwood Forest for? Please choose all that apply.

Answered: 457 Skipped: 87



## Forest Corner Consultation

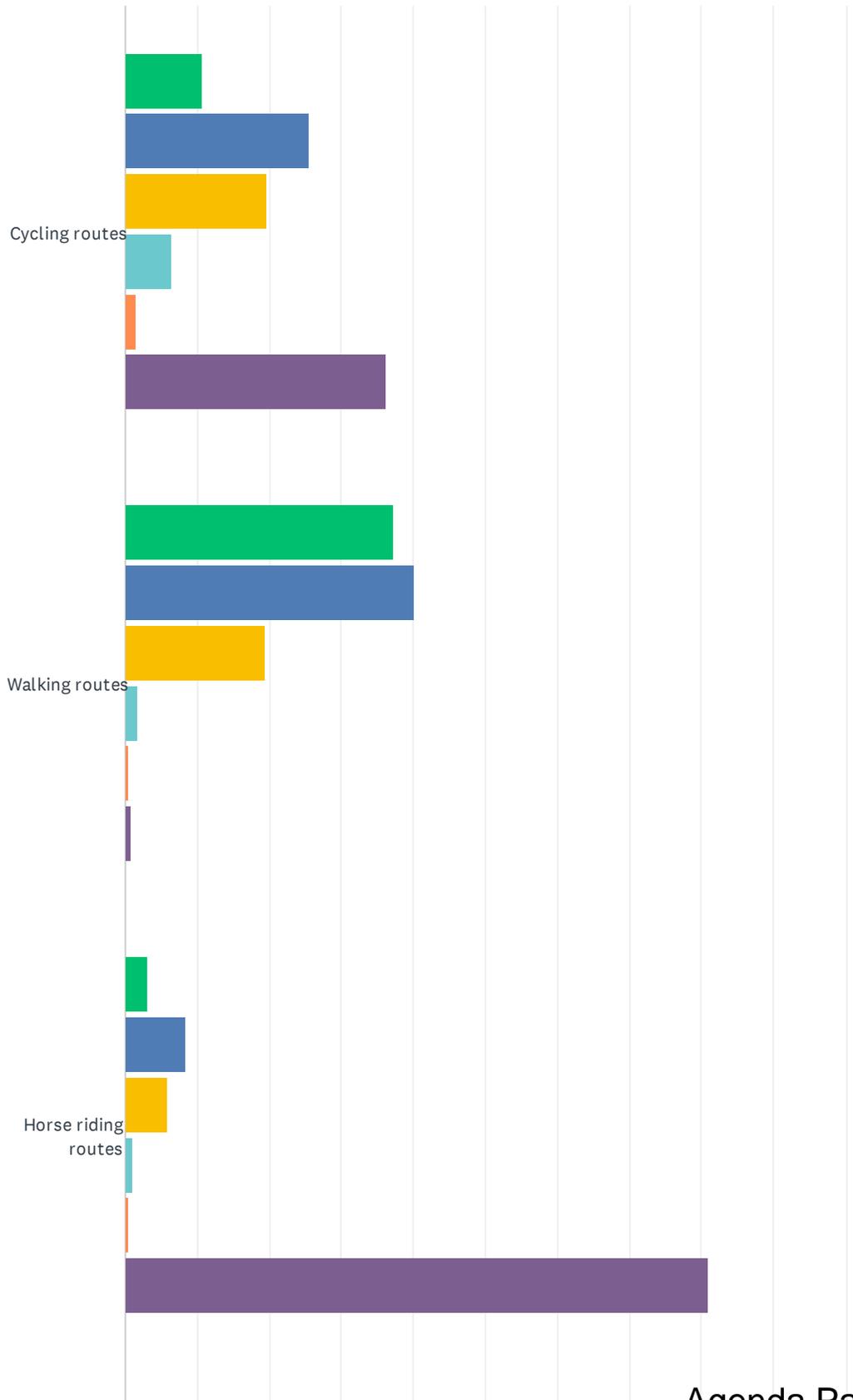
ANSWER CHOICES	RESPONSES	
Nature and wildlife	71.12%	325
Historical links	22.76%	104
Physical activity	65.43%	299
Relaxation and wellbeing	63.89%	292
Food and drink	18.82%	86
Arts, craft and culture	22.54%	103
Shopping	10.94%	50
Education and learning	6.35%	29
Events and festivals	31.51%	144
Meeting family and friends	42.01%	192
Children's activities	19.26%	88
Community activities / groups / clubs	5.25%	24
Dog walking	38.73%	177
Horse riding	1.53%	7
Other (please specify)	8.10%	37
Total Respondents: 457		

## Forest Corner Consultation

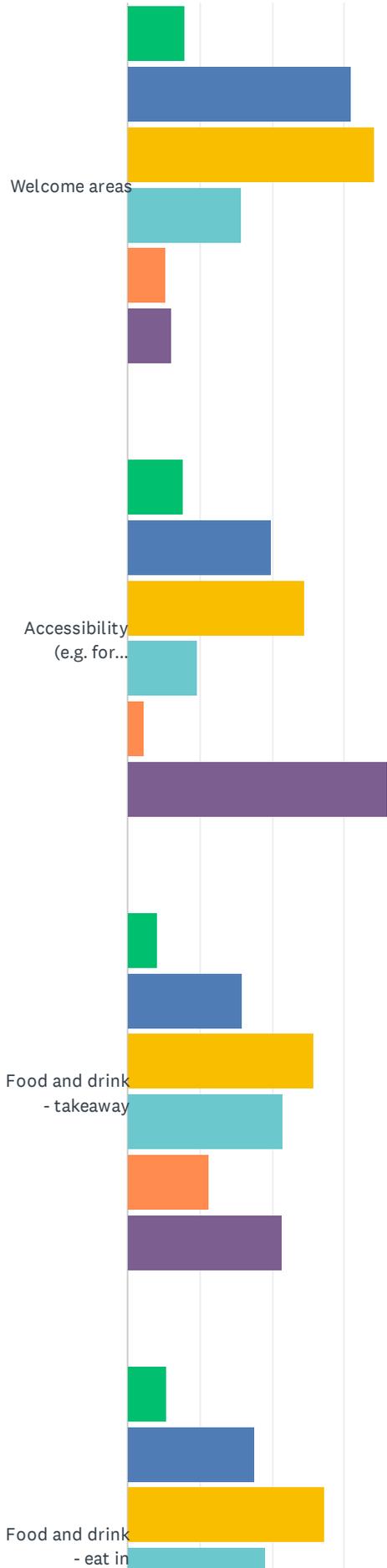
#	OTHER (PLEASE SPECIFY)	DATE
1	visit stone treasures in craft centre	8/1/2020 6:05 PM
2	visit family graves in cemetery	7/31/2020 11:07 PM
3	cycling	7/31/2020 11:43 AM
4	Parkrun	7/29/2020 7:00 AM
5	Mountain biking	7/28/2020 12:16 PM
6	Visit the fair	7/27/2020 10:48 PM
7	Photography	7/26/2020 10:24 AM
8	Visit the cemetery	7/25/2020 10:16 PM
9	Cemetery	7/25/2020 8:12 PM
10	never gone even though im local, hate what council done	7/25/2020 4:02 PM
11	live there	7/25/2020 3:46 PM
12	Youth Cricket	7/25/2020 12:42 PM
13	watching Cricket	7/24/2020 2:18 PM
14	I have been to the festival a few times	7/23/2020 11:37 AM
15	Volunteering	7/20/2020 4:53 PM
16	Swimming	7/17/2020 8:58 PM
17	Robin Hood Legend	7/15/2020 12:45 AM
18	Robin Hood	7/10/2020 6:38 PM
19	Business	7/10/2020 4:11 PM
20	Robin Hood	7/9/2020 9:20 PM
21	Cycling	7/9/2020 1:41 PM
22	visit the cemetery	7/9/2020 11:36 AM
23	Dogging	7/8/2020 10:01 PM
24	Cycling	7/8/2020 7:18 PM
25	cemetery	7/8/2020 6:44 PM
26	N/A	7/8/2020 10:18 AM
27	walking after visiting cemetery	7/8/2020 8:30 AM
28	Walk with 2 year old	7/8/2020 8:27 AM
29	Walking after visiting cemetery	7/8/2020 7:36 AM
30	Visit cemetery	7/7/2020 11:37 PM
31	Its in me to be there	7/7/2020 10:50 PM
32	Walking	7/7/2020 9:44 PM
33	RSPB Volunteer	7/7/2020 8:56 PM
34	Volunteering	7/7/2020 8:44 PM
35	Mountain biking	7/7/2020 7:45 PM
36	To watch cricket	7/7/2020 7:40 PM
37	Cycling	7/7/2020 2:38 PM

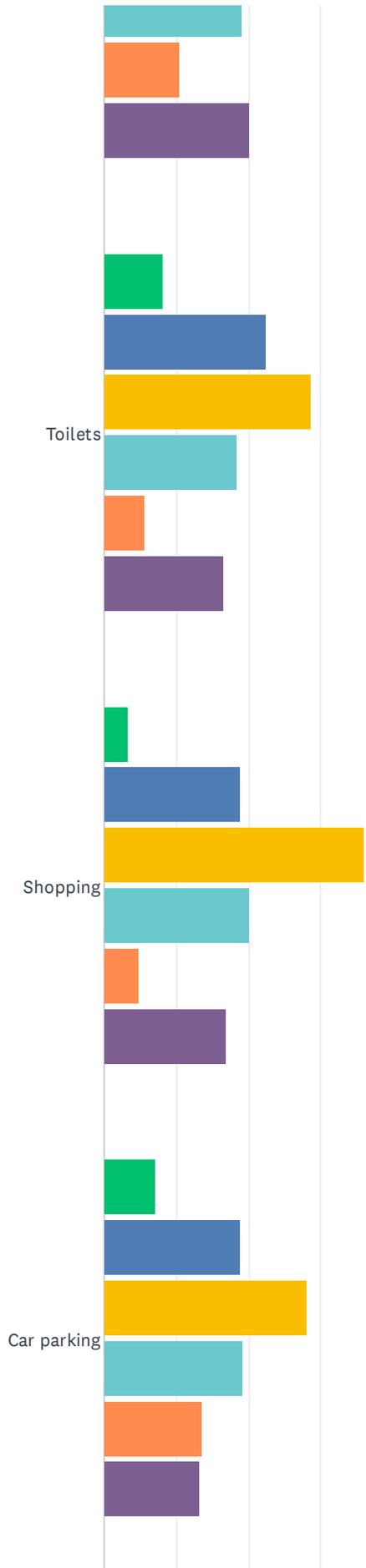
# Q8 How would you rate the following at Sherwood Forest?

Answered: 456 Skipped: 88

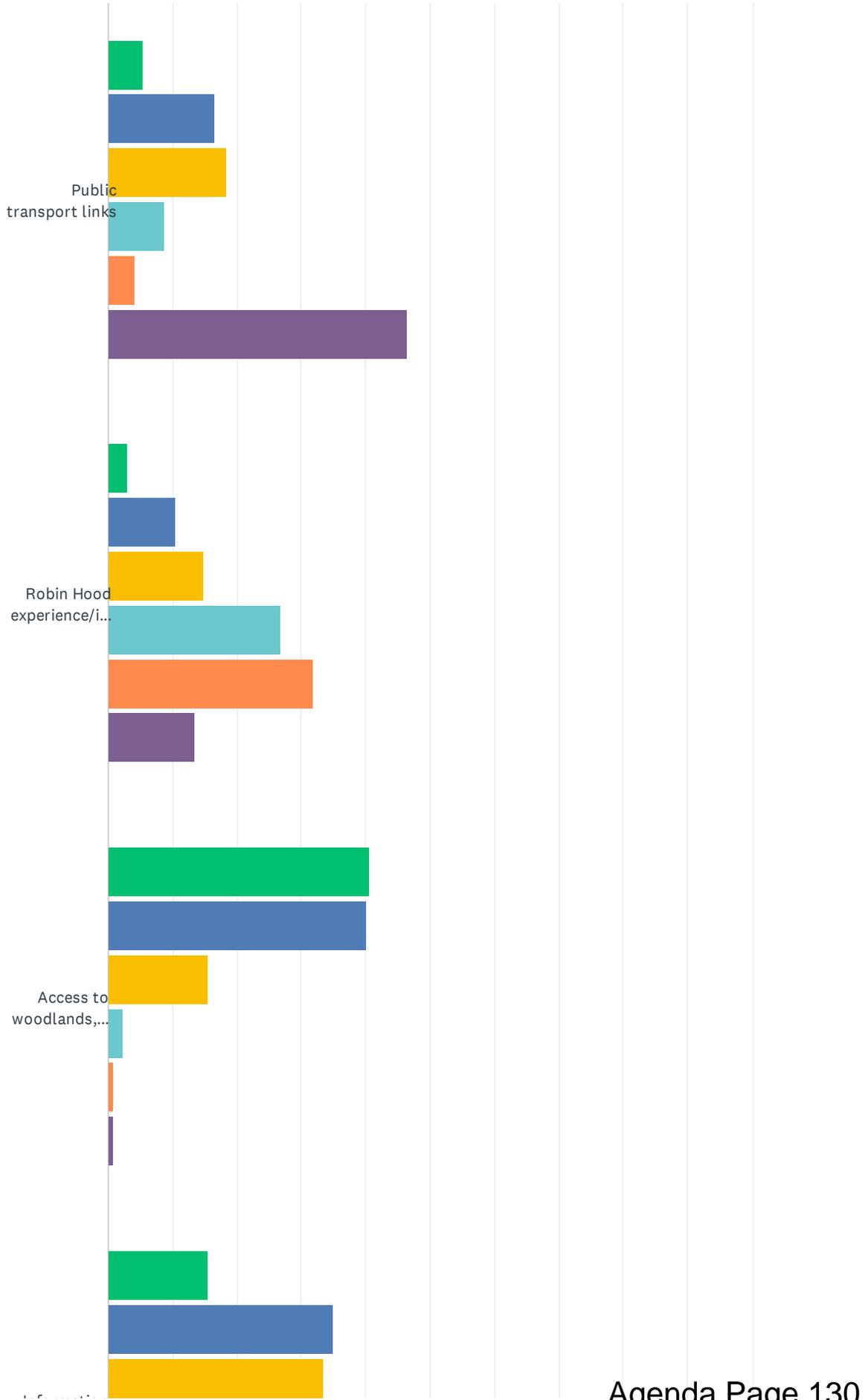


# Forest Corner Consultation

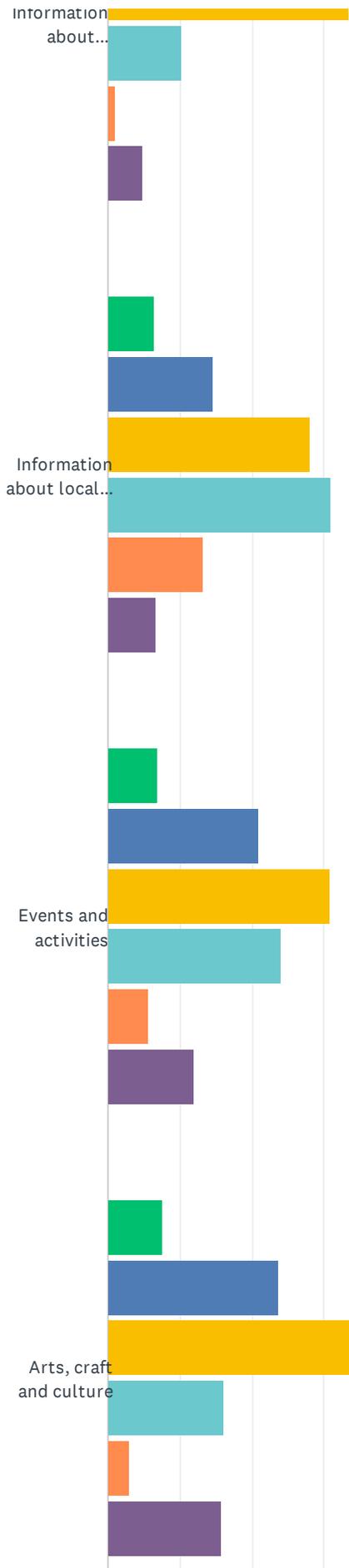




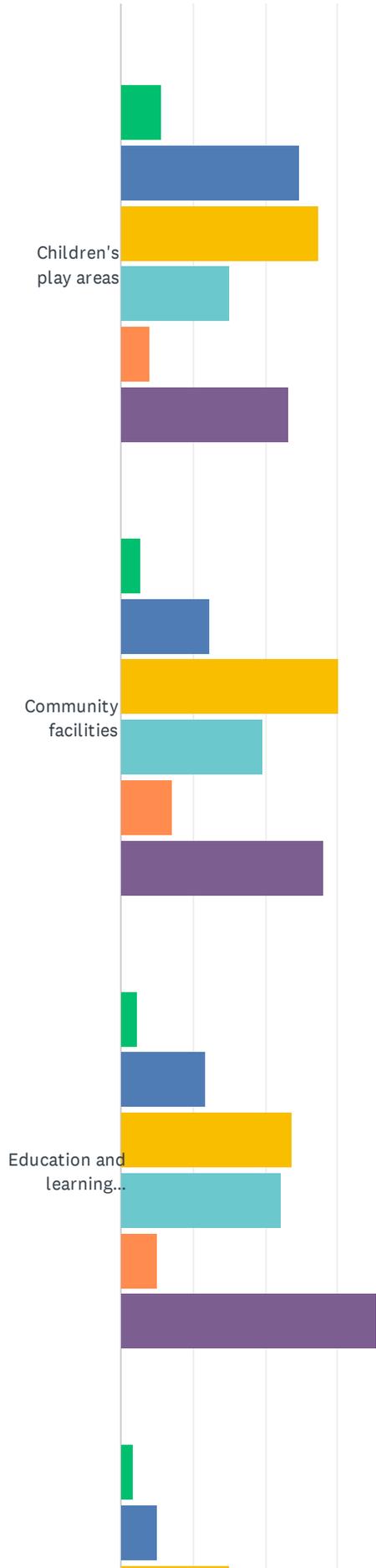
# Forest Corner Consultation



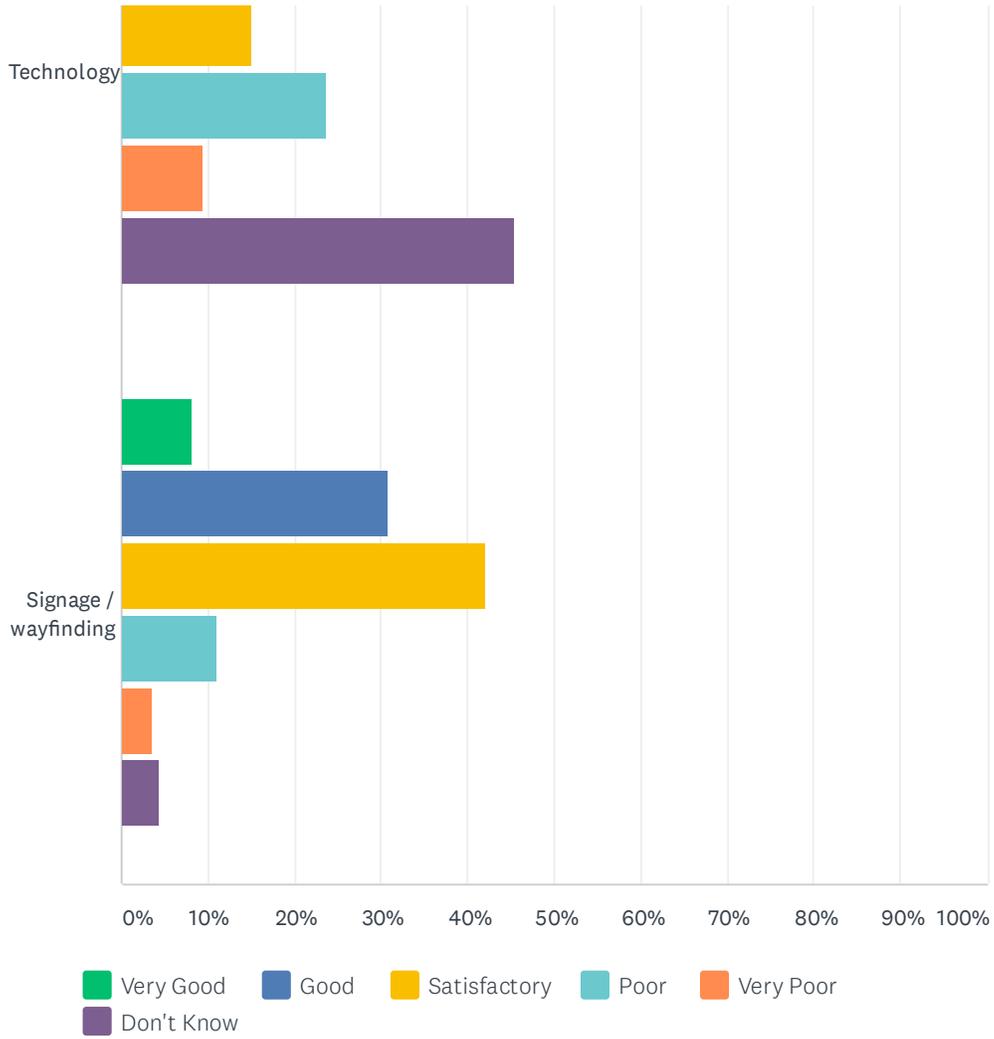
# Forest Corner Consultation



# Forest Corner Consultation



# Forest Corner Consultation

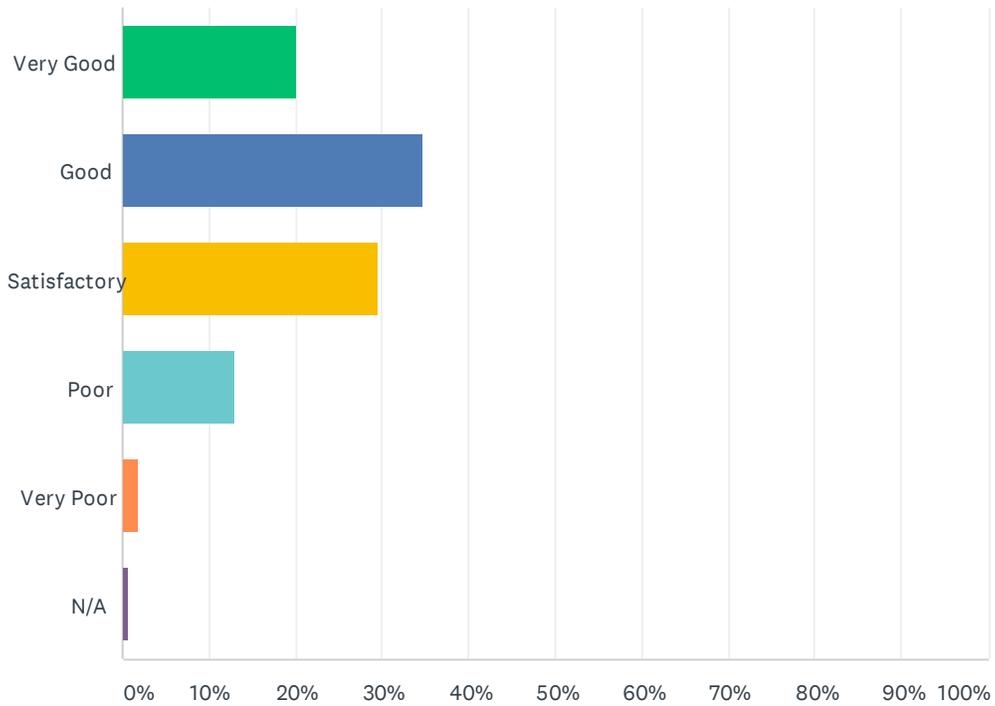


## Forest Corner Consultation

	VERY GOOD	GOOD	SATISFACTORY	POOR	VERY POOR	DON'T KNOW	TOTAL
Cycling routes	10.71% 48	25.45% 114	19.64% 88	6.47% 29	1.56% 7	36.16% 162	448
Walking routes	37.17% 168	40.27% 182	19.47% 88	1.77% 8	0.44% 2	0.88% 4	452
Horse riding routes	3.19% 14	8.43% 37	5.92% 26	1.14% 5	0.46% 2	80.87% 355	439
Welcome areas	8.04% 36	31.03% 139	34.15% 153	15.63% 70	5.13% 23	6.03% 27	448
Accessibility (e.g. for wheelchairs, prams)	7.81% 35	19.87% 89	24.55% 110	9.60% 43	2.23% 10	35.94% 161	448
Food and drink - takeaway	4.21% 19	15.96% 72	25.72% 116	21.51% 97	11.31% 51	21.29% 96	451
Food and drink - eat in	5.54% 25	17.52% 79	27.27% 123	19.07% 86	10.42% 47	20.18% 91	451
Toilets	8.15% 37	22.47% 102	28.63% 130	18.50% 84	5.73% 26	16.52% 75	454
Shopping	3.38% 15	18.92% 84	36.04% 160	20.05% 89	4.73% 21	16.89% 75	444
Car parking	7.11% 32	18.89% 85	28.00% 126	19.33% 87	13.56% 61	13.11% 59	450
Public transport links	5.39% 24	16.63% 74	18.43% 82	8.76% 39	4.27% 19	46.52% 207	445
Robin Hood experience/interpretation	2.88% 13	10.42% 47	14.86% 67	26.83% 121	31.71% 143	13.30% 60	451
Access to woodlands, nature and wildlife	40.53% 184	40.09% 182	15.42% 70	2.20% 10	0.88% 4	0.88% 4	454
Information about woodlands, nature and wildlife	15.45% 70	34.88% 158	33.55% 152	10.15% 46	1.10% 5	4.86% 22	453
Information about local history	6.42% 29	14.60% 66	28.10% 127	30.97% 140	13.27% 60	6.64% 30	452
Events and activities	6.89% 31	20.89% 94	30.67% 138	24.00% 108	5.56% 25	12.00% 54	450
Arts, craft and culture	7.59% 34	23.66% 106	34.15% 153	16.07% 72	2.90% 13	15.63% 70	448
Children's play areas	5.61% 25	24.66% 110	27.35% 122	15.02% 67	4.04% 18	23.32% 104	446
Community facilities	2.68% 12	12.30% 55	30.20% 135	19.69% 88	7.16% 32	27.96% 125	447
Education and learning facilities	2.24% 10	11.66% 52	23.54% 105	22.20% 99	4.93% 22	35.43% 158	446
Technology	1.57% 7	4.94% 22	15.06% 67	23.60% 105	9.44% 42	45.39% 202	445
Signage / wayfinding	8.19% 37	30.75% 139	42.04% 190	11.06% 50	3.54% 16	4.42% 20	452

## Q9 Overall, how would you rate your experience of Sherwood Forest to date?

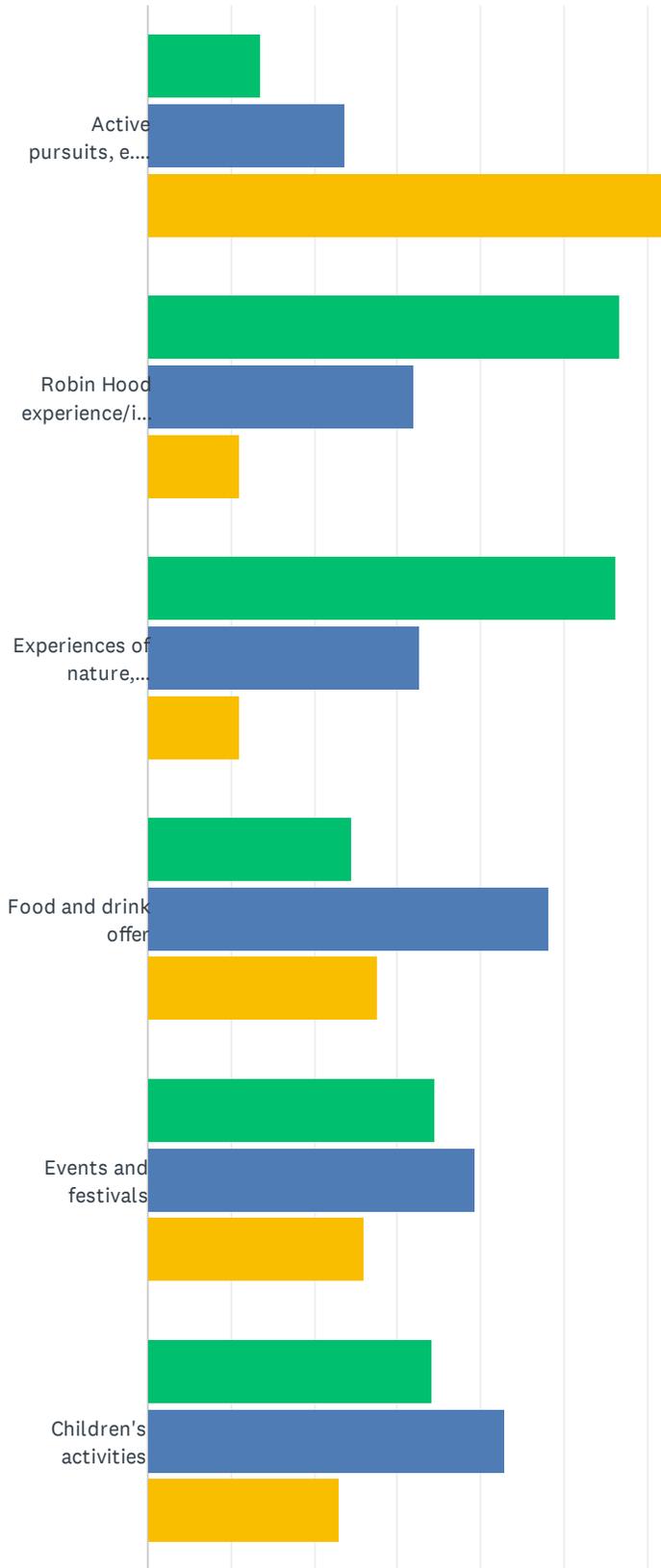
Answered: 454 Skipped: 90



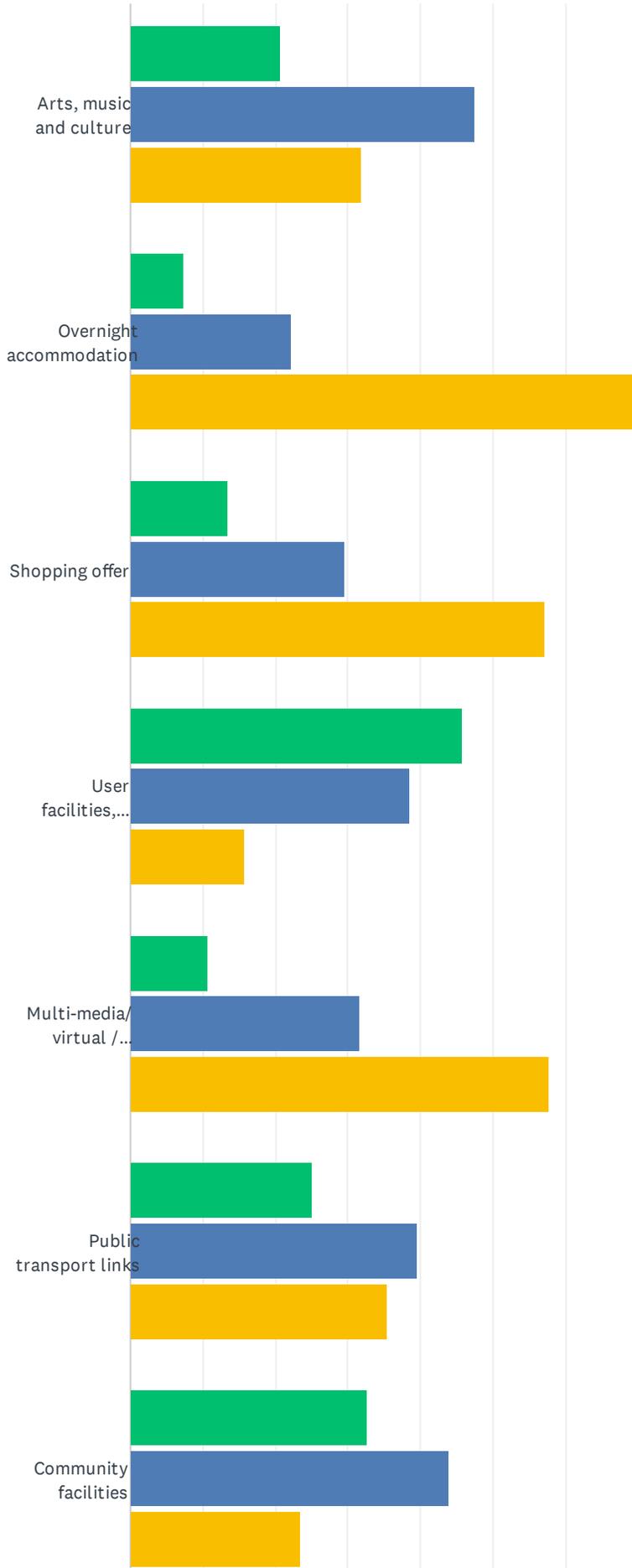
ANSWER CHOICES	RESPONSES	
Very Good	20.04%	91
Good	34.80%	158
Satisfactory	29.52%	134
Poor	13.00%	59
Very Poor	1.98%	9
N/A	0.66%	3
<b>TOTAL</b>		<b>454</b>

# Q10 Which of the following would be your priorities for developing the experience of Sherwood Forest?

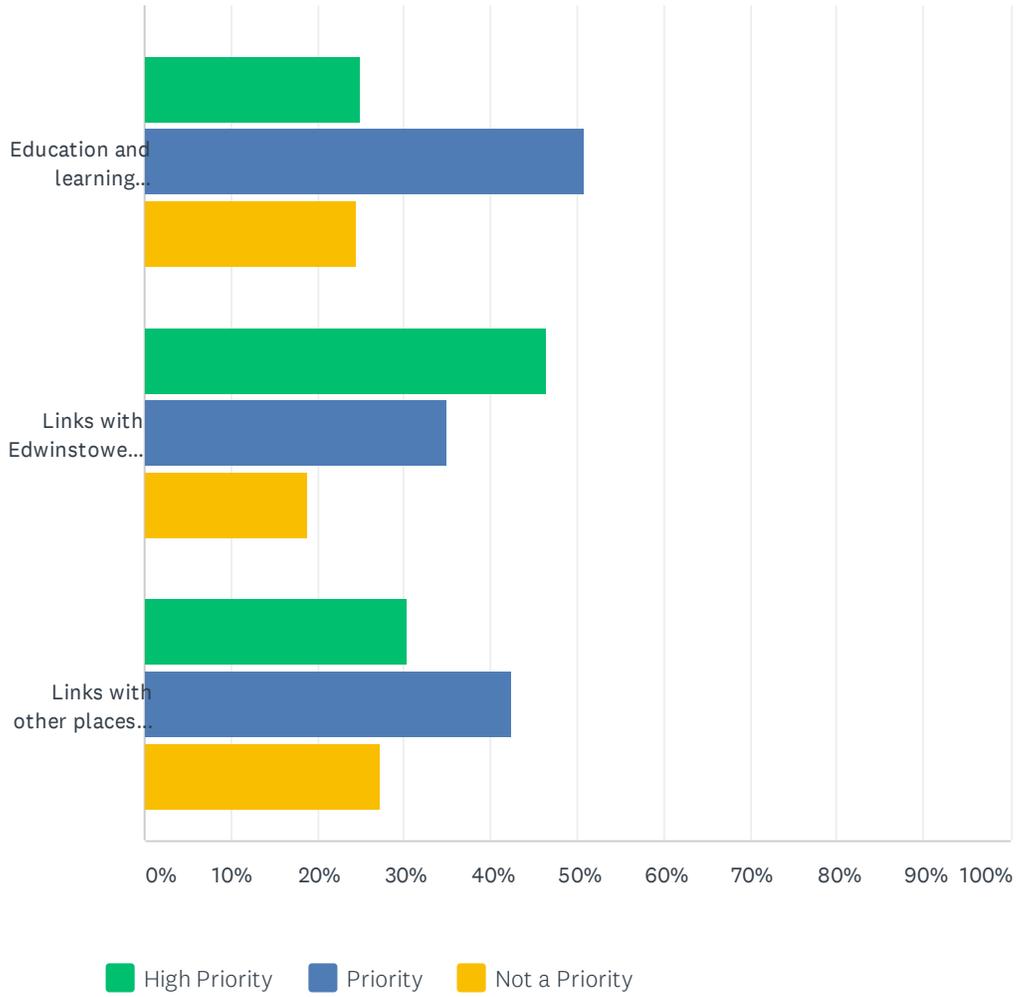
Answered: 456 Skipped: 88



# Forest Corner Consultation



# Forest Corner Consultation



Forest Corner Consultation

	HIGH PRIORITY	PRIORITY	NOT A PRIORITY	TOTAL	WEIGHTED AVERAGE
Active pursuits, e.g. cycle hire, trails, segways, zip-wire	13.67% 60	23.69% 104	62.64% 275	439	0.51
Robin Hood experience/interpretation	56.79% 255	32.07% 144	11.14% 50	449	1.46
Experiences of nature, landscape and wildlife	56.22% 253	32.67% 147	11.11% 50	450	1.45
Food and drink offer	24.38% 108	48.08% 213	27.54% 122	443	0.97
Events and festivals	34.62% 153	39.37% 174	26.02% 115	442	1.09
Children's activities	34.17% 150	42.82% 188	23.01% 101	439	1.11
Arts, music and culture	20.68% 91	47.50% 209	31.82% 140	440	0.89
Overnight accommodation	7.42% 33	22.25% 99	70.34% 313	445	0.37
Shopping offer	13.38% 59	29.48% 130	57.14% 252	441	0.56
User facilities, e.g. car parking, toilets, signage	45.86% 205	38.48% 172	15.66% 70	447	1.30
Multi-media/ virtual / augmented reality experiences	10.68% 47	31.59% 139	57.73% 254	440	0.53
Public transport links	25.17% 112	39.55% 176	35.28% 157	445	0.90
Community facilities	32.64% 142	43.91% 191	23.45% 102	435	1.09
Education and learning facilities	24.83% 109	50.80% 223	24.37% 107	439	1.00
Links with Edwinstowe village	46.38% 205	34.84% 154	18.78% 83	442	1.28
Links with other places in the Sherwood area	30.39% 134	42.40% 187	27.21% 120	441	1.03

## Forest Corner Consultation

#	OTHER (PLEASE SPECIFY)	DATE
1	Improve car parking to avoid and minimise current disruption to local residents who are constantly inconvenienced when visitors are parking on our streets, outside our homes, to avoid paying excessive parking fees. ~-Car park is nowhere near large enough to support the invasion of visitors we currently have to endure.	8/1/2020 6:05 PM
2	Parking so local residents do not have people visiting Sherwood Forest parked outside their houses. Visitors park on housing estates nearby as they do not want to pay for parking	8/1/2020 4:16 PM
3	Additional protection for Major Oak and Cemetery sites - high priority	7/31/2020 11:07 PM
4	Cycle paths (SAFE) urgently needed on public roads	7/31/2020 8:14 PM
5	Need to ensure that the integrity of the NNR and SSSI is not compromised by overcommercialism and that the facility does not take away business from existing facilities in the surrounding area like the bike hire in Sherwood Pines and the craft centre activities	7/30/2020 4:46 PM
6	Please bring back then magic of Robin Hood which has been recently lost on the redesign.	7/29/2020 4:16 PM
7	Protection of ancient trees	7/29/2020 10:31 AM
8	High level walk through the trees. Make Sherwood Forest a real destination	7/29/2020 7:35 AM
9	put ALL dogs on leads & fine people that litter	7/28/2020 5:44 PM
10	Explain why the new RSPB visitor centre appears to be less successful than originally envisaged	7/28/2020 4:48 PM
11	Tidy up the new visitor centre so looks amazing	7/28/2020 12:16 PM
12	Parking round the village is a huge issue for locals. Cheaper parking for visitors would encourage them to use the carpark instead of blocking up local streets would	7/28/2020 8:26 AM
13	Would be good to link in Worksop and Retford too	7/27/2020 10:00 PM
14	An experience , the old village offered an authentic experience I. The woods, the new centre is nice but not authentic. It needs to not be like everywhere else ! It should represent the surroundings . Shopping and hotel accommodation , tree top rooms and a feel of being in the middle of the forest (like when on Safari)	7/26/2020 11:18 PM
15	Fully accessible areas	7/26/2020 4:45 PM
16	Major blow to development when rspb refused to work with Harworth.	7/26/2020 10:24 AM
17	Church Road, made safer, resurfacing. Monitoring of parking like used to have. To lessen the amount of people parking at cme	7/25/2020 3:48 PM
18	The beauty of the forest is the ability to lose oneself in such a peaceful location, just you and nature	7/25/2020 1:19 PM
19	people come to Sherwood because of Robin Hood - the area needs to reinvest in that connection and history . People leave the first asking where is the info on Robin Hood	7/24/2020 2:18 PM
20	Needs so much more Robin Hood and experiences and entertainment	7/20/2020 6:49 PM
21	Earlier car park and facilities for dog walkers-eating area/toilet access	7/18/2020 4:00 PM
22	Need some kind of link with Nottingham Castle for attract national and international tourists. They will want to see both.	7/15/2020 4:02 PM
23	More visual Robin Hood elements.	7/15/2020 12:45 AM
24	Don't spoil our village with too much tourism locals don't want it	7/14/2020 3:15 PM
25	Nature conservation with LESS impact from visitors	7/13/2020 3:25 PM
26	There needs to be more about Robin Hood like the museum on the old site	7/10/2020 8:07 AM
27	Needs to be integrated with the village	7/9/2020 8:33 PM
28	More toilets across the site so that people can go for longer walks. We tend to choose clumber park rather than Sherwood Forest for this reason, even though it takes us longer to get there.	7/9/2020 2:03 PM

## Forest Corner Consultation

29	Newark	7/9/2020 8:14 AM
30	maintain peaceful atmosphere of the Forest	7/8/2020 6:44 PM
31	The cafe at the visitor's centre is not as appealing as the cafe in the craft centre. The cafe in the visitor's centre is not where I want to spend time.	7/8/2020 3:56 PM
32	Pay attention to Edwinstowe Cricket Club! Because you do realise they don't have a men's team this year?	7/8/2020 3:23 PM
33	A wheel based land train, fee based, taking visitors through the forest, with points of interest and fun to create a delightful, not boring journey, for adults and children alike. See how this has been achieved at Portmeirion in Wales through their woodland. It is a very popular attraction. DO NOT charge local residents if you decide to charge entry to the forest itself.	7/8/2020 8:30 AM
34	Offer a land train journey through the forest at a fair price with a robin hood theme and specific planned points of interest delight and fun discoveries for visitors at points along the route. Potential has a wonderful example of successfully integrating this into their woodland without spoiling the surroundings. The whole experience enhances and improves the attraction for visitors.	7/8/2020 7:36 AM
35	A place for people do drink by Sherwood Forest	7/7/2020 11:00 PM
36	An robin hood experience walk through for the visitors to learn the story plus music near the centre to give medieval atmosphere lots of music events story telling plus speak to Ade Andrew's from Nottingham !! Events through the forest for Halloween etc . I worked 10 years at the old centre and people came from all over the work for the Robin Hood Experience and its lost now sadly. So maybe with more events the forest corner could come alive again. The reason I havented been able to fill in the question is because I cant now walk very well so hvt been up more than twice in the year, but would come for events and a Robin hood experience !!	7/7/2020 10:54 PM
37	keep the cricket pitch	7/7/2020 10:50 PM
38	Public Transport Links between Rufford, Sherwood, Thoresby and Clumber also Rail Link	7/7/2020 9:06 PM
39	I hope that the forest does not become a managed park . How have members of the public been able to take part in the planning and who decided this?	7/7/2020 7:57 PM
40	Spread the parking to allow access from different areas to spread erosion etc	7/7/2020 6:00 PM
41	Link with Nottingham Castle	7/7/2020 3:52 PM

## Q11 What concerns, if any, do you have about potential developments at Forest Corner?

Answered: 350 Skipped: 194

## Forest Corner Consultation

#	RESPONSES	DATE
1	What is the purpose of the new building on Forest Corner is it ever going to be used	8/2/2020 11:33 PM
2	Extra traffic . No extra parking for residents	8/2/2020 2:14 PM
3	Edwinstowe has expanded rapidly over the years. The amount of traffic that has been forced upon the village has meant that a number of residents have been unable to park outside their own houses due to the number of people unwilling to pay for parking at the forest corner. The speed at which people travel through the village is not considered and with the Recent housing developments and these current proposals I would like to know what measures will be taken to deal with the amount of traffic this will bring to the area? Also what measures will be taken to protect our forest? There has been recent vandalism to the major oak the reason a number of tourists travel to this destination, what measures to protect our ancient woodland and the wildlife that inhabits it will be taken? You put emphasis on local business there are a number of accommodation providers in the village that benefit from visitors to the forest and With the current Covid pandemic have struggled. Surely it would make more sense to let them profit from an increase in visitors as opposed to another large corporation who I assume will be providing the services you are proposing. As a life long resident of the village myself and my family feel that we would not be able to enjoy the forest which has been a major part of our community for many years. It appears money is the only thing being considered in this proposal and how it will benefit big businesses. It saddens me to think the forest will no long we belong to the residents of Edwinstowe who have championed it for hundreds of years.	8/2/2020 7:54 AM
4	That there is enough parking and bus links to stop people parking on streets in village (which I'm sure they do so they don't have to pay also). That it includes more on the history of Robin Hood and the village not just more about the wildlife in the forest.	8/1/2020 6:58 PM
5	As previously stated car parking should be addressed. Local residents should not have to endure visitors parking on our streets, outside our homes to avoid paying car parking fees. Car park is far too small to accommodate the numbers of visitors. Something must also be done to address the problems at the point where visitors cross the road from the car park/funfair to Forest Corner. Traffic is constantly held up at the zebra crossing. Traffic also blocks the road in both ways at the entrance to the car park.	8/1/2020 6:05 PM
6	That the needs of the local community will not be met eg visitors to the forest cemetery have already had difficulties particularly with parking and nearby residents have found visitors obstructing access to their properties	8/1/2020 5:47 PM
7	As a resident, as much as I want to encourage additional tourism into the village, thought should then be given to excess traffic flow. As a villager I'm happy to walk to most places however when I do need to use my car to travel, excessive traffic on Mansfield Road/Ollerton Road can be problematic. Could consideration be given to encouraging more vehicle users to make more use of Swinecote Lane and Rufford Road to help evenly distribute the increase in vehicles?	8/1/2020 4:34 PM
8	Parking. Noise. Traffic. Accidents. Rubbish	8/1/2020 4:16 PM
9	Too much in too small a space. Unless this is going to totally change the layout I don't see there being enough space for all these lovely ideas. Also, caution exercised when encouraging more visitors, can we cope?	8/1/2020 3:28 PM
10	the new visitors' centre is not a patch on the old one - it is just like an airport lounge and is reduced to a glorified café and gift shop, with a couple of interactive 'games' stuck on the wall as an afterthought! I, and many of my local friends, do NOT want to see more of the same, especially in the vein of the plans we also discovered at the 11th hour earlier in the year: There are plenty of events held nearby at Clumber, Thoresby Hall, Rufford Country Park and Sherwood Pines without adding to the events already held in the Forest.	8/1/2020 1:57 PM
11	Traffic congestion, noise pollution outside of acceptable hours especially for older residents in the area, large volumes of visitors in a small location, litter, loss of village feel ( don't want to be lickered in our own homes because of a grab for tourist money) parking issues already been unable to access my own home because visitors have parked across the my drive to avoid car park payments. Invest in the area's identity but don't remove it - were already about to be swallowed up by Thoresby development, more holiday cabins etc. Spread the live to other areas you have a huge opportunity in Clipstone which is begging for investment on in used brownfield areas.	8/1/2020 11:38 AM

## Forest Corner Consultation

12	Small and done well is much better then large and crap	8/1/2020 9:14 AM
13	This smacks of a moneymaking scheme to the detriment of local residents' quiet enjoyment of the area. Is this proposal intended to replace the earlier one rejected by residents earlier in the year? There are plenty of good local restaurants, as well as event facilities nearby at Rufford country Park, Sherwood Pines, Clumber Park and Thoresby Hall... The existing events programme in The Forest is considered to be sufficient by local residents, as was emphasised in response to the previous moneymaking scheme's plans. PLEASE GO ELSEWHERE AND LEAVE OUR VILLAGE AS IT IS!!	8/1/2020 8:43 AM
14	Too many cars. People speed up through the forest and over the pedestrian crossing. The New Forest has speed limits within its boundaries. We already have 700 houses on the way that we didn't want. The high street and two parking areas are already being used by walkers and visitors to the forest. Only going to get worse. We need more Forest being planted not more visitors or more houses.	8/1/2020 5:50 AM
15	Commercialising a nature area, a forest area should be kept as a true nature area for wildlife and not commercialise it and scare half the nature/wildlife away.	8/1/2020 12:29 AM
16	Making the facilities more about people visiting from outside the local area as opposed to locals. I understand that tourism is important to the local economy but I wouldn't want to see the sort of garish tourism you see in parts of Scotland, Snowdonia and the Lakes (for e.g.)	7/31/2020 11:41 PM
17	That the prices are Aimed at drawing in the rich tourists and are then excluding the local community	7/31/2020 11:26 PM
18	Edwinstowe village being unable to cope with massive influx of people, particularly road infrastructure and parking. Am not keen on space near to residential areas for music festivals - i live on extreme far edge of village from Sherwood Pines, and I can almost hear song lyrics from there in the evenings from my own back garden when pop concerts are staged. Noise pollution will be horrific if staged so much nearer to centre of village. Am also concerned for safety of Major Oak (it was vandalised/damaged only last week), and for safety of cemetery if parking or events space is very close to it. Bus transport links are very poor and don't even pick up from all areas of Edwinstowe let alone elsewhere to bring people into the site.	7/31/2020 11:07 PM
19	Traffic and parking	7/31/2020 10:18 PM
20	Edwinstowe is a small village we do not need an equivalent to Disney world. There is not the infrastructure or the want by residents	7/31/2020 9:40 PM
21	- Effects on nature by increasing tourism. - Any negative Impacts on local high street business. - Increased traffic and air pollution with increasing tourism. - Road safety with increasing cars to the area. - Litter in nature reserve from increased events and tourism.	7/31/2020 9:31 PM
22	The sufficient transport links and facilities are made available	7/31/2020 9:10 PM
23	Allowing camper van,caravans and a camping site to be located right next to residents homes near maythorn grove or the forest car park, it is inconsiderate to expect retired and many in ill health residents who pay rent and council tax to live here and be subjected to even more noise and disruption than there already is thank you	7/31/2020 8:31 PM
24	That rather than Forest Corner be part of our natural, cultural heritage, it will be turned into a theme park. If this happens it will ultimately be destroyed as a rural retreat so many people currently visit the area for.	7/31/2020 8:23 PM
25	Possibly increased traffic in the area but it all sounds very positive	7/31/2020 8:18 PM
26	Traffic congestion, parking on off street areas, noise, spoiling the area. Too many bikes and not able to walk safely.	7/31/2020 8:17 PM
27	Must not be any more 'commercial' than at present - the very valuable 'Craft Centre' must be protected!! We do NOT want a theme park to destroy the nature reserve....	7/31/2020 8:14 PM
28	Main concern is only just heard about these proposals on 30th July in a locally delivered magazine and have hardly any time to comment on them!! Where has this been advertised? Not enough parking for locals and getting worse with all the new house building, so certainly not enough if you want to encourage people to come here. People are encouraged to go to the Forest but not down the High Street and use local shops. Frightened to death we'll become a theme park and not a village.	7/31/2020 6:55 PM

## Forest Corner Consultation

29	Very concerned that 'development ' means taking away from the natural beauty of the place and making it a crowd pleaser rather than a place to enjoy a pleasanter pace of life for all the family. Can't help but feel that when 'developing' is mentioned, wildlife suffers through loss of habitat and changes to the environment, and behind it all is making money, sometimes with no consideration to knock on effect for example the building at Ollerton corner of fast food outlets, with traffic mayhem and the smell of fast food overpowering the smell of the forest, not to mention the litter strewn far and wide.	7/31/2020 4:44 PM
30	Traffic .no quiet area enjoy wildlife dog walking	7/31/2020 4:37 PM
31	overcrowding of the forest	7/31/2020 11:43 AM
32	Loss of the cricket field In reased traffic causing congestion for the village Pollution	7/30/2020 10:05 PM
33	Noise levels. Excess traffic and strain on local infrastructure. The fact that previous visitor centre was levelled for "environmental reasons" only to then want to bulldose to create further built up areas. What happened to the old car parks??	7/30/2020 8:10 PM
34	More needs to be made of the legend of Robin Hood to maximise tourism but I don't think we need a huge input of outdoor activities. There is already plenty of that in Sherwood Pines.	7/30/2020 8:01 PM
35	Not to waste money on statues/art installations that have the capacity to be vandalised...because they inevitably will	7/30/2020 7:16 PM
36	That it does not conflict with the historic buildings or nature conservation	7/30/2020 7:08 PM
37	If the Cycling hire, segway and fitness activities go ahead it will be to the detriment of the natural environment of the forest and the culture of the village. I also think that some of the events and activities being considered will destroy the private businesses which already provide these facilities. The car parking is a mess and too far for elderly people to walk so people use the drop off point and then they have to wait for the driver to park the car and come and find them but there is inadequate facilities for waiting. A shuttle transport should be provided. Too many people use the cemetery car park and the village car parks to avoid parking fees as they are no further to walk from than the current car park. The cemetery car park should be open 24 x 7 for mourners not closed at before the evening when most people are available to visit. I therefore welcome the idea of a new car park but it should be closed off from Sherwood Forest and access should not be via Forest Corner that is and has always been inappropriate for mourners since the new visitors centre was opened	7/30/2020 4:46 PM
38	Potential unsympathetic development without consideration for wildlife conservation/ corridor. Increase in car traffic as opposed to cycling and public transport.	7/30/2020 3:35 PM
39	That it becomes too built up and crowded, impacting wildlife and tha enviroment	7/30/2020 2:33 PM
40	It encroaches on the forest ever more.	7/29/2020 9:48 PM
41	Traffic and noise after 9pm	7/29/2020 4:16 PM
42	Losing protected space for wildlife and not having waypoints and trails with things along the path to interact with climb on take a scan using a QR code etc having links to the area	7/29/2020 2:55 PM
43	I am concerned that there is very little mention in the video of the many ancient trees and important wildlife habitats and how it is proposed to protect these from damage by the increased visitor numbers that you are trying to attract	7/29/2020 10:31 AM
44	Always been amazing for horse riding and this needs to be protected	7/29/2020 9:21 AM
45	The new Sherwood Forest centre is very disappointing with almost nothing about Robin Hood. This is a bad mistake as people all over the world say Robin Hood when you mention you are from Nottingham.	7/29/2020 8:48 AM
46	That the cost of visiting is too high and puts people off coming.	7/29/2020 8:47 AM
47	Preservation of the woodland and provision to accept an increased capacity.	7/29/2020 7:35 AM
48	N/A	7/29/2020 7:06 AM
49	I worry we are building too much and the increase in visitor traffic needs more parking at reasonable costs	7/29/2020 7:00 AM
50	Increase in traffic, pressure on village infrastructure , lack of parking for residents. Cohesive	7/29/2020 6:30 AM

## Forest Corner Consultation

	partnership with village needed	
51	Over commercialisation of the forest, for example theme park type feel attractions. Balance between robin hood and how important the forest is on its own and also limiting larger events. Extensive shop areas (not including the current rspb and craft centre ones)	7/28/2020 9:47 PM
52	Was born in Edwinstowe. Now live away. When I visit I no longer visit the forest as I believe since the RSPB built it's new centre the area of the forest corner has decreased the popularity. Family fairground forced to move. Visitors to cemetery locked in as gates shut and locked without concern to who may be visiting lost ones. The area had been totally overhauled in the wrong way. Local history lost. RSPB are only time interested in making money.	7/28/2020 8:55 PM
53	Making it worse than it is now it's horrendous since the new build was done can honestly say most people feel the same the festival changes the fair moved the new building it's all been done horrible wrong and not for the better	7/28/2020 7:33 PM
54	You have messed up with the forest letting rspb take over it's not Sherwood Forest any more with Robin Hood experiences. You've tried to make it a bird sanctuaries. Any way you do not listen to comments you have already made your minds up what to do like you did when rspb took over.	7/28/2020 7:14 PM
55	too many people destroy any peacefull natural experience with nature. un-controlled dogs terrify kids	7/28/2020 5:44 PM
56	Consultation not widely advertised - eg via Parish, District and County Council websites. Only found out about this 5 days before the consultation closing date.	7/28/2020 4:48 PM
57	Whats happened to Robin Hood??? Everything is now about birds!!!! Even the festival last year was poor. Nothing compared to when the original jousters attended	7/28/2020 3:03 PM
58	Annoyance to the residents, by noise, traffic litter, everything people bring and leave behind. And the effect that will have on the wildlife.	7/28/2020 2:41 PM
59	We bought the property looking over 5&6 which is currently fields what is suggested why not use brown site land back of the old mine why use green belt to put parking on? 5&6 will spoil the overall look of Sherwood's current BEAUTY! For what???	7/28/2020 12:16 PM
60	It must not become a Robin Hood theme park or taken over by 'fitness enthusiasts'. It is a unique place and visitors can't experience the benefits of the wonders of nature with a minstrel or cyclist around every corner!	7/28/2020 11:47 AM
61	Dont want the overall feel of the forest to be too commercialized	7/28/2020 11:09 AM
62	Access to and from the village during busy times because of the tight turns at the traffic lights and narrow junction, not enough pavement space for wheelchairs, prams etc.	7/28/2020 9:05 AM
63	Congestion on surround routes/roads	7/28/2020 8:41 AM
64	Already dealt with in previous comment .. an increased number of cars when people just park on the streets all around instead of paying for the car park causes locals a problem. Though encouragement to walk down the High Street would boost local businesses if visitors could find shops and places of interest there	7/28/2020 8:26 AM
65	the zebra crossing access is an absolute death trap as motorists don't seem to realise it is there access to the fair is there and main access to the forest this needs looking at ASAP	7/28/2020 7:27 AM
66	The traffic and parking. The toilets if lots of people are in the area. People urinating in the woods	7/27/2020 11:46 PM
67	Car parking, needs to be open longer	7/27/2020 11:25 PM
68	Cafe far too expensive	7/27/2020 11:23 PM
69	Losing the Robin Hood attractions	7/27/2020 10:48 PM
70	To many people in such a small area, will spoil the forest.	7/27/2020 10:08 PM
71	I am concerned about making the village too busy. Car parking/ traffic on the roads but also just turning a quiet village into a bustling busy place generally and affecting our day to day life, eg when we shop on the high street for example. The reason edwinstowe that edwinstowe is such a lovely place to live is that it is relatively quiet and is a small community.	7/27/2020 9:15 PM

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72	We don't want the field to change it's residential Area do it on the other side near thefairgrounds	7/27/2020 8:46 PM
73	Traffic congestion.	7/27/2020 7:27 PM
74	The proximity to existing residential areas when there are other sites near the existing car park that could be used.	7/27/2020 6:27 PM
75	It needs to bring the legend to life. What has always been missing is theatre (aside from the annual festival). The number of shops outweighed the amount of actual experiences there	7/27/2020 5:31 PM
76	1) There is already a lot of 'Sherwood Forest' parking on Paddock Close which causes road traffic accidental potential. Unless measures are put in place this would be increased by the master plan. 2) Creating a road around the existing cemetery for 'new cemetery parking' would again increase illegal parking and ruin the peace & tranquility of the existing cemetery & provide distress to those visiting deceased love ones.	7/27/2020 4:17 PM
77	Environmental impact from additional development and traffic, particularly as the area is being developed around the old colliery. The further loss of green spaces and farm land is of serious concern, particularly when there is already Sherwood Pines that has outdoor pursuits and hosts events.	7/27/2020 4:17 PM
78	The proposal to place a car park close to Normanton Close is not acceptable. Where are the access routes on the plan? What is wrong with the existing location? There is no need to build a car park so close to residential properties and thus damaging their environment. The original car park behind Paddock Close was a cause of disruption to residents' lives by groups gathering there.	7/27/2020 4:04 PM
79	The forest is a superb location for quiet walks and seeing nature. Any attempts to change this into theme park attraction would be a disaster to nature and the existing pleasure of visiting the forest.	7/27/2020 3:28 PM
80	No, concerns	7/27/2020 8:03 AM
81	Increase in traffic in and around the Centre	7/27/2020 7:59 AM
82	Loosing the wildlife and peaceful areas	7/27/2020 7:53 AM
83	Just development of access to handle increase traffic to the site . Access roads poor for huge volumes and queues tend to form and poor parking facilities It is currently not a 'destination' to spend a whole day out unless you want to walk all day. Not enough events on	7/26/2020 11:18 PM
84	Ruining what we already have, negative impact on nature. Increased traffic to the area.	7/26/2020 10:22 PM
85	Volume of traffic, more people parking in Edwinstowe and walking up to forest. This is already happening daily. Makes it hazardous getting round the village.	7/26/2020 7:53 PM
86	Don't want to see it overdeveloped it should feature more on nature and the Robin Hood legend	7/26/2020 7:45 PM
87	The agricultural land in areas 5 and 6 should be retained as is. The land forms a natural separation between the village and the forest. I would object strongly to any proposed development in this area.	7/26/2020 7:19 PM
88	Car parking is extremely extortionate!! Hence people parking all over Edwinstowe and verges annoying locals! Lower parking for goodness sake and people will spend more on coffee shops ect, if they feel raped before they have left the car they will not return!! When will local authorities learn this, encouraging people to return would be the priority!! Iam local and park on residential streets as it's ridiculous the price of parking, I will not pay exorbitant amount for parking then part with more money in shops and tea shops and that is a fact of everyone I know, please learn, encouragement to come bk introduces more money to the local businesses!! £4 at Rufford is shameful, lower to £2 more people will come and buy an ice cream or even a cream tea ect, please listen and learn, ive seen the fairground carpark empty but every available verge has a car on it !!!! Lower prices of parking immediately more people will use it instead of upsetting locals	7/26/2020 7:16 PM
89	Edwinstowe roads would become more congested	7/26/2020 6:30 PM
90	Traffic at Ollerton roundabout and poor road infrastructure	7/26/2020 4:45 PM
91	Traffic congestion in the area. Disability access and pushchair access.	7/26/2020 12:10 PM

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92	No trouble makers	7/26/2020 11:12 AM
93	Local roads are an accident waiting to happen, too much arrogance on behalf of local authorities to achieve any hope of real success. Rspb not helping the situation creating sewage smell from anaerobic digester. Read Tripadvisor for genuine feedback on present day efforts, it's really bad. Lost the game when a multitude of opportunities were thrown out of the window refusing to work with Harworth road situation could have been improved, new attractions added and steam trains from London brought in as day trips. Messed up big time and now you are looking for ideas to get yourselves out of the mire, don't think so.	7/26/2020 10:24 AM
94	Traffic, mainly. Also strain on High Street services in peak times. Litter, vandalism etc around the Forest and Village.	7/26/2020 10:21 AM
95	I'd like to see more live events and sports facilities offered and more leisure facilities in general	7/26/2020 8:22 AM
96	Over commercializing and spoiling the natural area	7/26/2020 7:34 AM
97	The traffic flow in/out of Edwinstowe, the pedestrian crossing at Forest Corner is an accident waiting to happen as people walk straight out when returning to the car park, drivers are unable to see around the stone wall.	7/26/2020 7:32 AM
98	Disruption caused for local residents by causing traffic congestion and noise. Local residents must be made to feel welcome. Access to the cemetery is important and that it remains a quiet restful place.	7/25/2020 10:16 PM
99	Damage to the environment	7/25/2020 9:39 PM
100	Too much traffic in our village now.	7/25/2020 9:28 PM
101	It'll be unfinished and uninformed- despite this survey. By giving stewardship to RSPB you have annihilated all links to Robin Hood and as a tourist attraction	7/25/2020 9:24 PM
102	Lack of parking and traffic congestion in Edwinstowe	7/25/2020 9:21 PM
103	Too much commercialism will tend to destroy the rural atmosphere which people over the years have come to enjoy in order to get away from hurley burley of town life. There is a safety angle to take into account when viewing the approach to the Visitor Centre and Craft Centre.	7/25/2020 9:11 PM
104	Loss of existing green/open space	7/25/2020 8:52 PM
105	Being overtaken , Should have been left as it was , very expensive for food at the visitor centre , Terrible parking now for all our village , horrendous on weekend , Bank holidays , for traffic and all comes to a stand still ,	7/25/2020 8:52 PM
106	access to the cemetery, people already park in the carpark to walk in the forest	7/25/2020 8:12 PM
107	Whatever the residents of Edwinstowe think, nobody takes any notice. We have been kept in the dark about all underhand dealings.	7/25/2020 7:49 PM
108	Need likes of premier Inn or travel lodge near Alders pub	7/25/2020 7:36 PM
109	Not too near the roads. We need room to expand the roundabout and make safe exit and entry for the future. Traffic is progressively getting busier year on year. Think 30 years ahead.	7/25/2020 7:30 PM
110	Increase in traffic for village. There is not enough made of the link to Robin Hood. I don't mind the look of the RSPB building, but the cafe and shop are poor!	7/25/2020 7:27 PM
111	Increase of traffic down the high street. Lack of long stay car parking in the area.	7/25/2020 7:03 PM
112	Should focus on nature and wildlife not on shopping and virtual experiences	7/25/2020 6:52 PM
113	That it doesn't become like a theme park!	7/25/2020 6:49 PM
114	Dogs off leads, cyclists and children tend not to mix - worry sometimes when walking	7/25/2020 6:46 PM
115	My concern is that the real connection with Sherwood Forest and Robin Hood will be lost forever. People from all over the world know of Robin Hood and when they travel to Sherwood Forest that is what they expect to find - everything Robin Hood! Not only does this boost our tourism and visits to Sherwood Forest, it impacts on sales/visits to Edwinstowe village which in turn keeps our shops/businesses going. Keep the legend of Robin Hood alive!	7/25/2020 5:55 PM

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116	Queue for parking on church street not enabling locals to get past to Worksop or into village .noise on events days especially for residents on paddock close and surrounding areas	7/25/2020 5:53 PM
117	There needs to be more parking and more toilet facilities	7/25/2020 5:43 PM
118	None	7/25/2020 5:14 PM
119	Loss of local businesses or community has no opinion	7/25/2020 5:12 PM
120	Too many different strands - may lead to the area not knowing what identity it wants to promote. Need to focus development more specifically, not try to be all things to all people	7/25/2020 5:03 PM
121	1. volume of traffic in an already busy village with very limited parking. 2. Ollerton roundabout and increased housing which will make roads even busier- all within half a mile of the proposed development 3. Edwinstowe will no longer be a village but will become a small town and possibly the community spirit could be lost if these proposals go ahead 4. 3SI site is not suited to some of the commercial proposals being made 5. Concern for wildlife with a greater volume of visitors to Sherwood Forest. Also disappointed that the RSPB can countenance some of these proposals. 6. Completely oppose any form of Regional Events or concerns because of the disruption to village life. 7. Sherwood Pines holds open air concerts every summer which cause problems with noise pollution, traffic and increased litter. The argument will be that the noise only continues until whatever time , but if it is a problem with Sherwood Pines; it would a far greater problem in Edwinstowe as housing is very close to the proposed venue.	7/25/2020 4:59 PM
122	Traffic, not enough car parking	7/25/2020 4:49 PM
123	The architects and other commercial interests will attempt to make a lot of money from this very environmentally damaging scheme. The ugly, under used, boring new visitors' centre replaced what was a very popular Robin Hood Experience in the old visitors' centre which was well used and offered plenty of facilities. My fear is that the scheme will encroach on what should be a natural, rural place and not a theme park.	7/25/2020 4:48 PM
124	It needs to encompass MORE in order to encourage visitors to return. Traffic.	7/25/2020 4:37 PM
125	Whatever development i hope it doesnt become overbearing & take away our village character.	7/25/2020 4:30 PM
126	Traffic through the village which is already a concern. Increased parking on the housing estates close to the forest and on the surrounding main roads.	7/25/2020 4:23 PM
127	What you have already done is a disgrace. Too modern. Bring back the traditional fair to where it was originally. What is there to represent Robin Hood in the visitors centre?	7/25/2020 3:54 PM
128	Overrun as a tourist town; congregation around the zebra crossing makes traffic difficult in a small space. The shopping area is pleasant but practical gift companies brought in would make better use of the space (e.g. soap, rustic (affordable) furniture, local artists) as much of the shopping area is cheap gift items that do little to encourage spending and further investment. Whilst it makes sense to keep the facilities together, it risks too many people in one area, which is precisely what people coming to enjoy the true spirit of Sherwood forest, would be against. Invest in the nature and SSSI, this is what people truly come for. A cafe nestled in the heart of the forest draws more interest from myself, than one used as an 'end of the zoo gift shop' type experience.	7/25/2020 3:52 PM
129	The amount of parking at cemetery when they not even visiting cemetery. Condition of church road. Badly needs resurfacing. If ticketed events held then local residents should get discounts. Dire need of a secondary school now Thoresby Vale being developed and also a surgery as the current one won't be sufficient with all the families that will be moving into the area. More emphasis on Robin Hood as since old visitor center gone new one doesn't give half the story its all based on the wild life.	7/25/2020 3:48 PM
130	NA	7/25/2020 3:47 PM
131	car parking. As a resident on paddock Close why have not been contacted about these proposals directly.	7/25/2020 3:46 PM
132	Not at all clear what might be involved in the "mixed open space for wildlife and recreation". I would be extremely concerned if this were to involve the rumoured concerts or other live events in such close proximity to housing. Noise pollution would be a serious issue for both residents and the wildlife in the adjacent SSI.	7/25/2020 3:17 PM

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133	Encouraging more traffic, noise and the self contained nature of the proposals i.e. little benefit to the village just about the landowner	7/25/2020 1:19 PM
134	Looking at area 6 for the development, which is immediately behind our house, we are concerned at what is EXACTLY the ideas being put forward! Also, we have had NO information or prior warning yet we have one week to respond! Living on the edge of this so called development I would have expected to receive proper consultative information. MW	7/25/2020 12:42 PM
135	None	7/25/2020 8:48 AM
136	Car parking charges	7/24/2020 9:51 PM
137	That development will not happen and that any development will still ignore the legend of Robin Hood. Any development has got to focus on benefitting the local area and the local people and businesses first. Give the local youth something to do, some class social events. The main concern for all parents is bored youth !!!	7/24/2020 2:18 PM
138	That it becomes too commercial. Need a balance between enhancing the offering and improving the local economy and being too commercial and spoiling the area.	7/23/2020 11:44 PM
139	The area needs bringing up to date, so any improvement is a bonus	7/23/2020 3:40 PM
140	Impact on wildlife	7/23/2020 2:51 PM
141	Parking! During the robin hood festival parking blocks the whole area and it is very challenging to access the site.	7/23/2020 11:37 AM
142	Over development of the natural beauty of that area. Over commercialisation for money and business to the detriment of the local area and population. The area will be over populated with the housing development at the old colliery site and if thousands of tourists and day trippers descend on the area it would drive me away from enjoying this natural facility and probably hundreds more like me. Progress or so called progress has to be managed slowly and not to the detriment of the existing.	7/23/2020 9:27 AM
143	None	7/23/2020 9:19 AM
144	Increases in traffic for the area and sufficient parking in suitable locations for visitors.	7/23/2020 9:08 AM
145	How the traffic could be managed and the impact on local residents.	7/23/2020 8:13 AM
146	That trees (it is a Forest afterall) and secondarily Robin Hood, will not be high enough of a priority. Plesae plant more trees where you can, and increase the woodland available.	7/22/2020 5:25 PM
147	Very little to do with robin hood compared to the old visitors centre	7/21/2020 7:14 PM
148	The zebra crossing from the new car park to the forest is very dangerous, cars come at speed entering the village. The forest was more appealing to walk round before they knocked everything down	7/21/2020 2:59 PM
149	Needs more of the Robin Hood experience. I feel it has been completely lost since the change in visitors centre	7/21/2020 2:38 PM
150	The RSPB have ruined the Robin Hood festival for a start and they seem to be too stupid to take advice in regards to making it better and want to take unfair amounts of money off traders and entertainers wanting to set up in the Forest	7/21/2020 1:09 PM
151	Current visitors centre very close to residents. If loud music in regular basis this may cause concern. Also parking near residents property.	7/21/2020 11:33 AM
152	I fear we will not get a lot of entertainment and things that link to Robin Hood as it is lacking	7/21/2020 11:05 AM
153	N/a	7/20/2020 6:49 PM
154	Effect on wildlife and the telling of the robin hod story	7/20/2020 4:53 PM
155	That it fits in with the local area and with the robin hood legend	7/20/2020 12:20 PM
156	Needs to take account of local opinion in the wider context ie not just online	7/19/2020 11:23 PM
157	None, I think things need a change up. Bring more visitors in	7/19/2020 6:31 PM
158	Too many people spoiling the countryside experience	7/19/2020 4:43 PM

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159	Over development into an busy adventure activity zone/area rather than historical/event/nature area	7/19/2020 11:16 AM
160	None	7/19/2020 10:51 AM
161	Turning it into too much of a manufactured tourist attraction and losing the connection to nature. As well as the legendary Robin Hood story, I think the legend of the forest itself is a huge attraction that needs to be carefully nurtured to allow people to escape the digital age and commercial pressures of modern life to reconnect with nature. As Robin Hood and his band of men lived in the forest, wouldn't it be a great way to engage with that story if visitors were able to experience what life in the forest may have been like for them (bush camping workshops?)	7/19/2020 7:57 AM
162	Village becomes overrun	7/19/2020 7:55 AM
163	Area already ruined by the recent poorly thought out development, much to residents embarrassment, which has reduced the facilities previously available to visitors. There isn't any further room for commercial expansion in this area. Thoresby (which your narrator pronounces incorrectly),pit site is the only place for commercial expansion.	7/18/2020 4:54 PM
164	The local dog walkers that use the area being pushed out at the expense of bringing in visitors. There are no dog friendly areas to sit in and eat and no accessible toilets if you have a dog with you. Car parks open late and close early which doesn't support local use for walkers. Used to be much better at the old carpark/centre	7/18/2020 4:00 PM
165	Lack of public consultation with the village and parish Council, concerns with losing parts of the village such as St Mary's school and cricket pitch to make way for developments. Poor transport infrastructure lack of public transport links, roads already congested increased housing will further contribute to this problem.	7/18/2020 4:00 PM
166	This area shouldn't be made heavily residential, it should be the heart of the community. An area for the village to come together. I don't agree with the increase in traffic around this area or the relief road to Thoresby Vale, it would not reduce traffic in the centre of the village.	7/18/2020 3:03 PM
167	Traffic	7/18/2020 2:29 PM
168	Not destroying the landscape, and history	7/16/2020 11:50 PM
169	That it will be another waste of effort with too much consultation and money going to agencies etc and not enough actual action	7/15/2020 4:02 PM
170	Volume of traffic leading to parking issues. Noise for local residents and parking on local streets when none available in car parks or unwillingness to pay car park fees.	7/15/2020 8:21 AM
171	You wont make the most of the ROBIN HOOD legend. I want to be immersed in the legend when I visit! Its a crime you are not doing this. Children especially need visual Robin Hood cues to intrigue them and light the spark of the stories in their minds. The legend will then live on. People come from around the world for Robin. Please start to realise this and make the most of it. I imagine statues in the woodland acting out famous scenes from the tales. I would think when americans visit they just say "Really! Is that it? I dont care about rare fungus. Im in Sherwood I want Robin Hood". I get the conservation but be realistic. Robin will bring the visitors to pay for that good work.	7/15/2020 12:45 AM
172	Turning our beautiful village into a Alton Towers. Why can't you leave it alone, we have lived in Edwinstowe all our lives and love the forest and cricket ground, please don't ruin a wonderful thing	7/14/2020 3:15 PM
173	It's a stunning part of the country. It should be protected and not turned into a money making cash cow.	7/14/2020 11:25 AM
174	None, great centre. Managed well for nature	7/13/2020 8:01 PM
175	Over commercialisation, and damage to habitat	7/13/2020 5:40 PM
176	Sherwood Forest (part of Birklands and Bilhaugh SSSI) is a highly protected site - I want to know how these developments will SUPPORT conservation efforts rather than just increase visitor numbers which will have a negative impact on the site.	7/13/2020 3:25 PM
177	That the village lifestyle that is so loved by many, will be lost and Edwinstowe becomes too much like a town. We still need to keep the village community spirit. It needs to be retained as a peaceful retreat to be enjoyed by many, a place of serenity that cultivates the history of the	7/13/2020 1:01 PM

## Forest Corner Consultation

area and legend of Robin Hood. If it is commercialised too much it will lose the beauty that nature has given us. It needs to strike the right balance. The cricket club offers much to local residents and I would like that to be something that is kept for future generations to enjoy. I'm not sure it's about having more attractions, but developing in a way that is eco friendly, nature preserving and promotes the village to be self sufficient without needing extra funds. There could be an area for growing local produce, therapeutic activities such as yoga retreats and mindfulness or educational workshops to support anxiety and how the forest and nature can help heal that. I am a resident who is passionate about Edwinstowe. Thank you for asking my opinion.

178	Car parking New outlets taking business from high street instead of enhancing existing business Need clearer maps and marking of routes to secure gate walkers from cyclists, horse riders, etc Need to provide a serious tourist offering for the Legend of Robin Hood - currently woeful	7/13/2020 10:31 AM
179	Robin Hood has gone. Birds have arrived. A joke.	7/12/2020 5:10 PM
180	We have been regular visitors to Sherwood Forest for about 50 years and when I heard the plans to pull down the old Saxon village and not replace it I could have cried. Although the reasons have been explained by the RSPB about the closure I really dont think the new build is in any shape or form in keeping with Sherwood Forest. For instance what happened to the living roof? The food on offer is abysmal compared to the lovely cafe and restaurant that has been destroyed. We never eat or drink there any more but prefer to go to the cafe in the craft centre. Even the Robin Hood event was not the same as all the little areas where the players juggled and acted have been fenced off. Throughout the years we have attended Halloween nights, (spectacular) Hog roasts and village fairs, jousting and Rangers talks and the parties on the Green, all great memories. You seriously need to rethink your plans if all that is on offer now is a dismal dark play area for the kids.	7/12/2020 4:46 PM
181	Rspb involvement limiting access to areas of the forest. Horrific commercial rape of the forest, turning a "wild" place into a return trudge from carpark to shopping opportunity and back	7/12/2020 3:17 PM
182	I used to visit but can't anymore because of the loss of the old carpark, we come to visit the Oak but the extra walking from the new carpark means I can't take my mum anymore, we used to come every Sunday. It's really bad that people who can't walk far are excluded. We used to see the tree then walk around the old Robin Hood area it's totally ruined now so have got a pass for Sherwood pines instead for last 2 years, such a shame folk who can't walk far are excluded	7/12/2020 1:11 PM
183	Increased traffic into the village. Need better protection of the wildlife, especially birds in nesting season. Noise disruption to locals for evening events	7/12/2020 10:20 AM
184	Damage to natural habitats	7/12/2020 6:17 AM
185	I'd like them to be much better than the original Sherwood Forest visitor centre	7/11/2020 7:11 PM
186	Need to see master plan Needs to enhance the Hugh street Litter management Better history / folklore	7/11/2020 4:19 PM
187	Moving the cricket pitch, and the very worrying possibilities of further housing development which would totally ruin the outlook and feeling of the village which could not cope especially with the ongoing 800 plus house's being developed at Thoresby colliery site.	7/11/2020 2:55 PM
188	Over developed at the present time. Leave the area alone!	7/11/2020 1:30 PM
189	That the history and essence of the forest and it's story will be lost.	7/11/2020 10:06 AM
190	None	7/10/2020 6:38 PM
191	The impact on the wildlife of potentially 1000's of more people visiting the immediate site	7/10/2020 4:49 PM
192	Saddened to hear the cricket club is in decline	7/10/2020 4:11 PM
193	Insufficient infrastructure to cope with potential tourists. Damage to local fauna and flora	7/10/2020 3:48 PM
194	That it becomes too commercial - events and weddings may easily impact local and frequent visitors when competition for wedding and event venues is already high. The area already has many options for these. A focus on the forest, nature, wildlife and what the site organically has to offer would be more beneficial.	7/10/2020 2:30 PM

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195	So far their is little searing around the site , the old car park areas are just fenced off and really have somes alternative seating as a mid way stop. The Robin hood festival last year was laughable. And their are no links at the forest to the edwinstowe highstreet. The craft centre is falling apart and looks poor. Having only one play park which is aimed at only 1 age group is a bad idea and needs revising. Where to toddlers play? The back of the play park is full of glass from broken bottles. This was never the case before. The dog bins aren't changed enough anymore. The car park time limit is laughable. Who leaves the forest in the summer before 5pm!! Revise the parking time frame asap or they will park where their unwanted and free.	7/10/2020 12:17 PM
196	No damage to existing wildlife	7/10/2020 10:14 AM
197	None. I feel that developing the site to make it more attractive to both visitors and residents is long overdue. We use the forest as our local walk but would spend more time there if there were more activities for the children.	7/10/2020 9:06 AM
198	none	7/10/2020 8:07 AM
199	Safeguard the habitat.	7/10/2020 6:23 AM
200	No commercialisation	7/10/2020 5:01 AM
201	Risk of impact on nature or on the forest itself	7/10/2020 1:20 AM
202	Need to link forest and village without overwhelming the village	7/9/2020 10:25 PM
203	To many cars coming in would block up all the roads in and out of Edwinstowe	7/9/2020 9:23 PM
204	where is Robin Hood	7/9/2020 9:20 PM
205	None as long as if it's in the interest of the historical Sherwood Forest and arra	7/9/2020 8:49 PM
206	Being too intrusive to the village - late night events that are noisy	7/9/2020 8:33 PM
207	To many developepments will change the village not good for residents try developing other areas	7/9/2020 8:09 PM
208	Need care not to damage designated site through too many people or inappropriate development, especially as there is all the new housing being built on the old pit site.	7/9/2020 6:33 PM
209	it should remain natural	7/9/2020 6:28 PM
210	Links to Edwinstowe highstreet & local businesses.	7/9/2020 6:09 PM
211	That it becomes a tourist attraction with us locals priced out of using any facilities, attending events etc. For Example sherwood pines does outside gigs but no tickets available to locals and they are also very expensive.	7/9/2020 5:56 PM
212	- The Cricket Pitch must be protected. - Development should avoid more traffic in the village	7/9/2020 4:26 PM
213	to much technology which detracts from the history and beauty of the nature	7/9/2020 4:20 PM
214	Rubbish/litter Damage/vandalism to trees Over commercialisation	7/9/2020 3:58 PM
215	I wud not like to be competition between businesses so 1 of everything	7/9/2020 3:03 PM
216	You may unsettle some people who are use to the way things are currently. But in the long run will bring new audiences to the space of different ages, more investment in local businesses and will be worth it.	7/9/2020 2:50 PM
217	As we walk our dog there most nights we have noticed youths walking into the forest after 10pm. This can be a bit concerning as to what they are doing but more so if there are lone dog walkers the youths could become intimidating	7/9/2020 2:45 PM
218	Traffic	7/9/2020 2:27 PM
219	Don't try to focus on too many different things at once. For example, although active pursuits are nice, we've got Sherwood Pines 5 minutes away. And the village needs to be able to cope with any increase in visitor numbers, cars, etc.	7/9/2020 2:18 PM
220	Over development and poor quality infrastructure of an SAC	7/9/2020 2:11 PM
221	None	7/9/2020 2:03 PM
222	Should have more information about Robin Hood and the history.	7/9/2020 1:49 PM

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223	Sherwood Forest has suffered previously with overuse. It would be ideal to spread the load and any subsequent economic benefits.	7/9/2020 1:41 PM
224	Parking is very expensive at the minute and the new visitor centre facilities are very poor, the coffee shop is awful, not very friendly and the coffee is awful .	7/9/2020 1:38 PM
225	None	7/9/2020 1:29 PM
226	It needs to be sympathetic to the surrounding areas	7/9/2020 1:26 PM
227	that it will not happen - this is a very important project and should be delivered as quickly as possible	7/9/2020 1:02 PM
228	None	7/9/2020 12:58 PM
229	Impact on local residents and increase in traffic	7/9/2020 12:51 PM
230	Better parking facilities for local residents must be high priority, local residential interactions, I'm born and bred to Edwinstowe and would like to invest in a steam train ride/attraction for visitors & create local employment, with help from our local parish council.	7/9/2020 12:40 PM
231	The old St John's hut is currently used for local Rainbow/Brownie groups - I would be concerned if it was removed to make place for other options that the local community would lose a valuable space. Also, I think we need to celebrate the importance of nature/exercise rather than making the area in an augmented reality zone so that people are looking at technology when walking around rather than just appreciating the natural beauty	7/9/2020 12:20 PM
232	I have none. I think it would make the community thrive. We live in such a historic part of country and we should celebrate that and share it with others	7/9/2020 11:55 AM
233	As a resident of Edwinstowe, 1) I am concerned about the sprawl of development and the potential shift towards themed entertainment being tacked onto the edge of our village moving us further away from the natural forest. 2) I am worried about the loss of scenic access to the Forest through overcrowding of facilities in this area. The Visitors centre has already removed the only attractive entrance. 3) I'm also very concerned that this proposed development will make the area so commercially lucrative that the ordinary people of Edwinstowe will be priced out. Making it difficult for many lower waged families unable to enjoy the forest 4) I am concerned about the impact on local businesses by increased shopping facilities in the forest 5) Parking is a major problem in the village at all times and it is vastly worsened when people seek free parking on our streets 6) Many streets in the village have no alternative route out other than the Mansfield to Ollerton Road. Traffic on this road at times already severely impeded access and egress to these houses for residents, deliveries, tradespeople and emergency vehicles. Any plan must ensure that this is not made worse.	7/9/2020 11:36 AM
234	It needs to be good for the whole community, including current and future business.	7/9/2020 10:28 AM
235	There appears to be no plan to support the Craft Centre and preserve their limited parking to support these businesses who have been in the village for over 20 years. They need to be valued and included.	7/9/2020 7:48 AM
236	Don't make it too commercial. Car parking charges always seem high.	7/8/2020 11:00 PM
237	I went at Christmas had visitor from New Zealand I hadn't been since it had changed thought it was rubbish and a waste of time won't go again	7/8/2020 10:40 PM
238	To not spoil the environment	7/8/2020 10:19 PM
239	too busy	7/8/2020 10:01 PM
240	Over development	7/8/2020 9:43 PM
241	I'm not a fan of segways so don't think they would be a great idea, people even with instructors are nightmares on them and would say they would need their own path	7/8/2020 9:00 PM
242	No concerns but would be nice to have more about Robin Hood like the old visitors centre did	7/8/2020 8:38 PM
243	To make sure they don't loose the natural beauty and to make sure that the development uses natural products to blend in with the natural landscape.	7/8/2020 7:18 PM
244	Too many activities at once ruining peace and quiet. Lots of visitors and traffic would ruin	7/8/2020 7:14 PM

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	everything there.	
245	Too many activities and crowding ruin the atmosphere of peace and tranquillity eg when the Robin Hood Festival comes it is absolutely full of people and noisy. Its fun for the week but wouldn't be good to that intensity all year round. Noisy activities should be placed outside the forested area.	7/8/2020 6:44 PM
246	Having overheard very disappointed visitors talking, it needs to bring the stories of Robin Hood to the Forest, a few posters and a couple of statues are not enough for most visitors, who often come because of their interest in RH. I think the forest needs to be left as much as possible as it is, any sports that are going to disrupt the beauty and peace need to be kept to one area. Cyclists are mainly fine but there are a minority that go too fast and also motorcyclists occasionally, that show no respect for walkers. I walk there most days and very much appreciate it as it is but I understand you need to draw in young people and they want different things.	7/8/2020 4:02 PM
247	Disabled accessibility. Infrastructure affecting the village. Adding too many physical activities to the forest resulting in congestion on footpaths. Adding physical activity centres so overcrowding and detracting from the historical aspect of the sight i.e. Robin Hood, which is why many tourists come. Adding too many attractions so people loose the tranquility of the forest.	7/8/2020 3:56 PM
248	Just don't forget that the cricket club is there and have clear communication with them because they take up a lot of the space at Forest corner. I'm sure they would be welcoming of events and what have you. It's a missed opportunity if you don't.	7/8/2020 3:23 PM
249	If things like a zip wire is built, will people really be coming for Robin Hood or just to go on that, and then it takes the community feel out of it and it becomes just another tourist attraction and not a place which is about Robin Hood and the wildlife.	7/8/2020 2:08 PM
250	Losing the peace and tranquillity of the nature walk	7/8/2020 1:25 PM
251	Over development	7/8/2020 11:29 AM
252	They must be connected with Robin Hood, it's a wonderful story to tell.	7/8/2020 11:14 AM
253	That they will continue turning it into an eyesore.	7/8/2020 10:40 AM
254	Road safety at the corner	7/8/2020 9:55 AM
255	I feel that it could turn into being over developed, losing the actual forest part, Living in the village i tend to stay clear of the visitors centre as it's just about signing up to the RSPB and not really about the legend Robin Hood	7/8/2020 9:34 AM
256	The only concern I have is the fact that local residents don't seem to recognise the potential of this site to bring opportunity and money into the area. Any programme MUST focus in a large part in explaining to the residents why this is a positive thing for them - and I believe it very much is a positive thing - and something that has the potential to bring so many benefits into the area.	7/8/2020 9:17 AM
257	Residents will suffer through increased tourism and cost of living, parking, shopping and decreased village facilities	7/8/2020 9:15 AM
258	Traffic issues within the village. Losing the tranquility of the forest because it's too busy	7/8/2020 9:06 AM
259	I have a mobility scooter and need the paths to be a little flatter. And more disabled facilities please. Thank you	7/8/2020 9:06 AM
260	The precious ancient forest is protected and this is the main priority	7/8/2020 8:31 AM
261	That you may start charging people to enter the forest. This is totally unacceptable for local residents who should be given a free permit for entry if you do. I am concerned that any development should not be half hearted or timid. Be bold and brave (just like Robin Hood :-)	7/8/2020 8:30 AM
262	Too hi tech... Lost its cheesy charm	7/8/2020 8:27 AM
263	Over commercialisation of the site. That the site takes away business from the already existing businesses and facilities.	7/8/2020 8:12 AM
264	None - it was such a shame to see the previous visitor centre be demolished instead of redeveloped. The restaurant in the old visitor centre was the hub of the community reasonably	7/8/2020 8:03 AM

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priced and good quality food. The cafe in the new building is overpriced, limited menu and poor quality food. It feels very clinical when walking into the restaurant. I would also like to add that there is an immense pressure when walking into the visitor centre to become members. You feel under pressure with Staff staring at you and asking you (more than once).

265	The increase of cars. Especially at times when walking children to and from school. The zebra crossing needs improvement. Barriers to stop you walking straight out into the road plus better awareness of its presance to traffic. Also that development includes younger children. At present the play area offers nothing for the younger child.	7/8/2020 8:00 AM
266	Access and egress	7/8/2020 7:46 AM
267	That you will be too timid to create what is truly needed to celebrate this wonderful legend and cater in a professional manner for the needs of visitors. This attraction should be world class and something truly memorable. The telling of the story needs to be fun, engaging and interactive, not just reading boards here and there. The land train (open but covered) could be a great start.	7/8/2020 7:36 AM
268	Traffic through the village, the four way junction could be overloaded easily.	7/8/2020 7:26 AM
269	N/A	7/8/2020 7:22 AM
270	Taking away from the general feel of peacefulness you get from Sherwood Forest please don't over commercialise the site	7/8/2020 7:07 AM
271	They should be community led and support community projects and provide jobs for local people and like cricket should involve and support and provide better facility's without blocking access to things like the cemetery including parking.	7/8/2020 6:59 AM
272	Traffic	7/8/2020 6:47 AM
273	Overcrowding because of all the new houses.	7/8/2020 12:25 AM
274	The use of animals for profit and entertainment/ unsupervised interaction such as bug houses etc	7/7/2020 11:37 PM
275	That the history and story of Robin Hood will be secondary to the wildlife making it less of a draw for tourists	7/7/2020 11:31 PM
276	Traffic Management ie speeding and congestion	7/7/2020 11:11 PM
277	Impact on already established businesses that are already struggling. I'd prefer to more footfall between the forest/local attractions with the village.	7/7/2020 11:06 PM
278	You haven't corrected the wrongs on the park since its been open There have been many incidents involving children being hurt and you have never corrected this to stop it happening again Why are dogs not allowed in the park area if left on leads☹ Children walk past them to get to the park	7/7/2020 11:02 PM
279	Conservation of current wildlife and landscape	7/7/2020 11:00 PM
280	None I would like to see Robin Hood experience made a feature	7/7/2020 10:59 PM
281	We'll lose the wilderness	7/7/2020 10:55 PM
282	None so long as the theme is Robin hood. Plus a horse drawn carriage to take you round the forest to see the major oak Tree..	7/7/2020 10:54 PM
283	Accessibility for disabled users. Changes to ecosystem and access for village residents. Anything that might lead to damage to the forest by unthinking members of the public.	7/7/2020 10:53 PM
284	I think the plan is fantastic. The new visitor centre is appalling at the moment as there is virtually no reference to Robin Hood and the legends surrounding the area. Any tourists must be extremely disappointed when they arrive.	7/7/2020 10:52 PM
285	loss of cricket pitch. Cyclists are a nuisance, dogs on a lead at all times	7/7/2020 10:50 PM
286	I want them to support the Robin Hood theme and any buildings should be rustic in their outward appearance to further enhance the Robin Hood theme.	7/7/2020 10:34 PM
287	None	7/7/2020 10:28 PM

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288	Being too commercial. I loved the old visitors centre (was very outdated) but it had the Robin Hood experience! It also had interactive exhibits on local wildlife, I live in the village and still enjoyed these things. I never visit the new visitors centre as I see it as a gift shop and nothing else.	7/7/2020 10:21 PM
289	Parking is needed	7/7/2020 10:13 PM
290	Too many visitors. Litter. Too much traffic. Noise. Street parking on side streets. Damage to the forest floor & ecosystem	7/7/2020 10:12 PM
291	Walking, running and cycle routes being blocked	7/7/2020 10:10 PM
292	congestion on the roads during festivals etc. disabled parking there is never enough or it is too far away. damage to the environment, and wildlife .	7/7/2020 10:09 PM
293	Potentially around traffic as it is near a busy main road into the village, plus it could get very congested with people/traffic.	7/7/2020 10:09 PM
294	Privatisation.	7/7/2020 9:44 PM
295	That it could get too big and be spoilt	7/7/2020 9:44 PM
296	What are the plans for the cricket club in the development of the site. How can the activities take place without losing the natural beauty of the site through over commercialisation.	7/7/2020 9:44 PM
297	Lack of consideration to locals	7/7/2020 9:43 PM
298	Road congestion and safety risks of lots people crossing the roads in and out of the village.	7/7/2020 9:42 PM
299	The lack of some sort of connectivity to the village. Visitors tend to park in the village so as not to have to pay car parking leaving few spaces for locals. This does NOT mean we want paying car parks for village residents. Other solutions need to be mooted. Apart from parking issues in the village there is little incentive for visitors to walk into the village and the businesses are unable to take advantage of any increase in footfall. Some serious out of the box thinking should be undertaken on this. There has to be ways to encourage people into the village. Event advertising is very poor both locally and more widely. There are lots of events that could be organised around the village and the centre if someone had a mind to sit down with interested parties and dare to do something a little bit different to run alongside and perhaps enhance the events and festivals that already take place.	7/7/2020 9:42 PM
300	We don't need anything tacky like rides etc. Forest Corner is about Robin Hood , nature and forest trails.	7/7/2020 9:40 PM
301	None	7/7/2020 9:16 PM
302	Should reflect the local folklore!	7/7/2020 9:13 PM
303	Ollerton roundabout	7/7/2020 9:11 PM
304	Traffic	7/7/2020 9:11 PM
305	Traffic through Edwinstowe	7/7/2020 9:09 PM
306	That it is accessible to all, parking is not overly expensive in order to alleviate village disruption, that the fair is protected and any disruption kept to a minimum, Royal Charter not to be ignored	7/7/2020 9:06 PM
307	Any development encroaching on the natural feel of the place. Would want any development to be minimal and unobtrusive.	7/7/2020 8:58 PM
308	Over-commercialisation of the forest. Lack of consideration for village residents. Amount of tourists causing damage to natural environment.	7/7/2020 8:56 PM
309	It would be a shame to lose too much of the grassy area for picnics and playing.	7/7/2020 8:55 PM
310	Not enough for the community	7/7/2020 8:54 PM
311	Lack of local housing for those employed in the project and having to travel in from afar, they ought to be able to live locally	7/7/2020 8:50 PM
312	That it will take away rather than enhance the natural beauty of the place.	7/7/2020 8:46 PM

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313	That it won't be ecological	7/7/2020 8:45 PM
314	As more is developed, I think it should be questioned on what the bigger picture is trying to achieve? What do people want to learn and take away from their visit? The new visitors centre is much more commercialised than the older one and I don't think that is acceptable!	7/7/2020 8:44 PM
315	concerns that no link to Robin Hood need to be more, like the old centre, inexpensive and a good day out for all the family. Only good thing left is the fair	7/7/2020 8:41 PM
316	Only the potential traffic impact on the local area but imagine that could be mitigated	7/7/2020 8:37 PM
317	Too busy, spoiling our village	7/7/2020 8:26 PM
318	Over development will surely spoil what most visitors come for. Very concerned about the almost total disappearance of Robin Hood since the closure of the old visitors centre. Edwinstowe as the home of Robin Hood seems to be a bit of a joke now.	7/7/2020 8:25 PM
319	Being a local resident parking on Paddock Close is becoming dangerous as a result of people not using the official car park, if more people are attracted this will get worse. Noise from events is a concern. A couple of evening events a year is fine, but regular events generating noise at unsocial hours would be problematic.	7/7/2020 8:21 PM
320	Robin Hood should be a priority for our tourism, it is our heritage of Sherwood Forest and not promoted enough	7/7/2020 8:18 PM
321	Over development for a small village. It is already increasingly busier with new housing. Large vehicles	7/7/2020 8:18 PM
322	That it would distract from the legend of Robin Hood as since rspb have taken over the history has been ripped out the forest	7/7/2020 8:16 PM
323	Impact on local residents especially those in bungalows adjacent to the forest corner	7/7/2020 8:05 PM
324	That it might become a theme park spoiling that natural access and environment that we gave enjoyed for decades	7/7/2020 7:57 PM
325	Traffic	7/7/2020 7:48 PM
326	More visitors means more cars. With the car park charges people park on local streets and walk to the forest. Please remove these costs to stop local streets being clogged with tourist parking. Or offer free parking at the other end of edwinstowe so people have to walk through the village to get to Sherwood Forest.	7/7/2020 7:47 PM
327	We already have restaurants that offer local produce. Why develop it? We already get tourists. Is there enough room to develop it. Encourage people to walk down to the high street.	7/7/2020 7:45 PM
328	Over development, losing the flavour of the community and village	7/7/2020 7:43 PM
329	That whatever is done, is given plenty of thought and isn't an on the spot decision. It needs to benefit nature and wildlife, after all, that, and Robin Hood, are the main attractions.	7/7/2020 7:43 PM
330	losing natural open spaces. due the the development of the 800 houses on the former colliery site nothing should be built on the forest corner site. There are enough places to stay and eat locally. The local history and preservation of the forest /wildlife should the the primary objective.	7/7/2020 7:42 PM
331	Impact on Edwinstowe community	7/7/2020 7:40 PM
332	Access to Forest Cemetery by car is far from satisfactory and further development may hinder it more.	7/7/2020 7:40 PM
333	Lack of parking and cost of parking	7/7/2020 7:23 PM
334	How it will affect local people who use the forest for exercise, we do not want lots of visitors.	7/7/2020 7:20 PM
335	Not enough emphasis on protecting and enhancing local nature and the amazing natural wildlife. Too many visitors endangering the ancient trees and social biodiversity.	7/7/2020 7:13 PM
336	None	7/7/2020 7:12 PM
337	Traffic management Local free access to the forest	7/7/2020 7:12 PM

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338	Traffic congestion, lack of parking. Keeping the cost of visitor centre car parking cheap.	7/7/2020 6:55 PM
339	None	7/7/2020 6:26 PM
340	Impact on environment and local village life. The attraction becoming like a theme park	7/7/2020 6:00 PM
341	none	7/7/2020 4:53 PM
342	The facilities aren't good enough the toilets and disabled access in the new building really need upgrading	7/7/2020 4:01 PM
343	None	7/7/2020 4:00 PM
344	That the Forest may become too commercialised, the are will be spilt by over development,'loss of countryside, impact on Edwinstowe village.	7/7/2020 3:52 PM
345	Housing is getting to close to the borders. It endangers wildlife	7/7/2020 3:33 PM
346	Too much development would spoil the environment	7/7/2020 2:42 PM
347	Don't want anything too disney-like! Low key andf natural is good	7/7/2020 2:38 PM
348	Tourism offer has been so poor for so long we need this done right	7/7/2020 2:38 PM
349	Ensure that cycling is a priority for the area and support existing local businesses in the craft centre	7/7/2020 2:32 PM
350	none	7/7/2020 2:05 PM

**Q12 Please provide any other comments you would like to make on the Forest Corner Masterplan.**

Answered: 228 Skipped: 316

## Forest Corner Consultation

#	RESPONSES	DATE
1	It needs more attractions for children on the area near the visitor centre	8/2/2020 11:33 PM
2	.	8/1/2020 6:58 PM
3	This is another blatant money-making scheme at the expense of locals' quiet enjoyment of their village, not to mention the indigenous wildlife. Why don't you concentrate on the Harworth regeneration site and put some zip wires in for them?	8/1/2020 1:57 PM
4	Listen to local residents who live on this spot not developers with money who live elsewhere and make money out of the impact upon our lives Consider the environmental impacts of yet more development in an area which is meant to draw visitors to experience the tranquility of nature not interactive technologies showing CGI interpretations of what used to be here before you let the diggers in. Deliver on promises made - where's the tree planting promised as part of car park and fun fair relocation???	8/1/2020 11:38 AM
5	As above...leave it alone!	8/1/2020 8:43 AM
6	Leave it as is. You stuffed up on the "visitor centre" don't make any more mistakes.	8/1/2020 5:50 AM
7	Destroying fields where nature lives to create another car park seems a bit suspicious if your trying to retain Sherwood Forest and it's wildlife and creating another very large recreational area could create more noise and litter for the local community.	8/1/2020 12:29 AM
8	I like the idea of increasing the wildlife/birdlife/plantlife enjoyment and educational offer to the public. However, its priority must be Robin Hood as it is world renowned for this and it has to offer something different to Sherwood Pines and Rufford Park only two miles away from Sherwood site. I have a damaged foot, but (hopefully) not permanently disabled, so must park where everyone else does - for injured and disabled people it is too long to walk from current car park to visitor centre. As a motorist, I am also concerned about additional parking and pedestrians crossing Swinecote Road to get to the site. An original plan some years ago was for a bridge (perhaps needs revisiting?) and a small 'road train' or golf buggy fleet driven by Robin Hood's Merry Men would both add to the experience and give safety as a 'park and ride' and help the disabled. In closer association with the village of Edwinstowe, would any open spaces be available for community bonfires, remembrance day parades and royal jubilee event celebrations - that's what I would like to see.	7/31/2020 11:07 PM
9	GO AWAY	7/31/2020 9:40 PM
10	Any increase in sports and leisure activities such as tennis, bowls, archery would be welcomed. Local schools should be involved in designing future look of the forest.	7/31/2020 9:31 PM
11	Any development has to take into consideration that families need to visit and costs should not be prohibited to this being possible	7/31/2020 9:10 PM
12	During the current lockdown we have seen birds and wildlife flourish, perhaps a little less money making might be an idea!	7/31/2020 8:31 PM
13	Any development should not lose sight of our history and not become a circus type environment.	7/31/2020 8:23 PM
14	Very little information about Robin Hood, new visitors centre poorly designed, tacky and basic cafeteria. Events same old things. No incentive to revisit.	7/31/2020 8:17 PM
15	Congestion on Swinecote Lane would be exacerbated by a direct link with Thoresby Vale - main access to Thoresby Vale should be on the Edwinstowe-Ollerton Road. Would damage the character of the village completely sadly.	7/31/2020 8:14 PM
16	Don't think the video gives me any idea what the Masterplan really is. Will there will be buildings created - if so we would be against it. The Forest is a significant ancient woodland of scientific interest (which you mentioned) but you seem to want to bring many more visitors/events which will impact on this specialist area and the peace of this village.	7/31/2020 6:55 PM
17	I saw this advertised as in August's Sherwood Life which I received 4 days before the deadline for response and have not had proper time to study the so called Masterplan.	7/31/2020 4:44 PM
18	Need to develop ollerton roundabout.free parking for locals .	7/31/2020 4:37 PM
19	Links to village. Would be great to re open victoria I train line. Also a weeding venue would be	7/30/2020 10:05 PM

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	so beautiful and would bring in alot of business for the village	
20	Consider the residents	7/30/2020 8:01 PM
21	Local bird sightings book and board at the visitors centre	7/30/2020 7:16 PM
22	The main consideration and any future education programmes should be focused on the forest, the ecology, wildlife and flora in the forest and preserving the nature of Sherwood Forest but adding back the history of Robin Hood. NOT fitness, wellbeing, crafts etc there are other venue which provide these facilities in the village	7/30/2020 4:46 PM
23	Its good to get everyone locally to buy in. The extension to the Robin Hood Railway line could be good.	7/30/2020 2:33 PM
24	I think a link road across from Thoresby Vale is a bad idea and will only increase the traffic in an area that is getting damaged by diffuse air pollution anyway.	7/29/2020 9:48 PM
25	On visiting the visitors centre last year with family (two of whom are children) from out of the area, I felt the story of Robin Hood was not really told at all in the centre. The children in my family were not familiar with Robin Hood (maybe all other children do know!) . Lots to buy in the centre, it seemed more commercial than about the area! As a child when I visited the area things were simpler and we could stand in the Major Oak itself ....of course understandably this is not possible now, but then children need more stimulus of the imagination to understand the area, and that I believe should be the role of the visitors centre or is it just a shop? One of the storytelling sessions was on that day....thats great, but time keeping very poor, so we in fact could not stay for this. A lot of potential but disappointing delivery I felt.	7/29/2020 6:29 PM
26	It's a shame that this wasn't thought of when you had to move the Robin Hood experience.	7/29/2020 4:16 PM
27	I want to see plenty of things not just this place but places like Ollerton and all around and have trails leading to the area.	7/29/2020 2:55 PM
28	Needs to maintain the forest and not make it too commercialised as that's a concern the forest will be second rather than the main thing people come for	7/29/2020 9:21 AM
29	Really needs a key attraction. A high level walk in the forest where you are at treetop level will give visitors a different view of the forest.	7/29/2020 7:35 AM
30	Needs to be in keeping with the area, keep it simple!	7/29/2020 7:00 AM
31	It must consider the impact on local community and what facilities are here already. The calendar of events MUST be equally dispersed throughout the year not concentrated in the summer months.	7/29/2020 6:30 AM
32	I would like to see Better crossings for access from car parks and edwinstowe. A proper cycle route from ollerton, possibly alongside the back of thoresby pit tip starting at Sherwood heath at ollerton roundabout.	7/28/2020 9:47 PM
33	You just don't listen get on with what you have in mind.	7/28/2020 7:14 PM
34	sound horrendous - the natural world does not need shops or activity centres/pastimes. We should reduce consumerism of things in shops, we should increase CHEAP public transport, because your proposal WILL increase pollution and disturbance to wildlife.	7/28/2020 5:44 PM
35	Not the way it has been Explain in greater why Edwinstowe needs a "Masterplan" to benefit the whole village not just specific commercial interests.	7/28/2020 4:48 PM
36	Far too expensive	7/28/2020 3:03 PM
37	It has to be inkeeping with the forest, building,playgrounds should blend in,as at Sherwood pines. Nothing futuristic looking on the outside. Promote exercise, walking, cycling. Promote wildlife conservation and groups. Promote forestry. Get local food business involved,eg Gifford windmill local butchers, Ollerton watermill. Milton mausoleum, promoting other local monuments in the area.	7/28/2020 2:41 PM
38	Please use brown site land where the current new car park is? Plenty of space nor bothering any tenants The Council spent hundreds of thousands of pounds taking the original car parks and visitor centre back to nature why would you develop green site 5&6 to be part of any car parking? Please note there is a plot of land which is wooded a joined to the cemetery think ear	7/28/2020 12:16 PM

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marked for the extension of the cemetery so there is some land there? Please do NOT use this green belt land

39	A varied seasonal calendar of events would attract local people and visitors to forest corner and edwinstowe village. Can the December illuminations in the Forest be reinstated? It's magical!	7/28/2020 11:47 AM
40	Creating an area to increase a visitor's dwell time may improve the prospects of the plan. At the moment there just doesn't seem enough to keep visitors there for a long period of time, especially if the weather is inclement. Whilst the forest is a great place to spend the day with family if it rains there doesn't seem much to do to keep people in the village. I believe that education of our local heritage is important and more should be made of this, which the master plan briefly addresses, coupled with local artisan food, crafts and experiences. I also think that it's the local residents that you need to convince, particularly those that have lived in the village the longest.	7/28/2020 9:05 AM
41	Be great to see some camping facilities that are affordable, this I feel would draw you more tourists in all year round. However the site should not be too big to be sympathetic to the environment.	7/28/2020 8:41 AM
42	Please consider the effect on locals. Our village is already expanding and we have limited infrastructure to support that	7/28/2020 8:26 AM
43	There needs to be a Robin Hood experience like before	7/27/2020 11:46 PM
44	support the fair. Been there though my family generations. And I now take my kids. Stop making the forest a money making scheme	7/27/2020 11:23 PM
45	This whole Master Plan is a joke, the proposed connecting road from Ollerton Road is the old railway siding, at the moment a wonderful green wildlife corridor. It would cost a fortune to use this as a connecting road. It is obvious any connecting road should be along the Spine Road through the new development. The proposed Cycle Trails from the former workshop buildings would be a disaster for the tip restoration. The tip is not part of the Thoresby Vale development. 9. The support link to the High Street another joke. Number 10 connecting paths another joke , this is obviously a desk top presentation ,no one could have actually visited the area to come up with this!! Who's paid for this consultation? Once again Edwinstowe and Sherwood Forest are being exploited , we are just a cash cow for Newark & Sherwood District Council. Local residents are never considered, over the next few years over a thousand new houses will be built in the village bringing more traffic problems to the area. More and more sites are approved for holiday accommodation. More cars more chaos.	7/27/2020 10:08 PM
46	I think there could be more food/drink points and toilet facilities available and that the food could be better value for money or more affordable offers. Also more options/ideas for family events.	7/27/2020 10:00 PM
47	We came to live on Normanton because of the view and we was away from the visitors	7/27/2020 8:46 PM
48	I think the education should be key, from the legend of Robin Hood to the wildlife. To inspire the next generation.	7/27/2020 7:27 PM
49	Why would you want to take land out of use from growing food which is essential with the population of this country. Are we learning nothing from this pandemic? Surely it is best left to nature than a car park and bigger recreation area - when the pit tip at over 200 acres of new country park should surely be enough...	7/27/2020 6:27 PM
50	Na	7/27/2020 5:31 PM
51	1) a walkway(s) must be placed over Swinecote lane to address the accident potential & truly link the two sides of the development. 2) illegal Sherwood Forest parking on Paddock Close & in the Cemetery car park would be exacerbated. 3) the tranquility of the cemetery would be lost which is unforgiveable.	7/27/2020 4:17 PM
52	There seems to have been very little communication about this. We were only made aware by a neighbour. It's also not clear who's leading on this or what the underlying agenda is. There are already many of the items suggested in this proposal at venues close to this site and given the environmental impact and costs, will the proposal really deliver benefits?	7/27/2020 4:17 PM
53	As a local resident, I welcome the work that has been done over the past few years and applaud the effort to make the Forest more accessible and welcoming to more people. I do not	7/27/2020 4:04 PM

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object in general to the proposals outlined in the masterplan and hope to be able to be involved in more detailed consultations.

54	I am not impressed with the suggestions shown it would destroy the ambience of the existing pleasure that people derive from visiting the forest. The forest is a site for relaxation not pleasure seeking.	7/27/2020 3:28 PM
55	I have taken my now, two teenagers to Sherwood Forest over the past couple and there is just not enough to do. They are bored by the time we have walked to the major oak and it's such a long drive for having in entertained kids. We went to the Jorvik centre earlier this year and they both loved there. Maybe would be a good idea to have something along those lines about Robin Hood that could entertain a family as well as teenagers as they don't want to play on parks. I look forward to seeing the outcome - Cheryl P	7/27/2020 10:31 AM
56	A Robin Hood experience A destination worth travelling to Something unique to Sherwood Forest Increased job opportunities for the local communities A more commercial isle operation	7/26/2020 11:18 PM
57	Where is the plan?	7/26/2020 7:53 PM
58	Lower parking and tea shops would be an idea	7/26/2020 7:16 PM
59	Enforcement of traffic laws are important e.g. parking on grass verges and near dangerous junctions.	7/26/2020 4:45 PM
60	None	7/26/2020 12:10 PM
61	Get rid of that stench of sewage from the RSPB plant in front of the nvc. SERIOUS HEALTH HAZARD.	7/26/2020 10:24 AM
62	Please address the parking along Swinecote Road. It's getting out of hand with only dog walkers. Increase in tourists will only exacerbate.	7/26/2020 10:21 AM
63	There needs to be a stronger link to Robin Hood to bring the tourists in, better / cheaper car parking and better links down to the main high street	7/26/2020 8:22 AM
64	Think long and hard and learn from others. Keep it simple	7/26/2020 7:34 AM
65	Additional public events risk causing noise and traffic problems in and around the village	7/25/2020 10:16 PM
66	Do we really have a say.	7/25/2020 9:28 PM
67	Like progress but think the plan is too ambitious and there lots of changes that have happened in the area over the last 10 years and looks like there going to be a lot more which is very concerning especially for local residents	7/25/2020 9:21 PM
68	Leave it as it is	7/25/2020 8:52 PM
69	will jobs be for local people	7/25/2020 8:12 PM
70	No comments, no point.	7/25/2020 7:49 PM
71	As previously said need premier Inn or travel lodge	7/25/2020 7:36 PM
72	Cycling & segway available at sherwood pines. Developing these at forest corner wouldn't be beneficial as the forest pathways aren't wide enough. However the option of having a high ropes course in the area would be great as go ape at sherwood pines is always fully booked.	7/25/2020 7:03 PM
73	This area should compliment sherwood pines not compete with it.	7/25/2020 6:52 PM
74	Get it back to how it used to be....about Robin Hood and the history!	7/25/2020 6:49 PM
75	Think Robin Hood story needs more as it used to when there was the experience and history	7/25/2020 6:46 PM
76	See previous comment	7/25/2020 5:55 PM
77	Need more updates on the master plan and development for local people We enquired at RSPB last week and they were unable to help with information	7/25/2020 5:43 PM
78	None	7/25/2020 5:14 PM
79	Traffic and transport management will need to be a priority if the aim is to increase footfall from outside the village	7/25/2020 5:03 PM

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80	It looks very positive. At the moment the cross roads in Edwinstowe is a funnel that has to be navigated to get in and out of the forest - having a number of extra walking/cycling routes into the forest areas looks good. The more traffic free walking/cycling routes in Edwinstowe village and surrounding forests the better.	7/25/2020 5:01 PM
81	Very glossy presentation but lacking substance and completely unsuitable because it proposes too much development detrimental to the environment	7/25/2020 4:48 PM
82	Haven't seen it. Haven't seen any publicity to make me aware of it.	7/25/2020 4:37 PM
83	Keep in mind the history behind sherwood forest & the major oak .The old visitor centre was good for that & was a main attractin that brought visitors in .	7/25/2020 4:30 PM
84	Only saw this because someone shared it on Facebook otherwise would have had no idea which is disappointing as we live so close to the forest.	7/25/2020 4:23 PM
85	As above. Keep it simple, keep it in one with nature, and don't overwhelm the site by commercialising it beyond what it is - forest full of nature.	7/25/2020 3:52 PM
86	Provisions for influx on traffic. Maybe have visiting traffic come from budby/ worksop rather than through Edwinstowe and creating holdups.	7/25/2020 3:48 PM
87	This is very similar to the old Sherwood site which was a very good success before RSPB took it over as they have more on the nature than the local history and the reason there is a Sherwood forest so this is very good to bring back the old Sherwood as this is what people come for not RSPB	7/25/2020 3:47 PM
88	Car parking facilities. How will this be managed	7/25/2020 3:46 PM
89	Only found out about this consultation via a friend. Residents really ought be informed by post and consulted directly.	7/25/2020 3:17 PM
90	Whilst understanding this is a masterplan, the vague proposals do not state what the goal is. Is it to bring more people into the forest, more people into the area or to make money for a developer. There are no commitments to improvements. Interesting that in question 5 there is no option of less than a mile.	7/25/2020 1:19 PM
91	I want to know WHY I have to find out about this by accident? I live adjacent to a large area which you intend to develop!!!!!!!!!!!!	7/25/2020 12:42 PM
92	None	7/25/2020 8:48 AM
93	The master plan whichever way it gos has to develop the area into something w can be proud of and which people from all over the country and thwe world want to come to again and again	7/24/2020 2:18 PM
94	Some good ideas	7/23/2020 11:44 PM
95	Hides and pools for wildlife watching	7/23/2020 2:51 PM
96	The tree giveaway near Christmas was lovely	7/23/2020 11:37 AM
97	If the structures or buildings are To be anything like the new wildlife centre that has been built god help us. It is a blot on the landscape!!!!	7/23/2020 9:27 AM
98	N/A	7/23/2020 9:19 AM
99	I think it looks really exciting. I have always thought that Sherwood Forest and Edwinstowe deserved to be showcased more. Most peopl ekno wthe story of Robin Hood and I think we should be capitalising on this but also making it accessable to all. I think there needs to be a mix of activities to fit all budgets. I think an outdoor theatre would be excellent. Glamping is so popular now and being in the outdoors is big on the agenda at the moment. I think it is a great way of getting people involved and if you can attract visitors from overseas by offering some sort of package I think this could be a good income stream.	7/23/2020 8:13 AM
100	I cannot adequately explain how viscerally angry I was at the one time I've visited Sherwood Forest, since the RSPB took over. I thought the previous parking and visitor facilities provided by the County Council whilst tired in places were, nestled in the trees, utterly fitting. At the time of the visit the RSPB seemed to have relegated Robin Hood to a very distant second place, in their efforts to make it more about birds (don't get me wrong - I'm a fan of birds). The new visitor centre is far too small, not in the woods (people have come to visit a forest) the food offering is grim and the toilet facilities inadequate. Parking people out in a field devoid of	7/22/2020 5:25 PM

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trees and with a few cheap medieval stage props to "Robin"-ise things only served to cheapen and weaken. I recall going through Tripadvisor comments at the time and know there were a surprising number of people who thought similar. We used to go regularly, relish the trees and enjoy a cheap and cheerful meal afterward in the County Council facilities. After the RSPB took over we haven't been back.

101	RSPB are idiots	7/21/2020 1:09 PM
102	Speaking on behalf of everyone I know from the village. Everyone misses the old style visitors centre. Even though it was old, it had the medieval feel. The walkthrough story of Robin Hood and the stocks was all outdated but still enjoyable for a young family. A meal in the restaurant and a look in the little hut shops. It's ruined! To me there is no visitors centre! It's just a shop and a school refractory feel cafe! Rubbish!! My first visit when it opened, my heart sank as did my husbands. A waste of money. You've lost the Robin Hood feel and experience. You should have listened to the people from the village. I have family visit regular and tradition to go to the festival! They didn't enjoy the last one and was very disappointed. I can't tell you enough! You've really got it all wrong! A group of bird twitching do gooders throwing away good money! Ruined the fair and their livelihood in the process.	7/21/2020 11:33 AM
103	Add more Robin Hood to the place where he is based I think you look very silly	7/21/2020 11:05 AM
104	Like the old visitors centre, there was a walk through 'tales of Robin hood'. As a child and growing up there due to family living in edwinstowe, we always went round the visitors centre and loved it. The shop was lovely, the mini film experience of the making of films was great. Also the old actors who did the Robin Hood festival were spectacular! It was such a shame that they didn't come last year. They made the Robin Hood festival. The forest really needs a boost for tourism. Years ago, so many Europeans and Americans came to see this amazing historical landmark which really did give you the ins and outs of the Robin Hood story. Now we have a cafe and a shop including wildlife facts. We need more Robin Hood for it to become popular again.	7/21/2020 10:56 AM
105	Would like to see more for Robin Hood. A massive trick is being missed here to make Sherwood Forest feel like a family experience. The craft centre shops are never open and the building itself it old and tired.	7/21/2020 8:49 AM
106	Needs to be more of an experience. No attractions or things to do. Not anything about Robin Hood. Boring. Once you've seen the major oak that's it. Want it to be a proper tourist attraction with actors and shows and all Robin Hood experience things so there's more to do.	7/20/2020 6:49 PM
107	Volunteers and volunteering needs to be looked at more carefully. Volunteers need to feel wanted.	7/20/2020 4:53 PM
108	Keep it accessible for locals and visitors alike!	7/20/2020 12:20 PM
109	I bring my family and relatives here a couple of times a year and every time we have been there has been less and less about Robin Hood. We are always disappointed that there isn't more of an attraction or live theatre about the stories of Robin Hood. There is a lot on wildlife - but Sherwood Forest isn't known for that. We would return more often if there was more entertainment and immersive experiences. Until then we won't be visiting	7/19/2020 6:31 PM
110	Concern re increasing number of local residents spoil peace and quiet	7/19/2020 4:43 PM
111	Although nice to see the recent development on the site, Sherwood Forest has lost all the elements that you are now trying to bring into the area which was visitor information and interaction of the Robin Hood story. I find it sad that old figures have been moved from the old visitor center and placed randomly around the new building, most without even a simple refresh, which is dissappointing for the new site as they are showing their age. The Robin Hood festival that once was a great event has also been in decline for several years. Maybe the festival should run for more than just one week or even twice a year, a shorter event around May bank holiday and 3 week festival throughout the summer months. Maybe the return of a village summer event or smaller family focused days, or open air movie days (similar to those run at Rufford and other parks) should be considered to so that the village can once again feel a connection to the forest area. I dont feel there is a need for larger concerts, Sherwood Pines has that covered. Focus needs to remain on the beauty of the area, the widlife development and woodland walks and the history that surrounds the story of Robin Hood. If visitors to the area wish to ride cycles (which are not permitted in Sherwood Forest currently) or a segway or zip line then they can visit Sherwood Pines. Maybe better collaboration links and advertising links should be considered and work with the owners of the other great local sites, such as Rufford	7/19/2020 11:16 AM

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Park, Clumber Park, Sherwood Pines along with Sherwood Forest should be considered to develop visitor interest for all sites with in the Sherwood area as a whole would be beneficial for all.

112	None	7/19/2020 10:51 AM
113	As well as the legendary Robin Hood story, I think the legend of the forest itself is a huge attraction that needs to be carefully nurtured to allow people to escape the digital age and commercial pressures of modern life to reconnect with nature. As Robin Hood and his band of men lived in the forest, wouldn't it be a great way to engage with that story if visitors were able to experience what life in the forest may have been like for them (den building area for children / bush camping workshops?)	7/19/2020 7:57 AM
114	This idea seems to be somewhat like closing the stable door etc. Too little, too late. !	7/18/2020 4:54 PM
115	Longer car park opening hours. Accessible toilets	7/18/2020 4:00 PM
116	Maybe have a public meeting so you can answer questions about the master plan. Extend the Robin Hood line and upgrade ollerton roundabout before putting more strain on the local infrastructure.	7/18/2020 4:00 PM
117	More focus is need on making the village a vibrant community space. However more also needs to be done to make residents engaged. As all the investment will be wasted if the residents don't engage and create community events in the future.	7/18/2020 3:03 PM
118	Love the idea of showcasing local growers/farmers with a farm shop or farmers market and giving local craftsmen space to work	7/15/2020 8:21 AM
119	Robin Hood, Robin Hood, Robin Hood and pagan themes. The Greenman, Herne The Hunter as depicted in "Robin Of Sherwood". Stimulate mystery and imagination.	7/15/2020 12:45 AM
120	It doesn't needs anything	7/14/2020 3:15 PM
121	Links to former colliery site and increased access to land very exciting. Strengthening Robin Hood experience and economic history of local community also much needed	7/13/2020 5:40 PM
122	The Sherwood brand should be used to help unlock better outcomes across the landscape for nature and not just a hook for local economic growth. It would be great to see the Forest Corner as a meaningful statement of sustainable development that puts nature and wildlife truly at it's heart and not just an advert for attracting visitors.	7/13/2020 3:25 PM
123	Living in the area for 40 years and the whole heart has gone. Overpriced, overcrowded place.	7/12/2020 5:10 PM
124	You seem to have forgotten the forest is the jewel. Moving to the current location has removed people from the forest. Was that the intention?	7/12/2020 3:17 PM
125	Put parking for folk who can't walk very well near the major oak	7/12/2020 1:11 PM
126	All proposals should be put to Edwinstowe residents for consultation, and any modifications/building on the site should be sympathetic and carbon neutral	7/12/2020 10:20 AM
127	More guide tours at affordable prices.	7/11/2020 11:31 PM
128	Can you do something about the man who walks his dog completely nude in the forest and on budby heath. Its quite disturbing when your out trying to relax and see nature	7/11/2020 7:11 PM
129	With the development show apart from my comments above generally good, but if housing becomes part of it expect strong local opposition.	7/11/2020 2:55 PM
130	Haven't read it yet.	7/11/2020 1:30 PM
131	None	7/10/2020 6:38 PM
132	Regular feedback to local people,both negative and positive, is essential to keep local residents on side	7/10/2020 3:48 PM
133	More seating. Longer parking hours. Bigger and better events	7/10/2020 12:17 PM
134	I believe we the legend of Robin Hood and the history of the area is what mainly attracts visitors. This area is extremely lacking at the moment and working on that alone I feel would make visitors leave happy.	7/10/2020 9:06 AM

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135	This needs to be a world class destination that befits the world's awareness of Robin Hood.	7/10/2020 6:23 AM
136	Very strong emphasis on Robin Hood legend	7/10/2020 5:01 AM
137	Need to make more of the Robin Hood connection, a total missed opportunity - much more investment in that and link nature with it	7/10/2020 1:20 AM
138	The Robin Hood part of the experience should be at the forefront	7/9/2020 10:25 PM
139	Public transport in and out of village needs addressing	7/9/2020 9:23 PM
140	since the new visitor centre opened the story of Robin Hood has disappeared and it is what this area is known for. You've alienated many	7/9/2020 9:20 PM
141	Don't run before you can walk	7/9/2020 8:49 PM
142	I'm unsure if I have actually seen the master plan or not!!! What I have seen the Master plan is scant, can see layout plan but info is brief - what is the detail to the proposal?	7/9/2020 8:33 PM
143	Yo much leave our forest alone to be enjoyed as it is for peace and quiet for animal lovers	7/9/2020 8:09 PM
144	Need toilets in car park	7/9/2020 6:33 PM
145	As a family we would like to see more events celebrating everything local. - Local music festival - local farmers market - produce from allotments & local farms - Theatre shows sharing the the tales of Robin Hood The venues for the event should not interfere with the the existing cricket pitch	7/9/2020 4:26 PM
146	The master plan is pretty vague in the way it intends to meet its objectives and desires	7/9/2020 3:58 PM
147	Clear signage and paths wud be good and more entertainment and things 2 do. It's currently not much of a day out. More sports hire facilities, activities to take part in, Robin Hood tour/performance of sum kind. Thank you	7/9/2020 3:03 PM
148	Mainly I feel we need more about the Robin Hood Story. This is SHOULD be the main focal point at the forest and currently, it's like the story is of no importance. Maybe there could be some sort of attraction for families and adults to visit to bring in a new audience but still have the cultural story behind it.	7/9/2020 2:50 PM
149	There is a need for a more Robin Hood themed attractions	7/9/2020 2:45 PM
150	The forest is lovely, and people who live reasonably locally will always visit anyway, but when it comes to people from further afield, what sets it apart from any other woodland in this country is the Robin Hood connection, and we really need to make more of this all year round, not just during the festival.	7/9/2020 2:18 PM
151	RSPB needs a better car park fit for purpose	7/9/2020 2:11 PM
152	Haven't seen it	7/9/2020 1:49 PM
153	I am very interested to see developments for public access on the former Thoresby colliery waste tip expanding out north. A well established but un-sanctioned track, used by walkers, horses and bikes (and motorcycles) run east-west to the north of the heap, parallel to the A616. Connecting to this would be wise, and would open up a range of opportunities. Further, the cycle link between Edwinstowe and Ollerton is impeded with the only permitted route being on the A6075, dissuading, or forcing families to share the route with fast traffic (50mph) is still fast for children.	7/9/2020 1:41 PM
154	Advertise what's available in the edwinstowe village and work together	7/9/2020 1:38 PM
155	None	7/9/2020 1:29 PM
156	The legend of Robin Hood really needs to be a focal point of Sherwood Forest. He is known all around the world and is a superb advocate for the forest	7/9/2020 1:26 PM
157	great consultation on line event - very well presented	7/9/2020 1:02 PM
158	Priority should be made to residents for free parking and access in and around the village and forest	7/9/2020 12:51 PM
159	Please grant permission for the plans for a steam locomotive attraction within the area.	7/9/2020 12:40 PM

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160	The current public transport links are poor from some areas of the village leaving residents who need to use a bus to get there unable to visit (i.e. the bus from one area of the village doesn't go to Forest Corner and even if they get off in the village, the buses are timetabled in such a way that there is a very long wait to get another which goes to Forest Corner)	7/9/2020 12:20 PM
161	none	7/9/2020 11:55 AM
162	We have a beautiful and world-renowned resource that should be open to all. I can see the commercial potential but please do not spoil our neighbourhood and our access to this for financial gain. I pray that a balance can be found that allows those of us who have chosen to live here the right to enjoy our village and our backyard forest	7/9/2020 11:36 AM
163	Please retain Robin Hood. It is part of this village and it has been ignored and pushed aside by others. It is his home and valued by the whole world.	7/9/2020 7:48 AM
164	They need to do something or they won't get any visitors	7/8/2020 10:40 PM
165	Would like to see an immersive permanent Robin Hood themed attraction - like the tales of Robin Hood which closed down in 2009 in Nottingham city centre. There is not enough at the moment telling the story.	7/8/2020 10:38 PM
166	cabins or glamping tents in the woods you could stay in could be a quirky feature - all robin hood themed of course The event/wedding venue would need to look less like a conference block building , and more dainty-something quirky.	7/8/2020 9:00 PM
167	Definitely more to do with Robin Hood and more Robin Hood experiences	7/8/2020 8:38 PM
168	Needs to create higher paid employment for locals and the young locals. Make it unique has the legend itself no American theme parks. But cultural events ,musical festivals and theatre	7/8/2020 7:18 PM
169	Spread out activities towards pit tip walk and Ollerton Heath	7/8/2020 7:14 PM
170	More could be made of the old pit tip area for a walk long the top as at Vicar Water linking with the heathland at Cocklode woods. This would disperse the crowds away from the forested area and protect the wildlife.	7/8/2020 6:44 PM
171	As I looked at it on my phone, I couldn't really understand where things are due to screen size	7/8/2020 4:02 PM
172	Personally, I have a concern that Sherwood forest will lose its individuality and that the site is not designed to contain a lot of attractions.	7/8/2020 3:56 PM
173	N/A	7/8/2020 3:23 PM
174	Boutique hotel/farmers market/arts installations and the development of the Robin Hood theme, all great ideas	7/8/2020 11:29 AM
175	n/a	7/8/2020 9:34 AM
176	Free access to all.	7/8/2020 8:31 AM
177	The development needs to be world class. eg the Robin Hood festival is very nice but it needs a complete overhaul to be considered a professional and class attraction for visitors from across the UK and the rest of the world. The existing facility for food and toilets is way too small and needs more space and a much wider food offering. We need mobile caterers dotted throughout the forest too plus toilets actually INSIDE the forest are very important. Near the Major Oak area would be a good point.	7/8/2020 8:30 AM
178	Concerns about area: Car park is a joke. Attendants at bus drop off spend more time arguing with queue of traffic and we have to dodge this queue of angry drivers! Zebra crossing - cars do not stop! They fly down that road. Its an accident waiting to happen. Either drop the speed to 30 near the old bus car park or at least change to a green man. On a drivers note.... Kids pop round that car park hedge on scooters and scare the wits out of you! Not enough space there to be safe! Poor fairground ☹️. They've weathered so many storms and their new area (shoved in the car park) not particularly serene and fun. Needs: Bus from center Parcs collection and drop off just once per break More child friendly shops/collectables Thaymar or newfield dairy local ice cream! Fables and the pubs need pop up tents during holidays/festivals. The cafe cannot cope and it's not the best. Little craft markets for local folk that don't cost an arm and a leg. Play area that's interesting! Look at Rufford and Chatsworth! Folk have better play areas at home than that dark miserable area. Toilets!!! The major oak needs its own visitors centre! Small building with toilets and refreshments and some history	7/8/2020 8:27 AM

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just about "the tree" and the forest and its history. What happened there during the war. Budby common, Swiss cottage, Parliament Oak etc. Sorry I've not seen the masterplan... But as someone who grew up here... This is what it needs to be taken forward!

179	There needs to be greater involvement with local residents for such a major development.	7/8/2020 8:12 AM
180	Go for it - you've only just made a start with the new visitor centre and you will need to do a lot more to win back local support. We have people travel from all over the world to visit Sherwood Forest and at the minute it is embarrassing to provide them with an overpriced gift shop, poor food and too much info on nature and not Robin Hood.	7/8/2020 8:03 AM
181	The inclusion of a picnic area away from the current RSPB area. A natural hedge barrier along the side of the main road. Better facilities for local school children. Better parking options. More links and story telling of Robin Hood and the legend the village was famous for.	7/8/2020 8:00 AM
182	Making sure that it's family oriented. Plenty of things about Robin Hood. Make it a fun experience for all the family	7/8/2020 7:46 AM
183	Be bold, be professional, think world class. Build it properly and people will come. Facilitates and the user experience needs to be very much enhanced. The new visitor centre is ok for the locals and a few visitors but nowhere near good enough as a world class venue. As you agree, the legend of Robin Hood is known the world over and should be celebrated properly and professionally. What we offer currently is amateurish and totally inadequate. The legend is almost hidden in the trees.	7/8/2020 7:36 AM
184	N/a	7/8/2020 7:22 AM
185	.	7/8/2020 6:47 AM
186	Some reference to anything Robin Hood would be great. It's like he never existed in Sherwood woods anymore	7/8/2020 12:25 AM
187	Look at other successful wilderness projects. Bring the wildlife right to the public - hideouts - to watch the wildlife. Educate - more costume reenactment events - Visitors will spend more time googling about Robin Hood as they really don't get the info in any exciting way when visiting	7/7/2020 11:15 PM
188	Would like to see the fair more in keeping with the Robin Hood Theme, I regularly visit with Grandchildren, perhaps some grant could be given to update it.	7/7/2020 11:11 PM
189	Some of the proposed ideas & links don't make much sense. It looks like proposing to lose the cricket pitch. Create a path that sacrifices a popular allotment. Possibly creating a road to the new housing estate that surely should have been involved in the development plans? Some of the ideas seem to be robbing ideas from already existing businesses in the area. ie, Sherwood pines & Rufford Park.	7/7/2020 11:06 PM
190	Need more dog poo bins	7/7/2020 11:02 PM
191	Low on content, high on random, meaningless pictures.	7/7/2020 10:55 PM
192	A proper Map of the forest for people from abroad maybe in different languages too people in costume ( medieval) also during events lots of stalls to sell Robin Hood and RSPB gifts .	7/7/2020 10:54 PM
193	None	7/7/2020 10:53 PM
194	As comments above - a plan for the area is so long overdue. My sister and I walk her dog at least once per week and discuss how good the area could be in terms of the 'Robin Hoodness'! There are so many opportunities that have been missed and we think that the knocking down of the old visitor centre and car park to replace it with what is there has completely wiped out any atmosphere of Robin Hood. It used to be lovely to walk from the craft centre to the Major Oak - call at the cafe and toilets halfway round, then continue back. Who wants to go to the cafe where it is now- it was much better where it used to be. I was relieved that they kept the old posters, but that's all the new centre has going for it. It's an unwelcoming soulless place - uncomfortable furniture, awful food and overpriced. The old centre had become tatty - but at least it had atmosphere and the feel of a little village. The new one is like a motorway service station. The whole village would benefit from this plan. We see visitors wandering round looking for 'Robin Hood' and he's nowhere to be found at the moment. So sad.	7/7/2020 10:52 PM
195	Car parking prices reduced so that more visitors able to visit	7/7/2020 10:28 PM
196	A outdoor bar/place for live music would be a nice addition. I would really like the Robin Hood	7/7/2020 10:21 PM

## Forest Corner Consultation

experience to return and for there to be more on wildlife. I'm a primary school teacher and brought my class on a trip this year. To be honest it wasn't that interesting for the children they mainly spent the time on the play area! If it was more like the old one though I feel they would have gotten more out of it, educational and enjoyment.

197	Na	7/7/2020 10:13 PM
198	Overall maintenance of the forest. Making sure paths are maintained and sign posted. Personally, I believe the major oak area should have more than a sign and some benches	7/7/2020 10:10 PM
199	Really needs the legend of Robin Hood bringing back to the forefront of Edwinstowe as there is nothing left at the visitor centre except a few green hats & wooden bow & arrows, this is what the village is known for and we are not making the most of it.	7/7/2020 10:10 PM
200	The site does not want to become a theme park that is over commercialised so any developments need to enhance rather than revolutionise the area.	7/7/2020 9:44 PM
201	Make it more accessible for prams and wheelchairs. Not have the visitor centre feel like a motorway services. To say it's run by rspb nothing to attract birds near to seating areas like there used to be. And have catering near to major oak as this is a popular resting area for a lot of people	7/7/2020 9:43 PM
202	Talking to people about it. On line is fine but it stifles creative thinking. Involve the residents of the village. I think you will find there are many creative people who would be very interested in helping to put not only Sherwood Forest but also Edwinstowe on the map	7/7/2020 9:42 PM
203	Provide good toilet facilities!	7/7/2020 9:13 PM
204	Robin hood line rail link into Edwinstowe is a must	7/7/2020 9:11 PM
205	N	7/7/2020 9:11 PM
206	Rail link needs to be explored and line relaid towards old colliery site and station built nearer forest corner (the rails have only recently been lifted)	7/7/2020 9:06 PM
207	It is important that the spirit of the area is maintained, and does not become over commercialised such as areas like sherwood pines have become. The residents of Edwinstowe, and surrounding villages such as Budby need to be considered in any plans. During busy festival periods the village suffers from tourist traffic, so better road links away from the village would be useful. Ensuring the education around the forest is improved would go a long way in ensuring less damage to the natural environment.	7/7/2020 8:56 PM
208	There really should be better refreshments at the major oak. This must be a huge lost revenue stream. There is an ice cream van at peak times but hot and cold drinks and snacks would be much welcomed after a walk there	7/7/2020 8:55 PM
209	Wider community development focusing on housing and shopping availability to local residents already. Phone signal, currently appalling in the area and would not be acceptable to visitors coming to the area. Where I lived in very rural Wales previously was much better than around here.	7/7/2020 8:50 PM
210	GET PEOPLE PLANTING TREES.	7/7/2020 8:45 PM
211	needs to be a good inexpensive day out with links to Robin Hood and links to other parts of Nottingham ie the castle. Also village needs to be able to be part of the plan and part of the experience to bring work to the area (hospitality and retail)	7/7/2020 8:41 PM
212	To increase footfall in the forest could you make an arrangement with Centre Parcs/other holiday villages to have bus tours to the forest, perhaps with lunch included and tours or even a guided cycle ride from the holiday venue to the forest?	7/7/2020 8:37 PM
213	We do feel that the development on the colliery site is going to overwhelm Edwinstowe itself and whatever is done at the Forest Corner. A missed opportunity. Much more should have been done with the overall area. A simple example is the car parking which is a miserable looking area - so much could have been done with landscaping to make it feel part of the forest. A lot of people are very disappointed with how things have changed. People from all over the World come to the area as a Robin Hood attraction and I am sure they must be more than disappointed.	7/7/2020 8:25 PM
214	Would like more to do with Robin Hood. People come from other countries to experience Robin	7/7/2020 8:18 PM

## Forest Corner Consultation

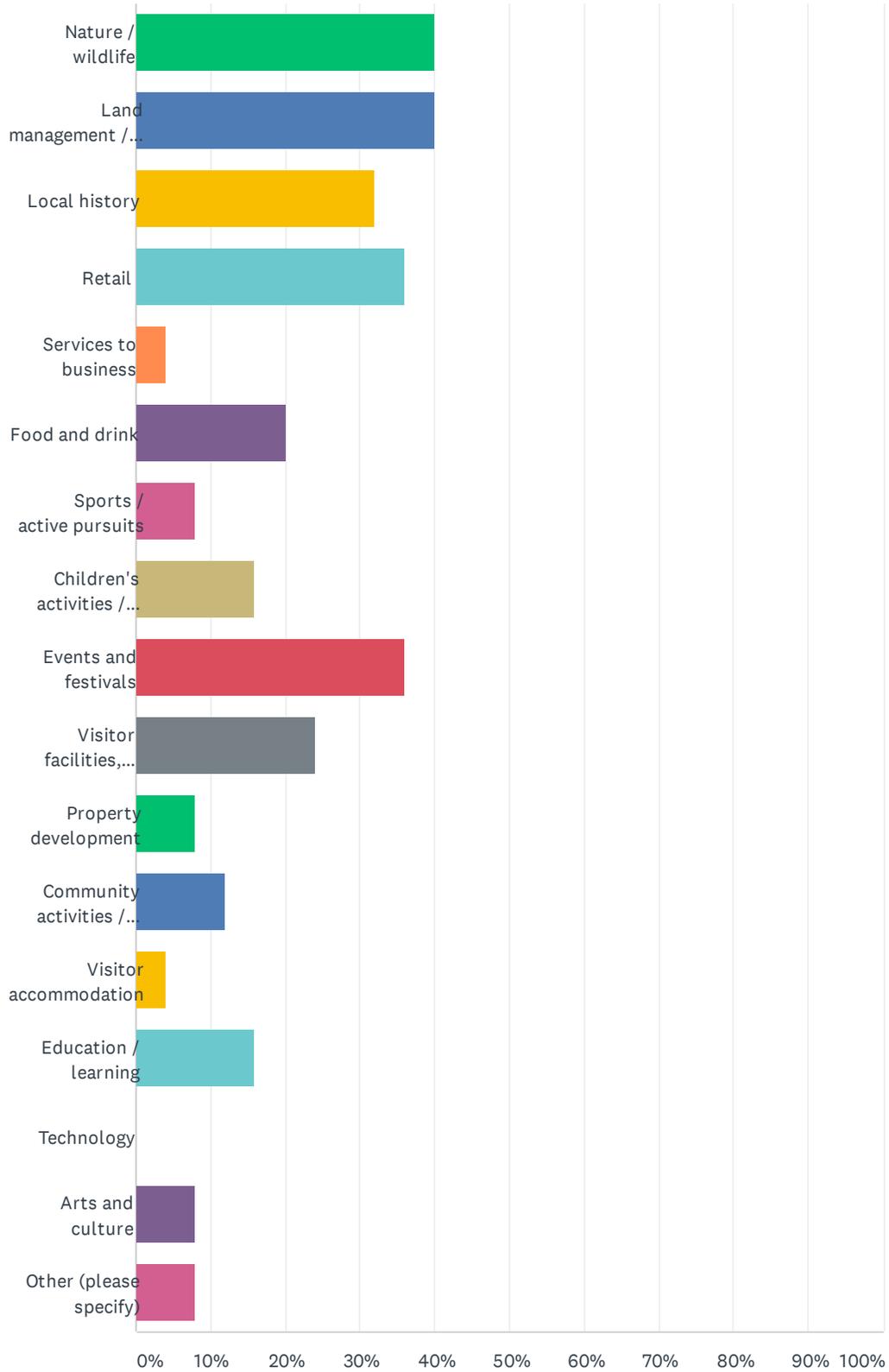
Hood tale. It is mostly why people visit Edwinstowe. Unfortunately since RSPB took over, sadly Robin Hood has almost disappeared. Edwinstowe survives on our legend that is Robin Hood.

215	Long overdue development to build upon our heritage and bring visitor's( and income) To the area	7/7/2020 8:05 PM
216	I would like to know how to be more involved and how this is being done locally?	7/7/2020 7:57 PM
217	There needs to be far more information about robinhood. He is the main attraction and hardly anything about him	7/7/2020 7:47 PM
218	Don't build houses on it.	7/7/2020 7:45 PM
219	The cricket ground is one of the best settings. More should be done to keep an active cricket scene going Also lighting on the road up to the visitor centre could be better for dog walkers in the winter	7/7/2020 7:43 PM
220	Not read it yet	7/7/2020 7:40 PM
221	The small things need sorting first such as improving staffing and customer service.	7/7/2020 7:20 PM
222	Please put nature first in all decision making. More trees, wildflowers, habits and wildlife projection please.	7/7/2020 7:13 PM
223	None	7/7/2020 7:12 PM
224	none	7/7/2020 4:53 PM
225	Improve cycle routes linking Sherwood Forest, Sherwood Heath and Ollerton; and provide an alternative link from Sherwood Forest yo Sherwood Pines via Edwinstowe centre. Need to drive some l'd that footfall into Edwinstowe shops.	7/7/2020 4:36 PM
226	Keep it natural	7/7/2020 4:01 PM
227	Need to focus on Robin Hood as that's what most visitors associate Sherwood Forest with. It's never been maximised to its full potential - same can be said of Nottingham Castle.	7/7/2020 3:52 PM
228	Please target families. More picnic points, more playing areas. Some picnic points with cover from sun etc.	7/7/2020 3:33 PM

**Q13 As a stakeholder, which of the following are you mainly involved with at Sherwood Forest? Please choose all that mainly apply.**

Answered: 25 Skipped: 519

# Forest Corner Consultation



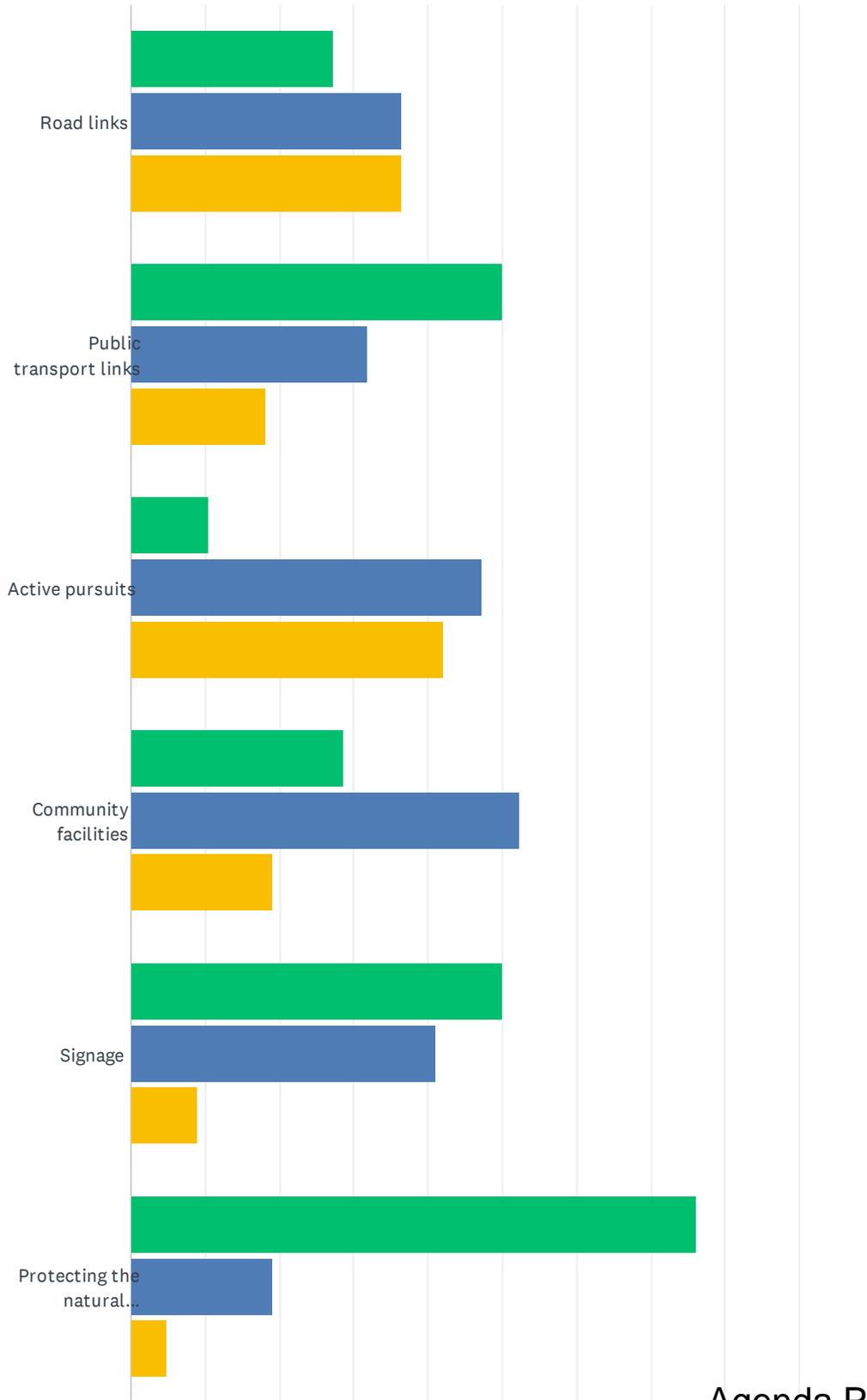
## Forest Corner Consultation

ANSWER CHOICES	RESPONSES	
Nature / wildlife	40.00%	10
Land management / forestry	40.00%	10
Local history	32.00%	8
Retail	36.00%	9
Services to business	4.00%	1
Food and drink	20.00%	5
Sports / active pursuits	8.00%	2
Children's activities / entertainment	16.00%	4
Events and festivals	36.00%	9
Visitor facilities, e.g. car parking, toilets, signage	24.00%	6
Property development	8.00%	2
Community activities / groups / clubs	12.00%	3
Visitor accommodation	4.00%	1
Education / learning	16.00%	4
Technology	0.00%	0
Arts and culture	8.00%	2
Other (please specify)	8.00%	2
Total Respondents: 25		

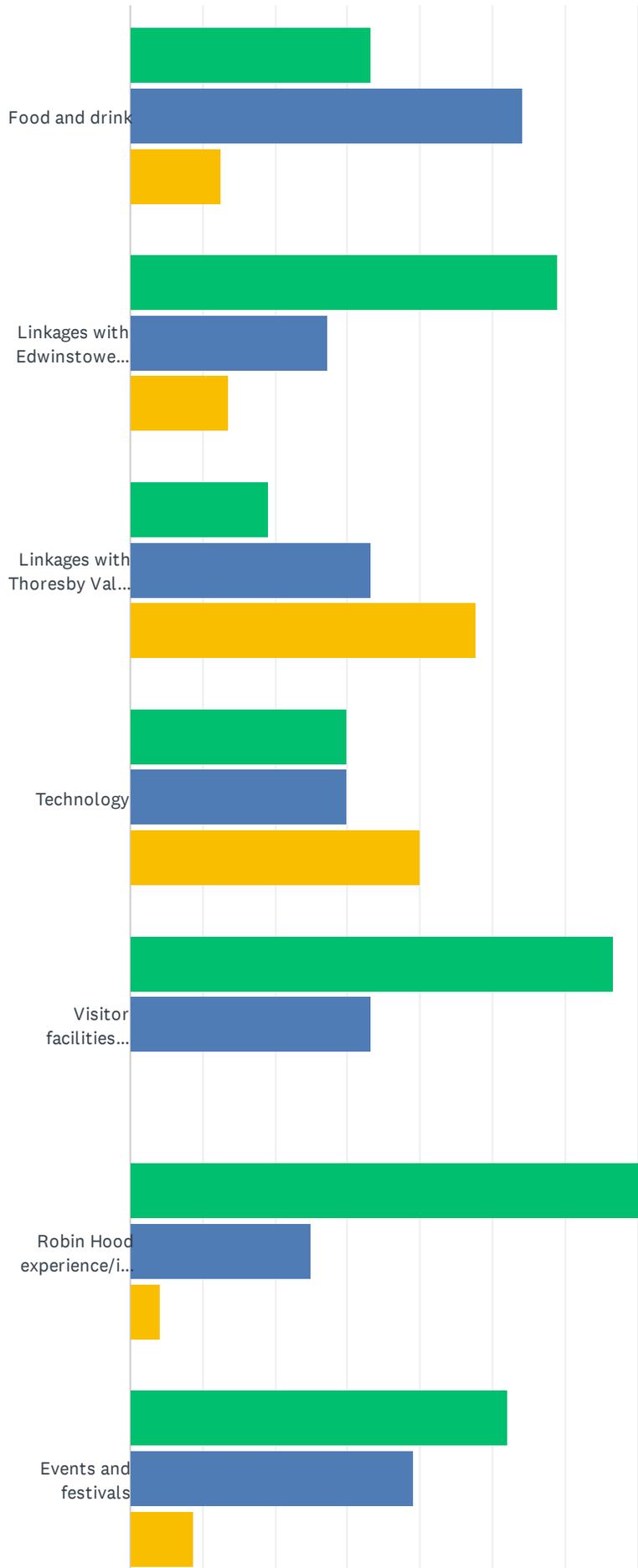
#	OTHER (PLEASE SPECIFY)	DATE
1	Visiting school educational provision	7/30/2020 10:06 AM
2	St Marys Church and Robin Hood	7/9/2020 6:30 PM

# Q14 As a stakeholder, which of the following would be your priorities for developing the offer of Sherwood Forest?

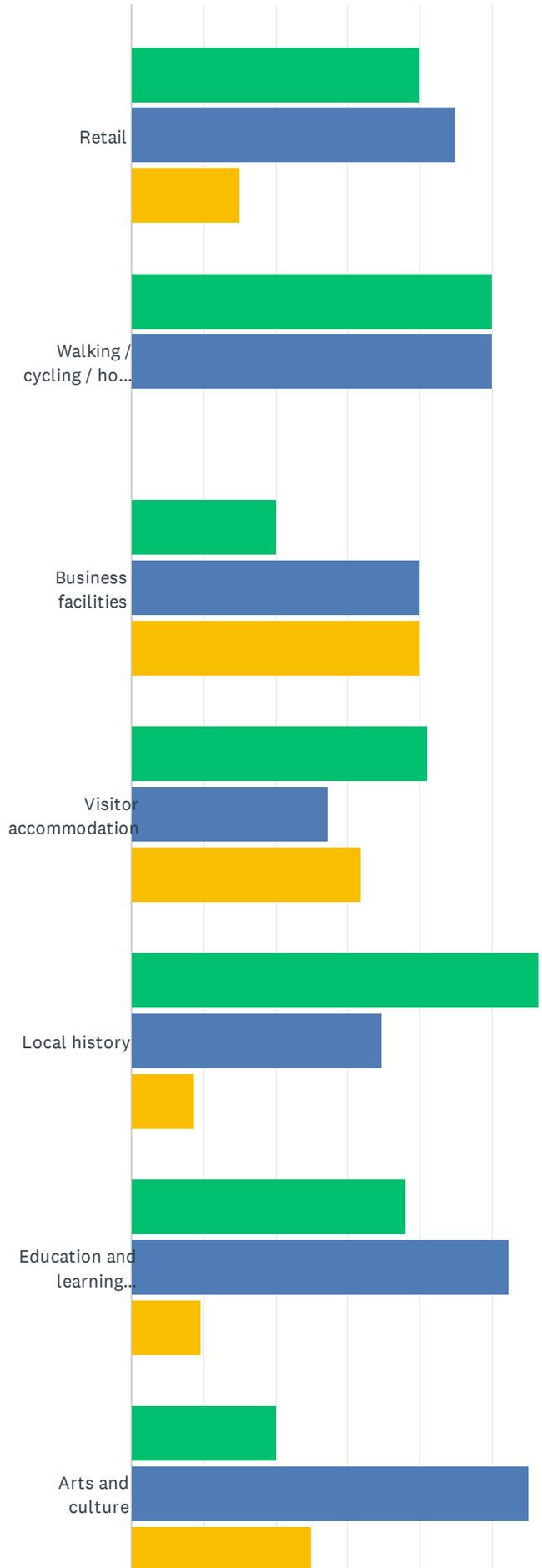
Answered: 25 Skipped: 519



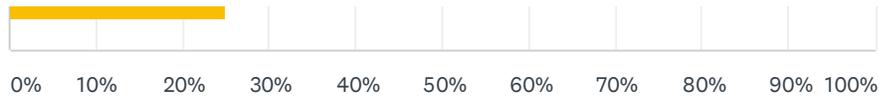
# Forest Corner Consultation



# Forest Corner Consultation



## Forest Corner Consultation



■ High priority   
 ■ Priority   
 ■ Not a priority

	HIGH PRIORITY	PRIORITY	NOT A PRIORITY	TOTAL	WEIGHTED AVERAGE
Road links	27.27% 6	36.36% 8	36.36% 8	22	0.91
Public transport links	50.00% 11	31.82% 7	18.18% 4	22	1.32
Active pursuits	10.53% 2	47.37% 9	42.11% 8	19	0.68
Community facilities	28.57% 6	52.38% 11	19.05% 4	21	1.10
Signage	50.00% 11	40.91% 9	9.09% 2	22	1.41
Protecting the natural environment and wildlife	76.19% 16	19.05% 4	4.76% 1	21	1.71
Food and drink	33.33% 8	54.17% 13	12.50% 3	24	1.21
Linkages with Edwinstowe village	59.09% 13	27.27% 6	13.64% 3	22	1.45
Linkages with Thoresby Vale development	19.05% 4	33.33% 7	47.62% 10	21	0.71
Technology	30.00% 6	30.00% 6	40.00% 8	20	0.90
Visitor facilities (e.g. car parking, toilets, signage)	66.67% 16	33.33% 8	0.00% 0	24	1.67
Robin Hood experience/interpretation	70.83% 17	25.00% 6	4.17% 1	24	1.67
Events and festivals	52.17% 12	39.13% 9	8.70% 2	23	1.43
Retail	40.00% 8	45.00% 9	15.00% 3	20	1.25
Walking / cycling / horse riding routes and links	50.00% 11	50.00% 11	0.00% 0	22	1.50
Business facilities	20.00% 4	40.00% 8	40.00% 8	20	0.80
Visitor accommodation	40.91% 9	27.27% 6	31.82% 7	22	1.09
Local history	56.52% 13	34.78% 8	8.70% 2	23	1.48
Education and learning facilities	38.10% 8	52.38% 11	9.52% 2	21	1.29
Arts and culture	20.00% 4	55.00% 11	25.00% 5	20	0.95

## Forest Corner Consultation

#	OTHER (PLEASE SPECIFY)	DATE
1	I believe very strongly that it is wrong to concentrate development in one or two 'honeypot' sites, or to encourage tourists to see Sherwood Forest as only the small area of woodland near Forest Corner. The economic benefits - and burdens - of tourism need to be spread over the whole of Sherwood District.	7/14/2020 12:40 PM
2	Housing and employment development	7/7/2020 7:50 PM

**Q15 As a stakeholder, what concerns do you have, if any, about potential developments at Forest Corner?**

Answered: 21 Skipped: 523

## Forest Corner Consultation

#	RESPONSES	DATE
1	There seems to be a lot planned for what is not a massive area. Yes, promote the legend, but the forest also needs peace to thrive. Treat is as olden times, an occasional festival etc otherwise, yes, have activities but low key.	8/1/2020 10:52 AM
2	My concern is that the Sherwood Forest Art and Craft centre will be left behind and over looked. It's never been a priority when it comes to maintaining and promoting the Craft Centre	7/31/2020 10:36 PM
3	That the broader history of Sherwood is not recognised.	7/30/2020 3:11 PM
4	Duplication of the existing educational provision provided in partnership between NCC and the RSPB,	7/30/2020 10:06 AM
5	Robin Hood is central to the development, but it does not have to take place entirely at Forest Corner. There can be tremendous opportunities to use the wider Sherwood Forest sites to promote the legend - develop the attract and diverse approach. There is a risk that the Forest Corner cannot sustain a major development as there are limits (currently) on road space, car parking. There is also a need to ensure that the importance of the National Nature Reserve is not compromised.	7/27/2020 5:11 PM
6	That the international reputation of Sherwood Forest is not included in the new plan, we depend on tourism and the brand of Robin Hood is a good, already existing one.	7/25/2020 6:28 PM
7	Costs of infrastructure and local concerns from landowners	7/22/2020 3:57 PM
8	The proposed re-siting of the cricket ground is currently earmarked for what is a sloping site on the north side of the new link road. This is far from ideal. Directly to the south of the link road this area is flatter and more suitable to accommodate a field of that size. This area is also earmarked for an overspill carpark as is the northern site So there would be no compromise. On another note though, the suggested area does have the potential for occasional flooding during the winter season. As cricket is a summer sport, this however would not be a problem. As it is the aspiration to intensify the use of the car park's and attract more footfall, then this would not be ideal.	7/16/2020 8:24 PM
9	As early as the 80s the County Council and key stakeholders in Sherwood Forest (the whole Landscape Character area NOT just the 450 acre country park near Forest Corner were flagging up the dangers of concentrating all tourism development into one or two 'honeypot' sites. See the original 'Sherwood Initiative' report and the County Council's 1990s Tourism Strategy which came to the same conclusion. Birklands, Bilhaugh and Budby South Forest are fragile, recovering areas of former Sherwood Forest and tourism here needs to be controlled. Thus can be done 'painlessly' by encouraging developments elsewhere eg put a new Robin Hood exhibition elsewhere in the Sherwood District eg Ollerton Hall, Thoresby Courtyard, or the proposed new forest lodge development at Vexation Lane. Tourists then see multiple attractions and are likely to stay overnight in the area, spending more. Links between sites eg by 5G driverless shuttle would vastly encourage this. Concentrate everything at Forest Corner and you merely exacerbate existing congestion and multi user conflicts. The busy corner is already used by cemetery visitors, craft centre visitors, RSPB centre visitors, cricket club users, parents for drop off of children to St Mary's school, and walkers using the woodland. Increased congestion will not benefit Edwinstowe and parking will be a major difficulty.	7/14/2020 12:40 PM
10	Footfall into the village. Development of Robin Hood experience, importance of St St Mary's Church I the village Signage Access to the Craft Centre and parking Development of the RobinHood Legend in reference to a visitors centre Footfall into the village	7/11/2020 2:49 PM
11	More Robin Hood needed Parking charges too high. Road network poor. Easier access needed for less mobile, perhaps via Landtrain?	7/9/2020 6:30 PM
12	Car parking, meeting visitor expectations, being true to the area, keeping the essence of the forest and natural environment.	7/9/2020 6:17 PM
13	Balancing encouraging visitors and the impact of increased footfall and disturbance on the environment/ wildlife. Managing visitor expectations of visiting a NNR, SSSI and places in the countryside. Not just creating an amusement/ tourist attraction at detriment to the nature on site. Offering activites that like segway, horse/ bike trails better suited to neighbouring sherwood pines/ Centre parks not a NNR and SSSI	7/9/2020 3:54 PM
14	- Wildlife disturbance & environmental damage/destruction - Insufficient links to the Robin	7/9/2020 8:07 PM

## Forest Corner Consultation

	Hood legend and folklore	
15	Parking charges	7/9/2020 8:49 AM
16	Robin Hood needs to be at the for front of any developments. My concern would be that he gets forgotten.	7/8/2020 9:12 PM
17	Car parking st thd Craft centre needs to remain and preferably free. Improved signage. Commitment to ongoing maintenance of existing facilities. Parking capacity should be extended if visitor numbers are to increase. RSPB need to actively communicate with other stakeholders as they said they would when the visitor centre opened.	7/8/2020 8:55 PM
18	Retaining car parking for craft centre for loyal customers without having to pay for a days parking to just visit and collect goods. If there is to be a charge for parking then have a short term option. Long term commitment to Sherwood Forest Arts and Craft Centre maintenance - facilities could do with being updated to attract more visitors. More parking likely to be required if increasing visitor numbers as RSPB car park is often full on sunny weekend days. All parts of Forest Corner need to work together - RSPB, Craft centre etc working together to mutual benefit.	7/8/2020 8:55 PM
19	Advertise businesses that already exist.	7/7/2020 9:18 PM
20	none	7/7/2020 3:53 PM
21	That it is the same old same old. It needs something new, fresh and exciting that will really capture the imagination	7/7/2020 3:05 PM

**Q16 Please provide any other comments you would like to make, as a stakeholder, on the Forest Corner Masterplan.**

Answered: 15 Skipped: 529

## Forest Corner Consultation

#	RESPONSES	DATE
1	There is no longer adequate information about the remarkable history of Sherwood Forest beyond the legends of Robin Hood. This site should be an information hub for the wider Sherwood area, promoting other sites of historical, environmental and recreational interest. We can boost the local economy by encouraging visitors who have come to see the Major Oak and the 'home of Robin Hood' to return to Sherwood for further day visits or longer vacations.	7/30/2020 3:11 PM
2	As a provider of educational activities for schools and families based at the St John's Hut opposite Forest Corner, we are very excited to see what support we can provide to the Masterplan. We currently have over 7000 children and families visit the Forest each year to learn predominantly about Robin Hood and the natural world, through the delivery of a comprehensive education package delivered by qualified teachers from NCC's Notts Outdoors Team	7/30/2020 10:06 AM
3	There needs to be a real strategic approach requiring transparency and collaboration between the various sectoral interests so that a clear, coherent and comprehensive plan can be created.	7/27/2020 5:11 PM
4	All partners need to be on board with the vision which needs to be aligned with local public and political ambitions, but also deliverable and sustainable in all senses of the word.	7/22/2020 3:57 PM
5	Development of a Robin Hood all year round exhibition - to compliment the current Nottingham city Castle development -would be a major tourism asset for Newark and Sherwood (and Nottinghamshire). But it should not be at Forest Corner - strategically it is the wrong location, despite the fact that Newark & Sherwood controls a number of buildings there. The latter presents a danger in that it potentially prevents a more holistic view of tourism development in Notts. Fragmentation and 'thinking local' rather than wide-picture has dogged Sherwood Forest in the past. It would be sensible to consult stakeholders such as the Sherwood Forest Trust, who have staff that were in past years involved in the various past projects that failed to come to fruition, (eg the plan by Discovery Attractions for an outdoor Robin Hood theme park on Naish's Field.) That way past experience can avoid future mistakes. Please also do not fall into the trap of presenting Sherwood Forest as just one small patch of woodland. In terms of character landscape, history and tourism potential, Sherwood Forest should be seen as at least the whole of Sherwood District and potentially The Dukeries. It thus becomes a major tourism destination with far greater potential reach. Further muddling the widespread misunderstanding about where Sherwood Forest is (is it a suburb of Nottingham for example) helps no-one. Forest Corner is important, but it is not "Sherwood Forest."	7/14/2020 12:40 PM
6	The opportunity to be able to have an input in the development and communication to residents of Edwinstowe of plans. Opportunity for them to be listened to.	7/11/2020 2:49 PM
7	Signage to other community interest points.	7/9/2020 6:30 PM
8	I would like to see existing buildings and open spaces brought and kept in good repair. These areas to be developed to meet their full potential before any new buildings are considered. Adequate parking with reasonable variable charges.	7/9/2020 6:17 PM
9	The Main car park should have a cheaper short stay area and CRUCIALLY the Arts and Crafts Centre car park should be kept open and free of charge. Particularly to facilitate the collection of orders.	7/9/2020 8:49 AM
10	The Art and Craft Centre is in desperate need of an upgrade. It is always forgotten about and no money ever gets spent on it. It needs a much needed revamp to encourage people to it.	7/8/2020 9:12 PM
11	Increasing visitor numbers and supporting existing local businesses is essential. The RSPB visitor centre does not seem to be as focused on the legend of Robin Hood, as the old centre was as this is the feedback I receive from visitors frequently. More needs to be done to promote the Legend.	7/8/2020 8:55 PM
12	Anything that can increase visitor numbers to the area is great news for existing businesses. Having a greater focus on Robin Hood and taking advantage of that great brand / legend is critical - whilst the RSPB building is great they've taken away a lot of the history that would be great to get back.	7/8/2020 8:55 PM
13	Not enough emphasis on development	7/7/2020 7:50 PM
14	like it	7/7/2020 3:53 PM

15 What is the leasehold for those plots of land that do not belong to the activity centres, and what is the risk that all the investment will be spoilt by the landowner taking back management and ownership, or a business no longer being able to viably run the site following a major emergency (Covid-19)

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7/7/2020 3:05 PM

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Newark & Sherwood District Council

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Newark  
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NG24 1BY

31 July 2020

## **Re: Forest Corner Consultation**

Sherwood Forest, once part of a royal hunting forest, is today a National Nature Reserve covering 450 acres. It incorporates some truly ancient areas of native woodland. Part of it, Birklands and Bilhaugh, is a designated Special Area of Conservation (SAC). These designations recognise that Sherwood Forest has an important range of species that are characteristic of Sherwood's unique combination of habitats and are also scarce and in some cases threatened. The old acidophilous oak woodland is notable for its rich invertebrate fauna, particularly spiders, and for a diverse fungal assemblage. Bird species include internationally rare nightjar and woodlark and nationally scarce woodland/woodland pasture bird assemblages - redstart, spotted flycatcher, lesser spotted woodpecker and tree pipit. All have declined due to centuries of habitat loss and fragmentation, and some are persisting now in small areas of remnant habitat separated by impermeable areas of farmland and built development

Nottinghamshire Wildlife Trust cares for key parts of Sherwood Forest such as Rainworth Heath and Strawberry Hill Heath Reserves. With our partners - The Forestry Commission, The University of Nottingham, local authorities, community groups and private landowners - we are restoring and reconnecting the Sherwood landscape. We are looking to the future. Our education programmes are reconnecting thousands of young people with the wildlife and history of this iconic area. Currently we are delivering a range of projects with our partners through the Miner to Major Project (M2M), a project that has been developed through the Sherwood Habitats Strategy Group (SHSG). Membership of the SHSG includes Newark & Sherwood District Council.

Our vision for the Sherwood Forest Heathlands Nature Recovery Network is to recreate the once extensive and interconnected heathlands, woodlands and wood pasture landscapes of Sherwood. This will be a landscape where farming, conservation and sustainable tourism can work together for a shared vision that benefits all and provides an inspirational environment for people to live and work. To reconnect and enhance Sherwood's ancient heathland habitats through the implementation of landscape-scale, multi-

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partner conservation initiatives, and by reconnecting local communities to their landscape. This will support more robust populations of scarce species.

Significant progress has been made in restoring the lost heathland, acid grassland, and broadleaved woodland and parkland habitats of Sherwood. If we are, however, to achieve major landscape-scale habitat creation and restoration and to achieve truly integrated land use (farming, forestry, nature conservation, recreation, employment and housing) we need to look 50 years ahead and plan a long term strategy for achieving the vision on the ground.

The Sherwood Forest landscape of legend is recognised internationally and draws thousands of visitors per year both locally and from abroad. Despite some excellent visitor attractions in the area, disappointment is often expressed that Sherwood Forest is not as expected; lacking the large scale forested and semi-natural landscapes of popular myth. Technically, the ancient hunting forest landscape of Sherwood can be recreated; albeit the habitats would initially consist of basic assemblages that would develop and evolve over time. What will be more difficult will be the necessary co-ordination and commitment of all partners to achieving such an aim and to target resources towards meeting it. Once there is substantive progress on the ground, the tourism potential of the area (particularly for overnight stays) could increase dramatically, and contribute significantly to the local economy through both direct provision and support services. It will however, be crucial to assess both the direct and indirect impacts on the habitats and species of the NNR and SAC, which should include consideration of the more widespread impacts of increased visitor numbers, traffic and other transport modes. As a result there may need to be compensatory habitat management or creation work undertaken off site as well as within the immediate site boundary.

We support the strategy to encourage increased tourism, recreation and economic regeneration which benefits local communities and to facilitate the development of Sherwood Forest as a visitor destination. This strategy however, must be sustainable and appropriate for this internationally important forest and the special wildlife that it supports.

We hope you find our comments helpful. We would like to be kept informed of the evolving masterplan and be involved in future consultations.

Yours sincerely,



Mark Speck  
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## ***President***

*Sir Andrew Buchanan Bt.*

*Registered Charity No. 224168R*

*A company limited by guarantee.*

*Registered in England No. 748865.*



Dear Sirs

I am writing to you in response to your Consultation on the Future Development of Sherwood Forest on behalf of Sherwood Forest Friends of the Earth. We felt the need to write our comments in a letter as the consultation survey did not allow us to adequately convey our views and ideas.

The initial reaction to the whole proposal is business as usual that is typical of the majority of the tourist attractions in the UK but with a Robin Hood emphasis. However we feel that there is a totally missed opportunity to do something special which would pioneer a new way of attracting tourism but in a way that is more in line with what we need for the future in the current pandemic economy and with the threat of extinction through climate change. Our first thoughts were that there does not seem to be enough emphasis on the preservation of the wildlife, ecology, nature and the environment.

We recognise that there are some good points especially with regard to moving the car park for the cemetery. Many visitors to Sherwood Forest are using the cemetery car park, the craft centre car park, and the village car parks to avoid paying the visitors centre public car park fees and having to walk from the current car park. Locking the barrier to the cemetery car park in the early evening has caused considerable distress for people whose relatives are buried there when the only time they have to visit is in the evenings. We would welcome creating a new car park especially if it meant that it was no longer accessed via Forest Corner. It has been felt from the start that it is inappropriate and distressing for mourners for the funeral cortege to have to share the entrance route to the Visitors centre. This would be exacerbated by the increases in tourism that these development proposals hope to generate.

Many of the local residents feel that when the new visitors centre was opened that we had lost the identification with Robin Hood, and that not enough was being made about the History of the area and the Robin Hood story. However the planet is facing a climate and biodiversity crisis which is already starting to impact our lives, through fires, drought, regional temperature anomalies, and is already affecting global food supplies. So we would welcome any ideas which would combine more of the history of the village and the Robin Hood story with education on how we live in the future less materialistically and how we deal with and face the Climate Change crisis.

The industrial revolution, triggered the causes of these crises, and there is now urgent need to change our way of approaching nature. This is a relatively recent phenomenon in the long existence of Sherwood Forest, standing as it has since ancient times. It is imperative that environmental considerations are a priority when considering all future development. The plans seem to indicate that a number of trees would have to be removed to make room for the expansion. We believe that ideas for this ancient and precious area of woodland should be based around preservation not destruction. This is especially important at a time when woodlands may be the key to a better future for us all, primarily because of the carbon sequestration function and also as important wildlife havens in a time of rapidly diminishing levels of species biodiversity.

Tourism may be of economic benefit to the area, but what is in this proposal will come at a cost of impact on the both environment and local resources. Many local businesses are already struggling to keep their heads above water in the current economic climate caused by the Covid 19 pandemic. There are elements in the



suggested events and activities in the consultation literature that would create more competition for local businesses, such as the local produce market, craft events, and the fitness, wellbeing and training proposals. Increasing these opportunities in the Sherwood Forest complex would put further strain on the local businesses which may end up being the final straw to their survival.

When we are facing a climate and biodiversity crisis, in order to justify such development, we feel that all efforts should be made to keep the impact on the environment low, and contribute to the mitigation of future climate impacts. We would suggest that this could be achieved through using the opportunity for public education, use of renewable and sustainable technology and passing on of resilience skills.

Activities should be geared towards educating visitors on the importance of adopting new ways of living for humans that are in harmony with and beneficial to our natural world and planned attractions should be based upon this tenet, eg The Eden Project. Instead of continuing with “business as usual”, pioneer the new ways we need to adopt for a better future, such as emphasising the need to move away from monoculture in local agriculture and its impacts on soil health; the need to plant more trees; the growing need to re-learn some of the old skills from Robin Hood’s time that could be useful again, that didn’t require electricity!

We believe that a few of the ideas such as the glamping and Segways are too gimmicky and commercial for a site of Natural beauty and an SSSI and will inevitably affect the environment. The plans seem to show that the fairground to have been incorporated into one of the areas earmarked for expansion and regeneration. The fairground is a 300 year old tradition in Edwinstowe and the residents have shown in the past that they would be vehemently opposed to losing such an institution.

Traffic, Transport and parking are already a problem and we do not think they will cope with increased tourism so we are suggesting that more innovative ideas need to be considered. E,g set up car parks outside the village, as “park and ride”. Provide transport to ferry tourists from the car parks to the forest. This would be even more ideal if it could be environmentally friendly, possibly something along the lines of the bicycle buses used on the continent and being trialled in Cambridge.

Our suggestion would be that the main considerations in approaching any development should be:

- Approached from a viewpoint of protection of existing wildlife habitats and, wherever possible, enhancement, for the benefit of existing ecosystem resilience, rather than seeing the Forest as a resource to be exploited.
- Environmental protection should be taken as the starting point, and ideas for future development should flow from that anchor.
- Future planned activities should be developed from a zero carbon, low emission, zero impact on biodiversity viewpoint. They should also take into consideration what is already available in the village so that businesses are not given additional competition
- All new build should be planned from a zero emission standpoint, using recycled materials/Passiv House/renewable energy type of technology for low environmental impact in any development ideas.
- Encourage public transport use instead of private cars, and develop safe cycle lanes around Edwinstowe and the Forest itself to encourage low emission forms of transport.



- Any future development should not involve the destruction of any trees or established ecosystems within the Sherwood Forest area.
- Visitor disturbance in the Nature Reserve and SSSI should not be considered and there should be no off-track activities in this area. Nature is the priority in this area, not the visitor.

If the aim is to increase visitor numbers to the area all year round, the impact of this on wildlife should be thoroughly assessed before plans are drawn up, so that all possible mitigating measures are incorporated.

This could be the opportunity for Nottinghamshire to lead the way in environmentally sound development for the leisure industry, taking imperative first steps in meeting the challenges of a future shadowed by the climate emergency.

We hope that you will consider our comments and perhaps review the approach you are considering to the development of this area for the future.

If you wish to discuss the contents of this document further please do not hesitate to contact me, contact details are given below.

Yours Sincerely

Ms Pauline Meechan

On behalf of Sherwood Forest Friend of the Earth

27<sup>th</sup> July 2020

Dear Sir/Madam,

### **Visit Sherwood Forest – Forest Corner Consultation**

Thank you for the opportunity to comment on the Forest Corner Consultation and Masterplan document regarding future development of Sherwood Forest Corner.

#### **Who we are**

The Woodland Trust is the UK leading woodland conservation charity. One of our key aims is to protect native woods, trees and their wildlife for the future. Through the restoration and improvement of woodland biodiversity and increased awareness and understanding of important woodland, these aims can be achieved. We manage over 1,250 sites covering around 23,000 hectares (57,000 acres) and have 500,000 members and supporters.

#### **Sherwood Forest and its conservation significance**

Sherwood Forest is an area characterised by its ancient woodland setting and nationally significant number of ancient and veteran trees. The varied and unique habitats of Sherwood Forest provide for many of the UK's most important and threatened fauna and flora. The special features of this site cannot be re-created and cannot afford to be subject to damage, deterioration or loss.

Ancient woodland is an irreplaceable natural resource that has remained constantly wooded since at least 1600 AD. The length at which ancient woodland takes to develop and evolve (centuries, even millennia), coupled with the vital links it creates between plants, animals and soils accentuate its irreplaceable status. Ancient and veteran trees are a vital and treasured part of the UK's natural and cultural landscape, representing a resource of great international significance. They harbour a unique array of wildlife and echo the lives of past generations of people in ways that no other part of our natural world is able.

Sherwood Forest is a nationally significant habitat both ecologically and historically. In recognition of this it is covered by multiple statutory designations, including Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), and a National Nature Reserve (NNR). The majority of the area is also on the Ancient Woodland Inventory (AWI), has hundreds of trees listed on the Ancient Tree Inventory (ATI), and is also on the Wood Pasture and Parkland Inventory (WPPI). This raft of designations makes it absolutely clear that Sherwood Forest is one of the UK's greatest natural assets and must therefore be protected and preserved.

The SSSI citation that covers Sherwood Forest is the Birklands and Bilhaugh SSSI designation. In its assessment of the SSSI's condition, Natural England has described much of the SSSI as being in 'Unfavourable – Recovering' condition, with the area around Sherwood Corner being assessed as 'Unfavourable – No Change'. It has been recognised by Natural England that public access and disturbance is a key adverse impact affecting the condition of the site.

### **Potential impacts and our concerns**

We hold serious concerns over the proposed vision for the area, particularly in relation to potential implications of future development and associated pressures on the ecological integrity of Sherwood Forest and its ancient habitats.

It is troubling to us that the conservation value of Sherwood Forest does not appear to have been considered within the Masterplan, or referenced as part of this consultation. This is most clearly illustrated by the diagram on Page 11 of the Masterplan document, which outlines the key values for which Sherwood Forest is famous; there is not one mention of the conservation value of the site.

Page 10 of the document identifies locations for potential development and other activity and highlights potential development ideas. New facilities and attractions in these areas, alongside new housing provisions, will naturally attract more visitors to the site, though there does not appear to be any consideration of current visitor numbers; it is not clear from the consultation if the current baseline for visitor numbers has been measured or what future visitor numbers are expected to be, and therefore it is unclear how the impact of additional visitors on the ecological integrity of Sherwood Forest has and will be taken into account. The combined portfolio of areas 1-10 therefore presents a considerable risk to the NNR.

We believe access to woods is important, and recognise the need to engage people in these special places, but this also needs to be appropriate for the site. We understand the role of Sherwood Forest in supporting the local economy and tourism, and also the importance of the site from a cultural aspect; however, Sherwood Forest is just as much renowned for its special natural features, such as the Major Oak as well as hundreds of other nationally significant trees and their associated rare or threatened species. With Sherwood Forest already subject to significant recreational pressures, further development in the area has the potential to result in the long-term degradation of the site's natural features. It is absolutely vital that any future development around Sherwood Forest places the protection of the site at the heart of conversations and planning going forward. Based on this initial consultation, we seek reassurance that this will happen.

### **Next steps**

With plans clearly moving ahead for development and associated activity around the Sherwood Forest area it is imperative that due diligence is given to ensure that the Trust, as members of the Sherwood Consortium, is consulted on such matters. Other conservation organisations with relevant expertise, such as the Ancient Tree Forum should similarly be spoken to and their advice sought.

The ancient woodland and ancient and veteran trees of Sherwood Forest are a cornerstone of the UK's natural environment. The protection of these irreplaceable habitats needs to be at the very top of the agenda; once lost they cannot be re-created. Any proposals within this area need to work towards improving Natural England's unfavourable rating of the site and ensure they will alleviate visitor pressure on the site.

As plans move forward for the area and more detail is provided, the natural environment needs to be at the heart of any proposals put forward and recognised, not only for the economic benefits but also the unique irreplaceable contribution to biodiversity at a European scale. We would welcome the opportunity to engage with the Council at the earliest stages.

Yours sincerely,

Toby Bancroft  
Regional Director - Midlands

**FOREST CORNER MASTERPLAN CONSULTATION EXERCISE**



**Newark and Sherwood District Council**  
7 July · 🌐

🌿 Be part of the Sherwood story...

With its legendary links to Robin Hood, its ancient woodlands, natural wildlife habitats and outdoor activities, Sherwood Forest has always been an inspiring place to live, visit and explore. It's a key asset to local communities and the regional economy.

We're now inviting you to help us create a vision for the development of Forest Corner to meet the needs of local communities, visitors and businesses now and in the future.

Please visit the Visit Sherwood Forest webpage, watch the video and let us know your thoughts and ideas via the online survey. The survey is open until 31st July.

🔗 <https://visitsherwoodforest.co.uk/forest-corner-consultati.../>

**FOREST CORNER MASTERPLAN****NSDC Tourism Strategy 2020-23**

*The current Coronavirus (Covid-19) public health crisis is having a major impact on the tourism and hospitality sector at international, national and district levels. Information presented in this strategy and the annual performance measures are from early 2020, before the pandemic's wide impact on the UK. It is too early to estimate the level to which the crisis will impact on the district's visitor economy in 2020 and beyond, although it is now expected to be substantial.*

*However, this strategy can be considered relevant for when the UK emerges from the current crisis and is in a position to reboot its valuable tourism industry. We will continue to follow government advice and work closely with partner organisations such as Visit England in order to be best-placed to support the sector in meeting the significant challenges it will face going forward.*

**1.0 Introduction**

The visitor economy is growing and contributing positively to economic growth nationally, regionally and locally as demonstrated by the following impact figures for 2018:

**England (2018) <sup>1\*</sup>**

Overall visitor spend:	£92.15 billion
Comprising	
Domestic day visitors:	£53 billion (+4% on 2017)
Domestic overnight visitors:	£19.35 billion (+2% on 2017)
Inbound visitors:	£19.79 billion (-7% on 2017)

**East Midlands (2018) \***

Overall visitor spend:	£4.59 billion (5% of England)
Comprising	
Domestic day visitors:	£2.87 billion (5.4% of England)
Domestic overnight visitors:	£1.19 billion (6.2% of England)
Inbound visitors:	£0.53 billion (2.7% of England)

**Newark & Sherwood District (2018) #**


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<sup>1</sup> \* Visit England data  
#STEAM data

Overall visitor spend: £281.56 million (+3.7% on 2017)

Comprising

Domestic day visitors: £146.67 million (+2.4% on 2017)

Overnight visitors: £134.88 million (+5.2% on 2017)

Locally, this represents a significant and increasing stream of inward investment. The tourism and hospitality sector provides communities with a wide range of employment and training opportunities. Raising and enhancing the profile of a place also leads to a greater sense of civic pride and often acts as a catalyst for civic development and regeneration.

Given the range and quality of visitor attractions and businesses across Newark and Sherwood and the opportunities for their future development, there is strong potential for increased growth.

Consequently, the visitor economy and its potential prospects are of economic and reputational importance to NSDC.

NSDC's [Community Plan](#) recognises this importance including: ***"...encouraging more visitors to enjoy all that Newark and Sherwood has to offer"*** in 'Our Purpose – What we're here for' and setting the following strategic objective:

- **Increase visits to Newark and Sherwood and the use of visitor attractions by local residents**

The description of what we want to achieve against this strategic objective includes, ***"...to celebrate what we have to offer by increasing awareness and use of our many attractions across the district...we hope to increase usage and overall satisfaction."***

## **2.0 Background**

With NSDC's above commitment to increase awareness, visits and use of attractions, it is necessary to have reliable metrics by which we can measure progress over the course of this strategy and the Community Plan.

To this end, we have commissioned annual impact data based on the Scarborough Tourism Economic Activity Monitor (STEAM) which is widely acknowledged as the industry standard with high levels of accuracy down to district level. STEAM is the source used for the Newark & Sherwood District economic value (£) figures above. It also provides us with a wide range of other data sets including visitor numbers, visitor days, visitor types, employment and sectoral distribution of economic impact at district and also town (Newark only) level. At town (Newark) level, the data should be treated cautiously with a view to identifying trends rather than focussing on specific figures given the relatively small data set and limited accuracy. The data sets are too small to be reliable for other places in the district such as Southwell or Ollerton.

The STEAM data shows us that, although the value of the economic impact of the visitor economy grew in 2018 for both Newark and Sherwood District and the town of Newark, it did so with slightly less visitors and visitor days in Newark and Sherwood District than in 2017.

To complement the quantitative STEAM data, we have also commissioned our own biennial qualitative visitor market research, including data from both visitors to the district and non-visitors.

Insight gained from STEAM and from our visitor market research has enabled us to agree ambitious but realistic annual performance measures against the strategic objective above. We can achieve these targets by making Newark, Southwell and Sherwood Forest destinations of choice for potential visitors and increasing the volume of visitors, dwell time and visitor expenditure.

<sup>2</sup>	2017 Target Actual	2018 Target Actual	2019 Target Actual	2020 Target Actual	2021 Target Actual	2022 Target Actual	2023 Target Actual
<b>1. Value of economic impact of visitor economy – Newark &amp; Sherwood District</b>	N/A <b>£271.46m</b>	N/A <b>£281.56m</b> (+3.7% on 2017)	£290.00m <b>£298.32</b> (+6.0% on 2018)	£300.00m	£311.00m	£323.00m	£336.00m
<b>2. Value of economic impact of visitor economy – Newark</b>	N/A <b>£25.80m</b>	N/A <b>£27.25m</b> (+5.6% on 2017)	£28.25m <b>£28.32m</b> (+3.9% on 2018)	£29.50m	£30.75m	£32.25m	£33.75m
<b>3. Total annual visitor numbers to Newark &amp; Sherwood District</b>	N/A <b>4,414,000</b>	N/A <b>4,366,000</b> (-1.1% on 2017)	4,417,000 <b>4,461,000</b> (+2.2% on 2018)	4,520,000	4,630,000	4,750,000	4,880,000
<b>4. Total annual visitor numbers to Newark</b>	N/A <b>455,060</b>	N/A <b>456,480</b> (+0.3% on 2017)	458,000 <b>465,040</b> (+1.9% on 2018)	459,500	461,500	463,750	466,250
<b>5. Total annual visitor days to Newark &amp; Sherwood District</b>	N/A <b>5,762,000</b>	N/A <b>5,740,000</b> (-0.4% on 2017)	5,800,000 <b>5,934,000</b> (+3.4% on 2018)	5,900,000	6,000,000	6,150,000	6,300,000
<b>6. Total annual visitor days to Newark</b>	N/A <b>549,610</b>	N/A <b>553,260</b> (+0.7%)	554,180 <b>562,730</b> (+1.7%)	555,300	556,600	558,000	559,500

- <sup>2</sup> Annual data for measures 1-6 will be available at the end of June in the subsequent year (STEAM)
- Biennial data for measure 7 will be available in November of the year the market research is conducted (NSDC)
- Targets were set for 2019-2023 in late 2018 when the NSDC Business Manager – Tourism post was established and filled

<b>7. Percentage of visitors to the district who rated their experience as 8/10 or above (Biennial)</b>	*	<b>N/A 86%</b>	*	87% <b>N/A</b> <b>(research not conducted in 2020 due to Covid-19 restrictions)</b>	*	88%	*
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### **3.0 Strategic Approach**

In order to make Newark, Southwell and Sherwood Forest destinations of choice for potential visitors and achieve this growth, we will align our plans to five strategic principles:

- Destination Management Plans (DMPs)
- Nottinghamshire County Council's Visitor Economy Strategy
- Insight and knowledge
- Destination development
- Destination marketing

#### **3.1 Destination Management Plans (DMPs)**

DMPs for Newark, Southwell and Sherwood Forest were produced for NSDC by a destination management consultant in 2018/19. The methodology included extensive engagement with key landowners, partners and stakeholders, and the DMPs provide us with SWOT analysis; an audit of visitor attractions, events and businesses; place narratives / thematics; and recommendations for action across each of the three destinations.

The three DMPs are distinct from each other, reflecting the notable differences between the destinations, their narratives and their respective potentials for contributing to growth in the visitor economy.

One of the key recommendations for action was the establishment of strategic management groups comprising partners and stakeholders for Newark and Sherwood Forest (Southwell already had a Tourism Partnership Group led by Southwell Town Council). The previous Newark Management Group has been superseded by a Town Centre Culture, Heritage and Tourism working group of the new Newark Town Board. A new Sherwood Forest Strategic Management Group has been established. These groups will provide a vehicle for strategic working in partnership. The DMPs will inform the work of the groups and, notwithstanding their important differences and emphases, cohesion and joined-up thinking will be achieved across them through the Chair of Economic Development Committee and the Tourism Business Manager.

Other key recommendations for action that will be adopted include:

##### **3.1.1 Newark DMP**

- Develop a broader visitor product offer including the overnight offer
- Improve infrastructure including visitor welcome and signage
- Improve knowledge and understanding of visitors and their experience
- Develop the destination brand and profile
- Seek accommodation providers to invest in the town

##### **3.1.2 Southwell DMP**

- Improve knowledge and understanding of visitors and their experience
- Develop the destination brand and profile
- Rationalise the town's online presence for visitors
- Seek accommodation providers to invest in the town

##### **3.1.3 Sherwood Forest DMP**

- Develop the destination brand and profile
- Develop the area’s narrative in the legend of Robin Hood and its setting
- Effect a Forest Corner masterplanning project to produce a range of options for the development of the visitor product offer, including NSDC-controlled assets and linkages with Edwinstowe
- Seek accommodation providers to invest in the area
- Disperse Sherwood Forest visitors to other visitor destinations in the area

### 3.2 Nottinghamshire County Council’s Visitor Economy Strategy

In 2019, NCC published its new [Visitor Economy Strategy 2019-29](#), setting out a long-term, County-wide vision for developing and championing tourism in Nottinghamshire. We will align our plans to this strategy and continually seek opportunities to work in partnership with NCC and attract investment. Specific areas of synergy include:

- Develop Edwinstowe / Forest Corner as a major visitor hub for Robin Hood and Sherwood Forest
- Commit to providing a green and active countryside experience
- Role of festivals and events in the visitor offer
- Seek accommodation providers to invest in opportunities where sites and demand align
- Effective promotion of themes and experiences to identified priority market segments

### 3.3 Insight and Knowledge

To complement the quantitative insight gained from annual STEAM data, in 2018 we commenced biennial qualitative visitor market research, including data from both visitors to the district and non-visitors.

The aim is to improve knowledge of the visitor experience, develop an understanding of who visitors are and what they feel about their experiences, in order to inform strategic decisions around our destination development and destination marketing and maximise the benefit to the local economy. In 2018, the methodology comprised 470 face-to-face interviews with visitors across the district. These interviews were conducted at 14 different locations including three key events: Pikes and Plunder; Robin Hood Festival; Gate to Southwell. This provided a balance of views between those who were visiting to attend specific events and those visiting more generally.

In addition, we conducted a smaller online survey of visitors and non-visitors which also provided some useful insight from online respondents in the East Midlands, West Midlands, Yorkshire and Humberside.

The research provided information about the geo-demographics of our visitors. The majority (54%) of visitors were from the East Midlands, followed by Yorkshire and Humberside and the West Midlands. 77% were day visitors and almost a third of visitors were on their first visit to the district. The main age categories of visitors were 56+ years (43%) and 36 – 55 years (39%). 53% of visiting parties comprised 2 adults only. The majority of day visitors planned their visit “in the last week”, whilst most overnight visitors planned their visit between 1 and 3 months prior. 80% of visitors travelling to

Newark and Sherwood did so by car and visitor dispersal was largely not dependant on public transport provision.

The main reasons for visiting the district were attending arts events/festivals (21%); visiting attractions (17%); and general sightseeing (15%). Visitors rated their experiences very highly. 97% would recommend Newark & Sherwood to a friend, with 30% giving their overall visitor experience 10/10 and 40% rating it “better than expected”.

Sherwood Forest was the attraction with the highest levels of both spontaneous (48%) and prompted (50%) awareness in the district. This underlines the importance of the Sherwood Forest Destination Management Plan, the new Sherwood Forest Strategic Management Group and the production of a masterplan for the development of Forest Corner. Such awareness clearly provides opportunities to drive increased footfall to attractions and businesses in the Sherwood Forest area and also to disperse visitors from there to Southwell and Newark.

The strongest positive visitor perceptions of the district were:

- There are lots of cultural and heritage attractions in Newark and Sherwood
- People are friendly and welcoming
- Newark and Sherwood is an easy place to get to

It is also worth noting that ‘Cleanliness of the Area’ and ‘Safe’ received high visitor ratings which shows the value of the district’s Cleaner, Safer and Greener Strategy with regard to visitors as well as residents.

Whilst visitor satisfaction is high, the non-visitors’ main prompted reasons for not visiting the district were:

- Not sure what’s there
- Not sure there’s enough to do

Given that these non-visitor respondents were from the East Midlands, West Midlands, Yorkshire and Humberside (i.e. within 1-2 hours’ drivetime), this indicates that the main barrier to increased visitor footfall is a lack of profile and awareness of the destination and its attractions, and the strong need for effective destination marketing.

‘Choice of accommodation’ is an important factor when it comes to influencing visitors’ choice of destination (64%). However, in terms of visitors’ perceptions of facilities, the district only scored 26% for accommodation and 24% for evening economy. The specific statement, ‘There is enough to do in Newark and Sherwood in the evenings (after 5pm)’ had an agreement score of only 31%. Of the 23% of visitors staying overnight, the most common type of accommodation was ‘Staying at friends or relatives’ (37%). The most popular accommodation location was Newark.

The research also provided a deeper level of insight to the contribution to the local economy. The average amount of time that day visitors spent in the district was 5 hours and their average spend was £23.68. In comparison, the average spend per overnight visitor was £197.32 if staying in paid-for accommodation or £50.83 if staying at friends or relatives. Day visitor spend was slightly higher in Southwell than Newark or Sherwood Forest and overnight visitor spend was highest in Sherwood Forest.

The most widely used source for information about the destination prior to visit was the internet. It was also the most widely used source by overnight visitors to find out about and book their accommodation. 71% of regional respondents said they used websites and 58% specifically said they used Google to access information about places to visit. Significantly, 25% of visitors also picked up information about Newark and Sherwood during their trip, mainly from the attraction(s) visited, followed by their accommodation provider(s). This is important in terms of dispersing visitors, particularly overnight visitors, to places and attractions they may not have chosen or been aware of prior to making their visit. Stocks of many of the leaflets and printed materials have been shared between different tourism attractions and businesses in the district via NSDC's Tourism Action Group.

### 3.4 Destination Development

The above knowledge of visitors, their perceptions and experiences can be used alongside the DMPs to inform decisions around destination development. Customer-informed development is essential to ensure that the visitor experience is continually enhanced, taking account of the notable differences between the destinations, their narratives and their respective potentials for contributing to growth in the visitor economy.

#### 3.4.1 Newark

Of the three destinations, the town of Newark probably has the most potential for development. Its volume of visitors and visitor days, and the economic impact of its visitor economy, are already growing year on year.

Through partnership working via the Newark Town Board and the Town Centre Culture, Heritage and Tourism working group, there is the potential to develop an improved visitor product with a broader culture, leisure, food and drink offer. The town rates highly for 'the quality of visitor attractions' (82%) and has become a focal point for a number of relatively large events such as Newark Festival and Newark Book Festival, as well as a wide range of events and activities at Newark Showground.

However, this is not a sufficient offer to attract visitors all year round and significantly increase the economic impact. Proposals for collaborative working towards Newark's destination development include:

- Clear visitor gateway to the town with consistency across visitor welcome, signposting and wayfinding, including 5G virtual/augmented reality trails
- Taking forward the existing Castle Gatehouse proposals and closing the gap in required funding
- Wider and more innovative use of key assets including the Market Place, Castle Gardens, Riverside Park and towpath, and Town Hall Ballroom. To include pop-up retail and more outdoor events and festivals including during the evening and on Sundays
- Wider choice of restaurants and bars in the evening to complement the historic pubs and daytime cafes
- Greater choice of visitor accommodation including hotels, particularly those suitable for group travel operators

#### 3.4.2 Southwell

With the highest level of spend by day visitors out of the three destinations, Southwell is well-placed to take advantage of visitors' high levels of prompted awareness of Southwell Minster and The Workhouse as well as its nationally renowned festivals at the Minster and the Racecourse. In order to maximise its potential, proposals for collaborative working towards Southwell's destination development include:

- Clear and consistent visitor welcome and signage
- Increased links with NTU Brackenhurst campus, its staff and students
- An all year round attraction focussed on the history of the Bramley Apple
- Wider choice of restaurants and bars in the evening to complement the historic pubs and daytime cafes
- Greater choice of visitor accommodation including hotels, particularly those suitable for group travel operators, which could be particularly beneficial for the Southwell Music Festival and other events associated with it in the town

### 3.4.3 Sherwood Forest

With global awareness of the legend of Robin Hood and its place in Sherwood Forest, and a wide range of visitor attractions, events and activities on offer, Sherwood Forest enjoys the highest level of spend by overnight visitors out of the three destinations. It has become a popular destination for visitors wanting to discover the home of Robin Hood, explore the ancient woodlands and enjoy active pursuits including walking, cycling, archery, high ropes, Segways and boating.

NSDC ownership and management of a number of assets in the area means it can lead and facilitate development in collaboration with key landowners, partners and stakeholders. Nottinghamshire County Council has also identified Sherwood Forest as a priority for delivering "an engaging and distinctive green and active countryside experience."

However, notwithstanding its strong offer and appeal, Sherwood Forest is not maximising its potential as a leading UK visitor destination in terms of visitor numbers, visitor days or visitor spend. The number of different landowners and stakeholders involved in the destination has been something of a barrier to coherent development and delivery of the visitor offer due to different priorities, timescales and processes. NSDC commissioned the Sherwood Forest Trust to undertake a piece of stakeholder research in 2019. This included face-to-face interviews and questionnaire responses from a wide range of tourism partners, attractions and businesses across the area. Alongside the recommendations of the DMP for Sherwood Forest and the district-wide qualitative visitor market research, this tourism and hospitality provider point of view has helped to determine key areas for the development and marketing of the Sherwood Forest visitor offer. Through collaborative working with key landowners/managers and members of the new Sherwood Forest Strategic Management Group, these proposals for development include:

- Masterplan for the development of Forest Corner as a major visitor hub including

#### Aims

- To improve the visitor offer and experience at Forest Corner
- To protect, manage and enhance national and international habitat and landscape designations
- To provide for better linkages, wayfinding and dispersal to Edwinstowe village and multiple tourism offers beyond.

### Specific Proposals

- Provision of a family-oriented 'Robin of Sherwood' visitor experience(s) at Forest Corner / the area around Forest Corner
  - Increasing the provision of serviced and non-serviced accommodation at Forest Corner / the area around Forest Corner
  - Movements, access and linkages including vehicular, public transport, cycling, walking, bridleway routes and visitor orientation
  - Pedestrianizing all, or parts, of Forest Corner and providing appropriate alternative vehicular access(es)
  - Rationalising visitor/shopper/staff car parking facilities, restrictions and charges at Forest Corner
  - Provision of visitor information, wayfinding and orientation services for Sherwood Forest at Forest Corner
  - Designing in the need to minimise impacts of visitors on the nature conservation designations immediately adjacent to Forest Corner including the necessary screening, discouragement of movements, and/or management of visitors.
- Delivery of the 'Connected Forest' with 5G-enabled content for tourism and education. Use of innovative technologies to engage visitors through virtual and augmented realities in programmes such as the stories of Robin Hood, the history of the forest through the ages, wildlife habitats and personalised trails. Hubs to be located at the Gateway Lodge, Thoresby Vale Workshop and Rufford
  - Lobbying for improved public transport provision throughout the area including a Robin Hood railway line extension and increased Sherwood Arrow bus services
  - Review of brown tourism signage across the area

### 3.5 Destination Marketing

Our aim is to help Newark, Southwell and Sherwood Forest become 'must see' day or short break destinations of choice. We know from the visitor market research that the main barrier to increased visitor footfall is a lack of awareness of the destinations and attractions, pointing to a strong need for coherent, innovative and sustained destination marketing in order to raise and enhance their profile.

With three distinct DMPs and strategic management groups reflecting the notable differences between the destinations, their narratives and their respective potentials for contributing to growth in the visitor economy, it is also necessary to treat Newark, Southwell and Sherwood Forest as three distinct but complementary destination brands. Consequently, we have developed visual branding and associated websites for:

[Visit Newark](#)

[Visit Southwell](#)

[Visit Sherwood Forest](#)

These have largely replaced the previous, more generic brand of Visit Newark & Sherwood. However, there are circumstances in which it is appropriate to use a refreshed Visit Newark & Sherwood identity including the district-wide online [Events Calendar](#) and our social media channels:

Facebook: [@visitnewarksherwood](#)

Twitter: [@NewarkSherwood](#)

Instagram: [visit.newark.sherwood](#)

This is to avoid duplication of content across three different brand sites and to provide one comprehensive calendar for all events across the district. There are also numerous links between the websites to facilitate visitor dispersal across the three destinations.

By providing visitors and potential visitors with a more engaging and user-friendly internet and social media presence, we are better-placed to influence their online choice of destination. Stronger digital marketing across search engine optimisation (SEO), pay-per-click (PPC), social media, online advertising and email marketing will help to improve our websites' rankings in search engine results. We will monitor and review performance through the following measures:

- Unique visits to the three tourism websites
- Social media impressions
- Social media engagements
- Video views
- Social media followers

Longer-term, we will explore the potential to link events listed in our online Events Calendar to stakeholders' online ticket sales where appropriate.

Geographically, in order to maximise the return on investment, our marketing activity will be concentrated largely on East Midlands, West Midlands, South Yorkshire, Lancashire and parts of East Anglia. We will closely monitor geographic response, including area-specific uptake of our printed leaflets as well as online traffic, and adjust our plans accordingly. Some activity will also be at national level such as advertising aimed at group travel operators. We will also identify opportunities to work with partner organisations such as Visit England to promote our offer to visitors inbound to the UK. Recently, we included Newark and Southwell as destinations in [The Explorer's Road](#) Visit England project aimed primarily at the European self-guided touring market.

We also know from our market research that visitors' main reasons for visiting the district are attending arts events/festivals, visiting attractions and general sightseeing. Consequently, our marketing activity will focus largely on promoting the wide range of events, festivals and activities taking place and encourage visitors to extend their stay in order to enjoy other events or attractions on offer around the same time across the destinations. The events are therefore an opportunity to attract potential visitors to a specific place and time but also as a 'hook' to get people to find out more and cross-promote the other destinations, events and attractions. We will also conduct more generic 'brand' campaigns to raise wider awareness of the three destinations' brand propositions. The target audiences and messaging will vary across specific campaigns, according to the particular themes and anticipated responses, for example "find out about all the exciting places for families to

visit in Newark and Southwell during this year's Heritage Open Days". Destination-specific promotion will be guided by the following points:

### 3.5.1 Newark

Brand proposition:

- The quintessential English market town (market, antiques, independent shops)
- An experience of English history through the ages (historic assets)

Audiences:

- 'Country Loving Traditionalists'<sup>3\*</sup> – empty nesters (typically aged 56+ years) with traditional values, who are likely to have recently taken a countryside break in England. They travel as a couple, looking for unspoilt countryside and want to feel "connected to the country's history and heritage" with opportunities to eat local food and produce.
- Younger audiences will be also be targeted through specific campaigns or activities, for example promotion of music festivals in Newark.
- Longer-term, young professionals will be targeted once the leisure, food and drink and evening offer is developed.

### 3.5.2 Southwell

Brand proposition:

- The jewel in Nottinghamshire's crown (historic assets, independent shops, tearooms)

Audiences:

- 'Country Loving Traditionalists'\* – empty nesters (typically aged 56+ years) with traditional values, who are likely to have recently taken a countryside break in England. They travel as a couple, looking for unspoilt countryside and want to feel "connected to the country's history and heritage" with opportunities to eat local food and produce.
- Younger audiences will be also be targeted through specific campaigns or activities, for example promotion of music festivals in Southwell.
- Students, staff and visiting friends and relatives from NTU Brackenhurst campus
- Racegoers attending Southwell Racecourse

### 3.5.3 Sherwood Forest

Brand proposition:

- The home of Robin Hood (ancient woodlands)
- A green and active family experience (outdoor activities, connect with natural environment)

Audiences:

- 'Aspirational Family Fun'\* – information-hungry, living in cities with children at home. They regularly take breaks where they can indulge in active, family-friendly pursuits, sporting events and festivals. They are active on social media.

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<sup>3</sup> \*Visit England – extracts from market segmentation information based on a combination of what matters to visitors, their leisure trip behaviour and demographics.

#### **4.0 Working in Partnership**

A collaborative approach that engages effectively our partners and stakeholders, including businesses from the tourism and hospitality sector, in the development and marketing of our destinations is essential to sustained progress. Whilst NSDC can operate with its own assets and resources to achieve some growth, it can effect far greater change by also using its position and influence as a facilitator.

The strategic management groups comprising partners and stakeholders will agree the priorities for each destination, guided by this strategy and the DMPs, and consider the optimum ways for them to be progressed. The more operational district-wide Tourism Action Group, led and facilitated by NSDC Tourism Business Unit, brings together attractions and businesses from the tourism and hospitality sector to share news, ideas, good practice, campaigns and offers. It is hosted by attractions in different locations around the district in order to provide welcome familiarisation opportunities for the attendees. The sharing of leaflets and printed materials between members of the group also plays a valuable role in cross-promotion initiatives, visitor dispersal and maintaining up to date shared knowledge.

We will link in with a number of other groups that contribute strongly to developing and promoting the visitor offer such as Newark Town Team, Newark Heritage Forum and Newark Business Club. Wider partners and stakeholders will also be engaged to develop the visitor offer. For example, education and training providers could play a key role in raising standards around customer service skills, and the railway franchises LNER and EMR could promote increased visitor travel to the area by train.

We will work collaboratively with the following visitor attractions to make Newark, Southwell and Sherwood Forest destinations of choice for potential visitors and increase the volume of visitors, dwell time and visitor expenditure:

##### 4.1 Newark

Newark Castle & Gardens  
National Civil War Centre  
Palace Theatre  
Newark Air Museum  
St Mary Magdalene Church  
Newark Town Hall Museum & Art Gallery  
River Cruises  
Sconce & Devon Park  
Stoke Field Battlefield  
Kelham Hall & Country Park

##### 4.2 Southwell

Southwell Minster  
Archbishop's Palace  
The Workhouse  
Museum of Timekeeping  
Southwell Racecourse & Golf Course

#### 4.3 Sherwood Forest

Sherwood Forest Country Park & RSPB Visitor Centre

Sherwood Forest Arts & Craft Centre

St Mary's Church

Rufford Abbey Country Park

Thoresby Park

The Queen's Royal Lancers & Nottinghamshire Yeomanry Museum

Sherwood Pines & Go Ape!

National Holocaust Centre & Museum

Bilthorpe Heritage Museum

Laxton Open Fields Visitor Centre

Vicar Water Country Park

## ECONOMIC DEVELOPMENT COMMITTEE

9 SEPTEMBER 2020

### ADOPTION OF PLANNING ENFORCEMENT PLAN (PEP)

#### **1.0 Purpose of Report**

1.1 Members will recollect a report regarding adoption of the Council's Planning Enforcement Plan (PEP) was circulated to Economic Development Committee Members in May/June 2020 following presentation to the Planning Committee on 3 March. In accordance with the recommendation, the PEP was consulted on between 22 June and 31 July. This report responds to the responses received and recommends the Economic Development Committee adopt the PEP and for its use in the undertaking of planning investigations by the Planning Enforcement Team. The PEP is being presented to members of the Planning Committee on 8 September and any comments arising from this Committee will be verbally reported to Economic Development Committee.

1.2 National Planning Policy Framework (NPPF) states that effective enforcement is important to maintain public confidence in the planning system. It also makes clear that enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Additionally, the national Planning Practice Guidance states that local enforcement plans are important because:

*"The preparation and adoption of a local enforcement plan is important because it:*

- *allows engagement in the process of defining objectives and priorities which are tailored to local circumstances;*
- *sets out the priorities for enforcement action, which will inform decisions about when to take enforcement action;*
- *provides greater transparency and accountability about how the local planning authority will decide if it is expedient to exercise its discretionary powers;*
- *provides greater certainty for all parties engaged in the development process."*

Paragraph: 006 Reference ID: 17b-006-20140306

Revision date: 06 03 2014

1.3 In line with this it is encouraged that Local Planning Authorities (LPA's) consider publishing a local planning enforcement plan (PEP) to manage enforcement proactively, in a way that is appropriate to their area. It is advised that such a plan should set out how the LPA will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.

1.4 At present the Council has a Corporate Enforcement Policy, which was written in the knowledge of an ability to have a PEP for specific service areas. In recognition of the growing consciousness of the planning enforcement function, the attached PEP has been written in order to give elected members and the wider public a clearer understanding of how it is envisioned that the service will function. The purpose of this report is to set out the purpose of the PEP, with a dialogue behind the philosophy and considerations contained within, and ultimately to request that Members consider supporting the adoption of the PEP. Should the Planning Committee support the proposal, the matter would then be advanced to the Economic Development Committee for adoption, together with any recommended changes.

## **2.0 Background Information**

- 2.1 The purpose of the proposed local planning enforcement plan is to provide information on how the Council will respond to suspected breaches of planning control, tackle unauthorised developments, and monitor the implementation of planning permissions.
- 2.2 It is not a criminal offence to carry out unauthorised development (unless an enforcement notice is in place), and there are many different ways that the Council can tackle unauthorised development and other breaches of planning control. The NPPF advises that that LPA's should act in a proportionate way when tackling breaches of planning control and formal enforcement action should be used as a last resort.
- 2.3 This means the Council cannot normally justify taking formal enforcement action against minor breaches of planning control but in other cases the Council may take formal enforcement action to resolve a breach of planning control. In some cases, the Council may seek a retrospective planning application to resolve a breach of planning control instead of taking action, whilst in others the Council might determine not to take any further action.
- 2.4 The Council also has to prioritise cases to ensure there are sufficient resources to make sure serious breaches of planning control are dealt with urgently and to ensure other cases are dealt with effectively and efficiently and with a view to the planning enforcement service undertaking increased activity in a proactive approach. This means that whilst we will take a consistent approach to planning enforcement, different cases may well be dealt with differently depending on the individual circumstances of the case.
- 2.5 Therefore, the preparation and adoption of a local enforcement plan is important because it:
- Sets out the objectives and priorities which are tailored to local circumstances;
  - Outlines the priorities for enforcement action, which will inform decisions about when to take enforcement action;
  - Provides greater transparency and accountability about how the local planning authority will decide if it is expedient to exercise its discretionary powers; and,
  - Offers greater certainty for all parties engaged in the development process.

It is therefore anticipated that adoption of the PEP will be the catalyst for driving the planning enforcement service towards being a key component in an effective development management service.

## **3.0 Proposals**

- 3.1 The planning enforcement function plays a key role in helping the Council to deliver an effective Development Management service. The team forms part of the development management activity to deliver good community outcomes in line with the Community Plan (2019 – 2023) and Local Plan.
- 3.2 The planning enforcement process is not an isolated activity simply limited to reacting to complaints about breaches of planning control. Whilst it is not expedient for the Council to monitor every planning permission that is implemented across the District, the increased resources allocated to the function has led to an opportunity to evaluate the current function and working practices and to explore opportunities to increase the overall

efficiency of the enforcement service with a view to increasing the level of proactive development monitoring within the District.

- 3.3 Members will be aware that whilst the investigation of suspected breaches of planning control is a statutory function, and will lead to the determination of whether a breach has taken place, ultimately the Council does not have a duty to take enforcement action.
- 3.4 The PEP therefore seeks to provide a clearer understanding of the discretionary nature of the planning enforcement function and to explain how investigations will be prioritised following receipt and the associated timescale outlined within the PEP. It is envisaged that the PEP will provide greater transparency and accountability about how the local planning authority prioritise enforcement action and how it is decided if it is expedient to exercise its discretionary powers.
- 3.5 Ultimately the PEP is intended to provide greater certainty for all parties engaged in the development process.

### **Prioritisation of Investigations**

- 3.6 The PEP contains a scale of case prioritisation. This is designed to guarantee that there are sufficient resources to ensure that serious breaches of planning control are dealt with urgently and to ensure other cases are dealt with effectively and efficiently. This means that whilst we will take a consistent approach to planning enforcement, different cases may well be dealt with on a different timetable depending on the individual circumstances of the case. In these respects, it is important that we can show how we decide to deal with some issues urgently and how long we will normally need to deal with less urgent cases.
- 3.7 A clear policy statement is a way of managing expectations, and everyone (including members) has an important role in seeing that it is respected and that the enforcement team can go about its business in a purposeful and efficient way.
- 3.8 Without this, the enforcement team can come under pressure complaints that are not always deserving of immediate attention.

### **Performance Management**

- 3.9 Government, in recognition of the discretionary nature of planning enforcement, has never set 'targets' or 'standards' for planning enforcement, as is the case with development management.
- 3.10 From reviewing the approach taken to performance management from other local authorities it is noted that authorities commonly set target times for carrying out some form of action (this is usually a site visit) following receipt of a complaint. Some authorities' PEPs set targets for completing the first phase of the investigation, and for the closure or resolution of cases.
- 3.11 Therefore in order to increase the transparency and accountability of the planning enforcement function, the PEP contains targets for response times for the recognition of the initial report and then the initial investigation and assessment of the enforcement action. These targets are based upon the level of prioritisation of the enforcement case.

- 3.12 The PEP that is proposed places targets on taking action, rather than specifically a 'site visit', as it is acknowledged that it may be possible to make contact with a developer or an alleged 'contravener' without an initial site visit, thus increasing the efficiency of the service. The PEP does not place a target on the outcome of enforcement cases as it is considered that such targets would not reflect the often complex and discretionary nature of planning enforcement investigations, which can include decisions of organisations or processes beyond the control of this authority (e.g. a court case or appeal).
- 3.13 It is also considered that it is important that a balance is struck for performance targets between a level that is challenging and motivating, but is also realistic and does not unduly raise public expectations. It is important that enforcement targets should also relate to the planning service objectives in order to ensure a corporate response to workload.

### **Proactive Enforcement**

- 3.14 Historically the planning enforcement function at Newark and Sherwood has largely been 'reactive' in that we investigate alleged breaches of planning control as they are reported to the authority.
- 3.15 However, nationally it has been noted that enforcement officers are also becoming proactive in dealing with local problems through direct targeted interventions. This can be through working alongside other departments to tackle the problem of empty run down properties affecting the morale of the local community, taking direct action to deal with unauthorised advertisements and flyposting, or to remove eyesores and clean up properties under section 215 powers (untidy land).
- 3.16 There are further gains that can be made from the team checking when notified of a commencement [of development] to draw attention to the developer of any conditions that may cause particular problems if not addressed, and to build relations on particular sites that are likely to create concerns for the local community.
- 3.17 The PEP recognises this impetus for a more proactive approach in certain circumstances and the potential benefits to the wider community.

### **Reporting to Committee**

- 3.18 It is proposed to continue with the quarterly reports to Planning Committee setting out a snap shot on the general volumes of planning enforcement cases received and dealt with, along with details of the following:
- An outline of the enforcement activity during the previous quarter which captures the overall split to show the number of cases investigated, how many are found to be a breach of planning or otherwise.
  - A summary of formal action taken for that quarter.
  - Examples of cases where breaches of planning control have been resolved without formal action having been taken.
  - Notices complied with.

- 3.19 In addition, once the enforcement team has been brought up to a full complement, it is also anticipated that figures will be presented in relation to the performance standards outlined within the PEP.

### **Consultation**

- 3.20 In line with the Planning Practice Guidance, consultation has been undertaken regarding the contents of the Plan between 22<sup>nd</sup> June and 31<sup>st</sup> July. Consultation has been undertaken with all Members of the District Council, Parish Councils, Agents, consultees, members of the public engaged with the planning process and via the Council's website. Two responses have been received from South Clifton Parish Council and Girton Parish Council as follows:

South Clifton Parish Council:

*"It is remarkable how many ways the planning enforcement team have for doing nothing. There is a gap between the stated actions and what is seen on the ground. Contrary to the stated intention the Plan reinforces the lack of confidence in the Newark & Sherwood Planning Enforcement Team"*

Girton Parish Planning:

*"The PEP consultation document is an excellent plan with some good ideas. I especially favour the "proactive enforcement" angle and the "performance management" ideas."*

- 3.21 Clearly the views of the two parishes in respect to the document are very much in contrast to one another. With reference to South Clifton's response – until the PEP is adopted, what is cited within the document within some areas would not be seen – such as proactive enforcement. The resources available to the Enforcement team has increased since the previous report was presented to Members, although not to the level anticipated prior to the outbreak of the Covid-19 pandemic. It is hoped, subject to budgets permitting to be able to recruit the final member of the team in the final quarter of 2020/21 which will then enable, subject to its adoption, all of the measures within the PEP to be undertaken. It is hoped that this will then overcome the criticism raised by South Clifton Parish Council. Notwithstanding this we would also draw Member's attention to the contents of the quarterly reports to the planning committee which have outlined the continuing work of the enforcement section.
- 3.22 With regards to their point regarding ways in which the planning enforcement team have for doing nothing. The reason for the PEP is very much to outline what a planning enforcement team is lawfully able to do and what it cannot. Many complaints are raised with the planning team that do not fall within the remit of planning legislation and thus we are not able to deal with them. It is hoped the document, as well as the summary document attached, will be of assistance to members of the public.
- 3.23 Whilst these comments do not raise any need to amend the PEP previously presented, it has been amended in light of the late representations received and presented to Planning Committee in relation to the Empty Homes Officer and Data Protection, as well as providing clarification as to periods for compliance for the initial phase of an investigation. The latter are underlined within Part 3.

#### **4.0 Conclusions**

4.1 The PEP has been written to reflect the Council's commitment to focus on the needs of the Newark and Sherwood community and to reflect the objectives contained within the Community Plan, towards which the planning enforcement service will be at the forefront. The PEP seeks to not only provide information as to how the enforcement service will operate, and how recorded cases will be prioritised, but also set targets for standards of service that customers can expect to receive from the service.

#### **5.0 Equalities Implications**

5.1 There are no equalities implications. All alleged breaches of planning control will be investigated in accordance with the standards and timescales set out within the Plan, once adopted.

#### **6.0 Financial Implications**

6.1 There are no direct financial implications arising from the adoption of the Planning Enforcement Plan. However, its adoption will have the benefit of ensuring that Planning Enforcement resources are directed in a timely manner according to the priorities set out.

#### **7.0 Community Plan – Alignment to Objectives**

7.1 The PEP aligns with the Council's Community Plan Objectives 'Continue to maintain the high standard of cleanliness and appearance of the local environment'; 'Enhance and protect the district's natural environment'; and 'Reduce crime and anti-social behaviour, and increase feelings of safety in our communities'.

#### **8.0 Comments of Director**

The development and adoption of a Planning Enforcement Plan (PEP) is welcomed. It will allow the service to set clear, but deliverable expectations for service users and members of the public. A targeted focus on major developments, alongside the additional resources already committed in the 2020/21 budgets onwards assist delivery of any adopted PEP.

#### **9.0 RECOMMENDATION**

**That the attached Planning Enforcement Plan (Appendix 1) and summary document (Appendix 2) is adopted and used as a policy document in the undertaking of the Planning Enforcement function.**

#### **Reason for Recommendations**

**The PEP is a document that is recognised by the NPPF as being an important document in ensuring effective enforcement takes place and to provide confidence to the local community. The adoption of the document will show clear guidelines on what the Planning Enforcement is and is not able to do and the timescales for investigating cases.**

National Planning Policy Framework 2019

Planning Committee – Adoption of Planning Enforcement Plan (PEP) – 3 March 2020

For further information please contact Richard Marshall on Ext 5811

**Matt Lamb**

**Director – Planning & Growth**



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

# Planning Enforcement Plan

Date 2020

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## **PART ONE – GENERAL PRINCIPLES**

### **1. Introduction**

This Plan has been the subject of a public consultation exercise carried out between 22<sup>nd</sup> June and 31<sup>st</sup> July 2020. The Plan was considered by the Economic Development Committee and approved on the xxx.

This Plan sets out the general principles that form the standard operating procedures and function of the Planning Enforcement Service, within the Planning Development Business Unit of Newark and Sherwood District Council. This policy/ plan should be

#### **1.1 Why is a planning enforcement plan important?**

The National Planning Policy Framework states that the Council should act in a proportionate way when tackling breaches of planning control and formal enforcement action should be used as a last resort. In addition, it is not a criminal offence to carry out unauthorised development (unless, for example, the development relates to a listed building, advertisement or is in breach of an enforcement notice), and there are many different ways that the Council can tackle unauthorised development and other breaches of planning control. This means the Council cannot normally justify taking formal enforcement action against minor breaches of planning control and may decide not to take formal action against some cases.

Therefore, in some cases, the Council may seek a retrospective planning application to resolve a breach of planning control instead of taking action whilst in others the Council might determine not to take any further action because the works that have been carried out do not cause any harm. However, in other cases the Council may take formal enforcement action to resolve a breach of planning control and it is important that we can show how we decide when we will take formal enforcement action.

The Council also has to prioritise cases to ensure there are sufficient resources to make sure serious breaches of planning control are dealt with urgently and to ensure other cases are dealt with effectively and efficiently. This means that whilst we will take a consistent approach to planning enforcement: different cases may well be dealt with differently depending on the individual circumstances of the case. In these respects, it is important that we can show how we decide to deal with some issues urgently and how long we will normally need to deal with less urgent cases.

Therefore, the preparation and adoption of a local enforcement plan is important because it:

- allows engagement in the process of defining objectives and priorities which are tailored to local circumstances;
- sets out the priorities for enforcement action, which will inform decisions about when to take enforcement action;

- provides greater transparency and accountability about how the Local Planning Authority will decide if it is expedient to exercise its discretionary powers; and,
- provides greater certainty for all parties engaged in the development process.

## **1.2 Aims of the Policy**

In order to provide the best possible service, it is essential that the Council gives clear information on what it is able to do and how the service is prioritised, given the available resources.

This document is written with due consideration to relevant Government Policy, Legislation and Guidance, to provide a clear statement of the decision-making framework that will enable the effective provision of a Planning Enforcement Service through the implementation of sound procedures and working practices.

## **1.3 General Statement**

The Council's primary objective is to achieve regulatory compliance and to protect the amenity, privacy and overall well-being and prosperity of the residents and businesses of Newark and Sherwood district.

Where it becomes necessary to take formal action in respect of breaches of planning control, the Council ensures such action is taken, where it can be shown to be expedient and in the public interest to do so in accordance with the principles contained within this policy.

There is a wide range of enforcement tools available to the Council to remedy breaches of planning control, with prosecution and direct action being the most serious. The Council will always choose an enforcement sanction that is commensurate with the breach of planning control to which it relates. This policy is built around a process of escalation. In most circumstances the Council will only issue a formal notice where a breach of planning control has caused, or is likely to cause, material loss or harm to amenity, and where informal negotiations have been or are expected to be unsuccessful. Where there is a 'technical breach of planning control', but that breach is not considered to be causing 'harm', the Council may decide that further enforcement action is not expedient.

## **1.4 Relationship with the Council's Corporate Enforcement Policy and Corporate Targets and Objectives**

The District Council adopted its Corporate Enforcement Policy on 4<sup>th</sup> June 2015. This policy provides operational guidance to authorised officers and information to Elected Members and the public in relation to breaches of planning control.

The Corporate Policy, which deals with general enforcement matters common to all service areas, is applicable to all Council employees working in enforcement roles and those from other service areas who support the delivery of those functions. It is also applicable to agency/contract staff working on behalf of the Council.

The purpose of this policy is to set out the steps Newark & Sherwood District Council will use to secure compliance with the law whilst minimising the burden on individuals, businesses and the Council.

The District Council has identified the following as its priority objectives within the Corporate Plan:

- Improve the cleanliness and appearance of the local environment;
- Reduce crime and anti-social behaviour, and increase feelings of safety in our communities;
- Improve transport infrastructure to reduce congestion and facilitate growth;
- Build more homes and provide an excellent housing management service;
- Increase visits to the District and the use of visitor attractions by local residents;
- Protect, promote and enhance the district's natural environment and deliver the Council's environmental ambitions;
- Enhance and sustain the town centres;
- Improve the quality of life and social mobility in target areas;
- Improve the health and wellbeing of local residents;
- Increase participation with the Council and with local communities; and
- Continue to modernise working practices and embed a stronger commercial culture to improve value for money, generate more income and increase residents' satisfaction.

The Planning Enforcement Team contributes to the achievement of a number of the Council's priority objectives by:

- Protecting the amenity of those who live and work in the district from the harmful effects of unauthorised development and the neglect of land and buildings through negotiation but where necessary by taking appropriate formal enforcement against perpetrators.
- Protecting both the natural and built historic environment
- Ensuring that environmental, economic and social benefits negotiated through planning applications are achieved
- Enabling businesses to operate in such a way that maintains economic competitiveness without this being achieved at the expense of the environment and/or public amenity.

## **PART TWO - KEY PRINCIPLES OF PLANNING ENFORCEMENT**

### **2.1 Why is effective planning enforcement important?**

Effective planning enforcement is important to:

- tackle breaches of planning control that have an unacceptable adverse impact on the character and appearance of the local area, or have an unacceptable adverse impact on the living conditions of local residents;
- maintain the integrity of the decision-making process by tackling unauthorised development that would not normally be granted planning approval; and
- maintain public confidence in the Council's decision-making processes by ensuring planning conditions and planning obligations needed to make development acceptable in planning terms are complied with.

### **2.2 Investigation**

The Council's planning enforcement function is responsible for the investigation and enforcement of 'breaches of planning control'. Breaches of planning control are restricted to matters falling within the scope of 'development'.

Development is defined as:

*"Except where the context otherwise requires... the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land"*

s.55 Town and Country Planning Act 1990 (as amended).

### **2.3 What is a Breach of Planning Control?**

The Town and Country Planning Act 1990 defines a breach of planning control as "the carrying out of development without the required planning permission or failing to comply with any condition or limitation subject to which planning permission has been granted."

A breach of planning control can include the following:

- Building work and/or a material change of use undertaken without planning permission being granted;
- Development not being carried out in accordance with the approved plans of a planning permission;
- Non-compliance with conditions attached to a planning permission: and
- non-compliance with a planning obligation contained in a s.106 legal agreement attached to a planning permission; and

There are also other legislative codes which fall within the remit of the enforcement function. Breaches of this legislation can include the following:

- Works being carried out to a Listed Building which affect its character without listed building consent being granted;
- Non-compliance with conditions attached to a listed building consent;
- The display of advertisements for which express consent is required but not granted;
- The removal of protected trees and/or trees situated within a Conservation Area for which notification or consent is required but not given: and
- unauthorised removal of important hedgerows.

Not all development or change of use requires planning permission from the local planning authority.

The Town and Country Planning (Use Classes) Order 1987 (as amended) allows for certain changes of use without the need for planning permission. For example, the change of use from a dry cleaners to a travel agents does not require permission.

The Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) grants permission for some developments without the need to apply for consent from the Council. Development granted by virtue of the Order is considered to be 'permitted development'. Permitted development cannot be subject to enforcement action even in instances where development is considered to cause harm. Further information on permitted development is available from the Planning Portal website.

The Enforcement Team are not able to assist in matters which are covered by other legislation, for example, complaints in relation to public health matters, high hedges or the improper use of the highway. Any complaints with regard to these issues will be passed onto the relevant department.

The Council is required to operate its enforcement function within government guidelines and in accordance with Council policy and therefore must determine whether or not a breach of planning control is a breach of policy and then whether the breach unacceptably affects, amenity or the general quality of life, such that enforcement action is warranted and justifiable.

#### **2.4 Duties of the Enforcement Function**

The Enforcement Team plays a key role in helping the Council to deliver an effective Development Management service. The team forms part of the development management activity to deliver good community outcomes in line with the adopted Development Plan.

The planning enforcement process is not an isolated activity simply limited to reacting to complaints about breaches of planning control. The Council does not have sufficient resources to monitor every planning permission that is implemented across the District. The team therefore, receives support from Town and Parish Councils, as well as some ad-hoc monitoring of development by planning case officers. However, we need to rely on reports of suspected breaches of planning

conditions by neighbours and other interested parties to be able to identify problems.

Investigation of suspected breaches of planning control is a statutory function. Investigation will determine whether a breach has taken place and also to determine whether enforcement action is necessary. However the Council does not have a duty to take enforcement action.

To carry out work or change the use of land or buildings without first obtaining planning permission is not a criminal offence. It is unauthorised, but not illegal, and in the majority of cases the Council is likely to provide the opportunity to submit an application for retrospective planning permission, in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended) and guidance issued by [Government](#). Occasions where the Council is not likely to encourage a retrospective application would be when an unauthorised development is so harmful (for example to highway safety) that it would be highly unlikely to gain permission.

## 2.5 Expediency

For all investigations where a breach of planning control has been identified, the Council must assess any actual and/or potential harm caused by the breach. This assessment of 'expediency' ensures that the Council fully considers the implications of each breach of planning control before determining the most appropriate course of action. Therefore, the breach of control is not in itself sufficient to merit enforcement action.

National planning policy, namely 'National Planning Policy Framework (NPPF)', states that:

*"Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control."*

Newark and Sherwood District Council promotes this approach. Planning enforcement should not be used as a punitive system. Where a breach of planning control is acceptable based on planning merits, it should not become the subject of enforcement action. In short, planning enforcement action will not be taken solely to regularise development that is otherwise acceptable.

An assessment of 'expediency' will be required in all cases where a breach of planning control has been identified. An 'expediency' test involves the Council assessing the planning merits of the unauthorised development and the impact of the Council's enforcement powers, to determine whether action is required to control the unauthorised development or require its cessation/removal. The Council has a statutory duty to assess the expediency of enforcement action to ensure consistency and quality of decision-making. The assessment of expediency is based on a variety of factors.

## 2.6 Decision Making

All planning enforcement decisions must be made with regard to the interests of the public as a whole. It is not the role of the planning system or planning enforcement to protect the interests of one party against those of another. As such, breaches of planning control are not subject to public consultation. The following factors cannot be taken into account when assessing expediency:

- Breaches of restrictive covenants;
- Private disputes;
- Competition between businesses;
- Damage to property;
- Boundary or other land disputes; or
- Reduction in value of land or property.

Where necessary the views of various partner agencies and statutory consultees such as Nottinghamshire County Council, the Environment Agency, Natural England and Historic England may be sought in order that the Council makes an informed decision. The views of other agencies will be of particular importance where their technical or specialist knowledge is required.

However, harmful unauthorised development should be pursued to ensure it is either made acceptable by the imposition of additional requirements or limitations by way of conditions. If it is not possible to alter development to make it acceptable then action will be considered to require the unauthorised use/development to cease or be removed. Formal action will not be taken solely because development has started without the benefit of planning permission without first examining whether there are sound and valid reasons for doing so. The Council is not automatically required or committed to take action on breaches of planning control. The particular circumstances of every case must always be considered. It is not usual for formal action to be taken against a minor breach of control that causes no real harm. Enforcement action will be taken urgently where it is considered commensurate with the seriousness of the breach of planning control and expedient and in the public interest to do so.

All of the Council's decisions will have regard to the following current statutory guidance and codes of practice:

- [Planning Practice Guidance](#)
- [The Statutory Code of Practice for Regulators](#)
- [The Code for Crown Prosecutors](#)
- [The Human Rights Act 1998](#)
- [National Planning Policy Framework \(NPPF\)](#)
- [Police and Criminal Evidence Act 1984 \(PACE\)](#)

Emerging or replacement statutory guidance and codes of practice will be given regard alongside this plan as appropriate.

The UK planning system has generated a significant amount of case law. When it is derived from the High Court and above, this sets a legal precedent that dictates how the law should be interpreted by decision makers and investigators. Legal precedent is subject to continual change as new cases are put before the Courts, and it is in the best interests of the Council to be well informed on this subject as such changes can significantly enhance or impair the actions of the Council when dealing with breaches of planning control.

Given the high number of applications which are received each year, it is not possible to monitor all developments. Priority will be given to key identified sites which will undergo direct monitoring to ensure the development is being carried out in accordance with the approved plans.

In adopting a proactive enforcement approach, this will assist in a move towards an effective development management service enhancing the traditional reactive approach of enforcing contraventions.

The Council is responsible for the investigation of all breaches of planning control that are 'District matters'. District matters comprise all breaches of planning control, with the exception of mining and mineral extraction, and waste deposit and disposal. These are 'County Matters' that are investigated and enforced by Nottinghamshire County Council. Often District and County matters will overlap, and in these circumstances should enforcement action be required then the most appropriate form of enforcement action will be agreed after consultation with Nottinghamshire County Council, bearing in mind the nature of the breach and enforcement 'tools' available.

## **PART THREE – ENFORCEMENT CASE PRIORITY SYSTEM**

### **3.1 Prioritisation Overview**

It is acknowledged that some alleged breaches need to be given a higher priority than others. Priority will be given to cases where there is the possibility of the greatest harm being caused. Accordingly, the priority performance standards for the delivery of the service have been designed to reflect this.

The following priority system will apply to each case received. On receipt of a complaint, it will be prioritised according to the following categories. The category of each case may change following the initial site visit and depending on the level of harm being caused. The Council also recognises that not all alleged breaches of planning control require an immediate site visit, as such the system of prioritisation reflects the urgency that some form of 'action' is required. This may be a site inspection, however it could also be less 'direct', such as a phone call to a developer/property owner or an initial piece of correspondence.

### **3.2 What is a high priority case?**

High priority cases are cases where there is an immediate and serious risk of harm or irreparable damage resulting from the unauthorised works that might be taking place. We will aim to investigate these cases on the same day that they are reported to the Council where this is a business working day, or the next day the Council offices are open. We will then decide what further action to take, if any, within 24 hours. Examples of high priority cases are as follows:

- Demolition in a Conservation Area;
- Destruction of an important hedgerow;
- Hazardous substances;
- Unauthorised works to protected trees; and
- Unauthorised works to listed buildings.

### **3.3 What is a medium priority case?**

Medium priority cases will not normally require immediate action to prevent serious harm. They will include suspected breaches of planning control that would not normally get planning permission because they are contrary to local planning policies and/or have a harmful impact on the amenity of the area. We will aim to start starting investigation within 14 days of receiving a complaint. If a complaint is received on a non-working day, the timescales start from the first working day after. We will then decide what further action to take, if any, within four weeks of the site visit. Examples of medium priority cases are as follows:

- Unauthorised development that contravenes local planning policy;
- Unauthorised development that significantly impacts on local amenity and public safety;
- Unauthorised development that results in harm to the setting of a listed building.

- Unauthorised development that results in harm to the character of a Conservation Area;
- Unauthorised development in Green Belt;
- Operational building works;
- Unauthorised changes of use;
- Erection of unauthorised advertisements that have a detrimental impact on highway safety or within Newark/ Southwell town centre locations; and
- Breaches of 'conditions precedent' attached to planning permissions

### **3.4 What is a low priority case?**

Low priority cases will be minor breaches of planning control. We will aim to start investigating cases that are likely to be a low priority by visiting the site within four weeks of receiving a complaint. If a complaint is received on a non-working day, the timescales start from the first working day after. We will then decide what further action to take, if any, within six weeks of the site visit. Examples of low priority cases are as follows:

- Running a small business from a residential property;
- Unauthorised advertisements;
- Unauthorised fences and walls;
- Other breaches of planning conditions
- Unauthorised householder developments; and
- Untidy land and buildings.

### **3.5 Performance Standards**

We will seek to acknowledge all complaints within 5 working days. In most cases this is by the same method through which the complaint was received. Complaints should be received in writing or logged through the Council's website reporting form and provide a minimum level of information in order for the alleged breach to be properly investigated. Where insufficient information has been provided, we will not always be able to investigate.

The timescale for completing an investigation varies depending on the complexity of the case, workloads of officers and the need to regularise the alleged breach of planning control. We will try to notify the complainant at significant points in the investigation. However the statutory process we have to follow means that, quite often, extended periods of time will pass without any apparent progress. For example where the Council has to allow time for a planning application to be prepared and submitted, and then determined, a period of four months may be typical. Serious cases that result in the service of formal notices, a resultant appeal and possible challenges through the courts can, and do, take many years to resolve.

It is important to emphasise that statutory notices can only be issued in relation to confirmed breaches of planning and listed building control. It is not possible to issue Notices where it is suspected that a breach of planning might occur at some point in the future.

## **PART FOUR - PLANNING ENFORCEMENT INVESTIGATION PROCESS**

Following the receipt of the complaint, an investigation will be carried out according to the priority system as set out above, which most often will also necessitate a site visit being undertaken. From the evidence collected during the site inspection, an assessment will be made as to whether there is a breach of planning control and if so, whether planning permission is required for the works.

### **4.1 Powers of Entry**

In all but the most straightforward cases, officers will undertake a site visit to try to establish whether a breach of planning control has taken place. The majority of site visits are made without prior arrangement, and officers are required to identify themselves as enforcement officers as soon as they enter the site.

The Council's planning enforcement officers have powers of entry, for the purpose of investigating alleged breaches of planning control, under the following provisions:

- Town and Country Planning Act 1990 (as amended);
- Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended);
- Planning (Hazardous Substances) Act 1990 (as amended);
- Planning (Hedgerow Regulations) Act 1997;
- Local Government (Miscellaneous Provisions) Act 1976, 1982; and
- Planning (Consequential Provisions) Act 1990 (as amended)

Where site visits are made and no occupier can be found at the time of visit, officers have powers to inspect the land in their absence. Officers do not have powers to force entry into any dwellinghouse. Where appropriate, officers will leave a business card requesting the occupier of the land to contact the Council. If during a site visit officers are refused entry onto land or buildings, the Council has the right to apply to the Magistrates' Court for a warrant to enter the property. This course of action will only be taken in cases where it is considered both necessary and proportionate to the alleged breach under investigation.

### **4.2 Gathering Evidence**

Whilst on site, officers may ask questions of any occupiers present, and may take measurements and where appropriate photographs. Any information gathered will be used to ascertain whether a breach of planning control has taken place. If a breach has occurred, this information will be used to assess the most appropriate course of action to resolve the matter.

Where a complaint relates to an alleged unauthorised use of land, officers will make a reasonable attempt to determine whether a breach has taken place. In most cases a 'reasonable attempt' will consist of undertaking site visits at days and/or times deemed most suitable for the allegation. This approach ensures that the Council's resources are used efficiently. Where officers can find no evidence of a breach of

planning control the investigation will be closed and no further action taken. Such cases will not be reinvestigated unless the complainant is able to provide more substantive evidence of the alleged breach of planning control.

Officers may also make use of the 'planning contravention notice' if they have reasonable suspicion that a breach of planning control is likely to have occurred. This tool will be used in accordance with [Government guidance and best practice](#).

Officers may use a variety of other methods to determine whether or not a breach of planning control has taken place, including obtaining information from witnesses to an alleged breach, and consultation with the Council's Planning Development Team. The Council may also seek clarification from case law or obtain legal advice where the subject of an investigation is complicated or contentious.

#### **4.3 No Breach of Control**

In most cases, the initial site visit/ investigation will reveal that the matter does not constitute a breach of planning control. This can be because the matter does not constitute development or benefits from permitted development rights. In such instances, the case officer will undertake to contact the complainant to explain that the Council is unable to take any action through its planning enforcement powers in line with the performance standards set out in paragraph 3.5.

#### **4.4 Potential Breach of Control**

Due to the complex nature of the planning regime, in many cases it is not possible to come to an immediate determination as to whether or not a breach of planning control has occurred. This is particularly relevant in relation to complaints regarding a material change of use. In these cases, it is often necessary to carry out additional observations over a period of time before a determination can be made as to whether there has been a breach of planning control.

In instances such as this, it may be necessary for the investigating officer to contact the complainant to request further information or observations.

#### **4.5 Breach of Control Identified**

When it is determined that planning permission is required, we will contact those believed to be responsible and set out the appropriate course of action so that the breach can be resolved.

In many cases a retrospective application will be invited in order to resolve the breach. This is in accordance with national policy and allows for a full formal assessment to be carried out on the development with statutory consultation with consultees and neighbours.

If the Council has not been successful in securing the submission of a valid planning application or remedial actions have not been carried out, a Section 330 or Planning

Contravention Notice (PCN) may be issued. These notices can be used in order to gain additional information to further investigate a breach of planning control and/or to enable the service of a formal notice. The owner will be advised that it is in their best interests to resolve the breach, as any outstanding notice served will appear on any land search which may affect any future sale of the property.

In cases where it is considered that permission is unlikely to be granted, we will ask for the use to cease or the unauthorised development to be removed voluntarily. A suitable period of time is usually given depending on what needs to be done.

Harm can be caused through a number of factors including:

- Adverse impact on visual amenity due to poor design or inappropriate materials;
- Loss of protected trees or damage to listed buildings;
- Adverse impact on residential amenity;
- Noise, nuisance or disturbance from the operation of a business; and
- Untidy land and run down or derelict buildings that result in a poor quality environment.

It is usually considered inappropriate to take formal enforcement action against a trivial or technical breach of planning control which causes no harm to amenity in the locality of the site.

## **PART FIVE - FORMAL ENFORCEMENT ACTION**

Formal enforcement action is only instigated when it is considered expedient and all other avenues to resolve the problem have failed. Any action taken must meet the tests as set out in government guidance and be proportionate to the breach of planning control to which it relates.

Under the adopted scheme of delegation, the decision to take formal enforcement action or to instigate prosecution proceedings, is taken under delegated powers. Enforcement Notices and Notices under Section 215 of the Town and Country Planning Act 1990 (as amended) relating to untidy land may be served by an Authorised Officer and the matter pursued through to prosecution at Magistrates' Court.

### **5.1 What types of formal enforcement action can the Council take?**

There is a range of ways of tackling breaches of planning control available to the Council through formal enforcement action. In each case officers not only have to determine which of the options would be the most effective way of dealing with the breach but also which would be the most proportionate way of securing a resolution.

In these terms, in most medium and in some high priority cases, issuing an enforcement notice will normally be the right approach for officers to take when it appears to them that there has been a breach of planning control and it is expedient to take formal enforcement action when taking into account the provisions of the development plan and any other material considerations (including the guidance in this document).

#### **5.1.1 Enforcement Notices**

An enforcement notice should enable every person who receives a copy to know:

- exactly what, in the Local Planning Authority's view, constitutes the breach of planning control; and
- what steps the Local Planning Authority require to be taken, or what activities are required to cease to remedy the breach of planning control.

There is a right of appeal against an enforcement notice, however it is an offence not to comply with an enforcement notice once the period for compliance has lapsed.

Therefore, it is important that the recipient of an enforcement notice takes immediate action to lodge an appeal against the notice if they think there are good grounds to do so or take immediate steps to comply with the notice.

#### **5.1.2 Stop Notices**

A stop notice can prohibit any or all of the activities which comprise the alleged breach(es) of planning control specified in a related enforcement notice, ahead of the deadline for compliance in that enforcement notice. Therefore, a stop notice

might be issued alongside an enforcement notice because it is important to prevent a development from continuing before the enforcement notice comes into effect.

There are very strict limitations on the use of a stop notice including potential compensation to be paid by the Council if a successful appeal is made against the serving of stop notice. The compensation would be for any loss or damage directly attributable to the prohibition effected by the notice. It is therefore unlikely that officers will consider issuing a stop notice unless there are very serious risks of irreparable harm from on-going development. For example, a stop notice may be considered where an unauthorised development involves the demolition of an unlisted building in a designated Conservation Area and an agreement to stop demolition with immediate effect has not been reached. A stop notice cannot prohibit the use of any building as a dwellinghouse.

#### 5.1.3 Temporary Stop Notices

A temporary stop notice requires that an activity which is a breach of planning control should stop immediately. A temporary stop notice must state the date the temporary stop notice has been served, the activity that has to cease, and that any person contravening it may be prosecuted for an offence.

The Council does not need to have served an enforcement notice before it issues a temporary stop notice and officers may consider issuing a temporary stop notices in some high and medium priority cases when it is essential to take immediate action to safeguard amenity or public safety in the neighbourhood; or to prevent serious or irreversible harm to the environment in the surrounding area.

A temporary stop notice expires after 28 days, so officers will consider what further action is required within this period if an alternative way of dealing with the breach which would overcome the objections to it in an environmentally and legally acceptable way cannot be agreed with the recipient of the temporary stop notice.

#### 5.1.4 Breach of Condition Notice

A breach of condition notice is mainly intended as an alternative to an enforcement notice for remedying a breach of condition. Officers will consider issuing a breach of condition in addition to an enforcement notice, as an alternative to a stop notice, where officers consider it is expedient to stop the breach of conditions quickly and before any appeal against the enforcement notice is determined.

A breach of condition notice is therefore most likely to be used in some high or medium priority cases when immediate action is required to stop a continuing breach of conditions in the interests of safeguarding amenity or public safety in the neighbourhood; or to prevent serious or irreversible harm to the environment in the surrounding area. There is no right of appeal to the Planning Inspectorate against a breach of condition notice.

### **5.1.5 Injunction**

The Council can apply for an injunction whether or not it has exercised, or proposes to exercise, any of their other powers to enforce planning control. However, starting proceedings for an injunction is one of the most serious types of enforcement action that the Council can take because if a person fails to comply with an injunction (once it has been granted) they may be committed to prison for contempt of court. Additionally, once an injunction has been granted, it cannot be discharged except where there has been a significant change of circumstances since the order was made.

Therefore, officers will only consider applying for an injunction if there have been persistent breaches of planning control such as failure to comply with the requirements of an enforcement notice over a long period and/or other enforcement options have been, or would be, ineffective in the event of a serious breach of planning control that would cause substantial and/or immediate harm to the local area.

### **5.1.6 Prosecution**

When officers are dealing with high priority cases, many of the breaches of planning control may constitute a criminal offence subject to prosecution including unauthorised works to protected trees, removal of important hedgerows and unauthorised works to listed buildings.

Officers will take further legal advice in these cases with a view to pursuing a prosecution in the event of a serious breach of planning control that has resulted in substantial harm to the local area. It is therefore important that a person that is contacted by officers about a high priority case makes every effort to stop any unauthorised works or activities on site immediately.

Officers will also take further legal advice with a view to pursuing a prosecution in the event of non-compliance with the requirements of an enforcement notice, breach of conditions notice, stop notice, temporary stop notice, listed building enforcement notice, community protection notice or a section 215 notice.

### **5.1.7 Listed Building Enforcement Notice**

Although broadly similar, there are a number of important differences between planning enforcement notices and listed building enforcement notices including the fact that there are no time-limits for issuing listed building enforcement notices.

Officers will consider issuing a listed building enforcement notice in medium and high priority cases where works have been carried out without the necessary listed building consent, or a condition attached to that consent has not been complied when such works materially detract from the historic or architectural significance of the building and there is no agreement to put those works right in any other way.

### **5.1.8 Community Protection Notices**

Officers have the power to issue a Community Protection Notice under the Anti-Social Behaviour, Crime and Policing Act 2014 and these Notices can be used to tackle a wide range of issues including:

- untidy land / buildings;
- unauthorised use of land; and
- unauthorised buildings / structures.

Where any of the above problems are causing ongoing detrimental effects to the living conditions of the local community, a Community Protection Notice can contain reasonable requirements:

- to stop doing specified things;
- to do specified things; or,
- to take reasonable steps to achieve specified results.

Officers will consider issuing a Community Protection Notice if an earlier written warning that a Notice may be issued has been ignored and may be used as an alternative to a section 215 Notice.

### **5.1.9 Section 215 Notices (Requiring proper maintenance of land)**

Section 215 of the 1990 Act provides the Council with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. If it appears to officers that the public amenity of part of the District is being adversely affected by the condition of neighbouring land and buildings, they may consider serving a section 215 notice on the owner requiring that the situation be remedied.

These notices will set out the steps that need to be taken, and the time within which they must be carried out. The Council also have powers under s219 of the 1990 Act to undertake the clean-up works itself and to recover the costs from the landowner.

### **5.1.10 Other default powers**

The Council can prosecute for a failure to comply with an enforcement notice but it can also consider using its default powers under s.178 of the 1990 Act to enter enforcement notice land and carry out the requirements of the notice itself.

It is an offence to willfully obstruct anyone who is exercising those powers on the Council's behalf and Council can recover from the person who is then the owner of the land any expenses reasonably incurred by them in undertaking this work.

Officers will only consider using these default powers when all other methods to persuade the owner or occupier of land to carry out any steps required by an enforcement notice have failed

### 5.1.11 Advertisements and fly-posting

Where signs, adverts or fly-posting are unauthorised and are damaging the character and appearance of the local area, officers will normally serve advance written notice to anyone who can be identified as the person responsible, that:

- in the Council's opinion the advert or sign is displayed illegally;
- the Council intends to remove it after the expiry of a period specified in the notice; and
- may include the issuing of fixed penalty notices or a prosecution. We may also recharge our costs for removing any posters from any party gaining benefit from the advert.

Officers can then remove the sign or adverts 2 clear days after the notice was served.

However, the Council need not give any notice to remove fly-posters where a placard or poster does not give the address of the person displaying it and officers do not know that address and are unable to ascertain the relevant address after making reasonable enquiries.

Our aim, in line with the Council's Community Plan is to keep the local highways clear of litter, street furniture clean and property free of graffiti, a view shared by the Council, residents and all who use our services. In addition, the businesses involved are gaining an unfair advantage over law abiding businesses by not paying for advertising space.

The planning department will not usually deal with complaints about any structures, advertisements, A-boards or any other operations, such as cars sales for example, that have taken place on land within the boundaries of a highway, which will normally include grass verges, footpaths and pavements and other highway infrastructure like barriers, lampposts and bridges, as well as the road itself.

Concerns regarding structures or advertisements on a County Road can be reported to Nottinghamshire County Council at [enquiries@nottsc.gov.uk](mailto:enquiries@nottsc.gov.uk), or by telephoning 0300 500 8080. For issues taking place on the strategic road network such as the A1 or the A46, Highways England can be contacted at 0300 123 5000 or by emailing [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk).

#### **Charitable/community events**

Although the organisers of some charitable or community events choose to advertise on the public highway, this is contrary to the Highways Act 1980. Adverts on the public highway, be they on lamp columns, traffic signs or signals, trees or pedestrian barriers, highway verges, can pose a danger to both pedestrians and motorists, and they also make an area look untidy and create an eyesore.

However, we will not generally take any action to remove charitable 'fly posting' or prosecute the organisers. A charitable event may be for religious, educational, cultural, political, social or recreational purposes. Any event must be for purely

charitable purposes and cannot be for any commercial purpose. We require that organisers observe the following conditions:

- Adverts should only be affixed to lamp columns, and not to traffic signs, traffic signals, trees or pedestrian barriers. They should not be on telegraph poles, bus stops or utilities boxes.
- Adverts should not be placed within 5m of a traffic junction.
- The method of affixing the advert must not damage the lamp column in any way.
- Adverts should not be affixed earlier than seven days before the event, and removed within 24 hours after then event.
- All fixings must be removed when the advert is removed.
- Thought should be given to the size, design and number of adverts. Large banners will not be acceptable. Typically no more than A4 in size and a minimal number sited local to the event.
- The adverts should state the name of the charity that is benefiting from the event. Also include charity registration number where available.
- Please note that we may remove and confiscate any adverts that do not observe these conditions, or pose a danger, are offensive, or too numerous.
- The event must be purely for charitable reasons and not have a commercial element or be solely commercial.

Advertising any local event should be undertaken in a variety of methods including social media and local publications and not rely on the public posting of such events.

## **5.2 Appeal against an Enforcement Notice**

There is a right to appeal to the Planning Inspectorate (who act on behalf of the Secretary of State) against an Enforcement Notice. If an appeal is lodged, the Notice does not come into effect and the requirements to comply with the Notice are suspended until the outcome of the appeal is decided.

If the appeal is allowed, no further action can be taken. If the appeal is dismissed, the requirements of the Enforcement Notice come into effect from the date of the decision letter from the Planning Inspectorate. The Inspector has the ability to vary an Enforcement Notice provided that he or she is satisfied that it does not cause injustice to either party.

Failure to comply with an Enforcement Notice constitutes a criminal offence and the Council may instigate prosecution proceedings against the parties concerned in the Magistrates' Court. Accordingly, formal enforcement action is in many cases, not straightforward and can be a lengthy and time consuming process.

## **5.3 Other forms of Enforcement Action**

The Council can also carry out other formal enforcement proceedings including:

- Service of a Breach of Condition Notice where development has taken place without compliance with a condition(s) of a planning permission;
- Service of a notice requiring the proper maintenance of land or building;
- Prosecution in connection with unauthorised advertisements;
- Prosecution for unauthorised works to a listed building;
- Prosecution for unauthorised works to a protected tree; and
- Completion of a Section 106 Planning Obligation.

#### **5.4 Immunity from Enforcement Action**

When investigating breaches of planning control, officers must identify whether or not a breach is immune from enforcement action. Where a breach of planning control continues undetected and therefore without any intervention by way of formal enforcement action it will become lawful by the passage of time. In such circumstances the breach becomes immune from enforcement action, which means the Council is unable to remove or mitigate the development.

Immunity timescales are as follows:

- Four years where the breach consists of the carrying out of building, mining, engineering or other operations without planning permission.
- Four years for a change of use of any building to use as a single dwelling house.
- Ten years in any other case.

However, deliberate concealment of a breach of planning control in order to gain immunity from enforcement action does not necessarily benefit from the statutory immunity timescales. New powers inserted into the Town and Country Planning Act 1990 (as amended) by the Localism Act 2011 allow the Council to apply to the Magistrates' Court for a Planning Enforcement Order, where a deliberate concealment of a breach of planning control becomes evident. Where such a breach of planning control is discovered, consideration will be given to the expediency and anticipated success of using such powers. The application can be made at any time within six months of the date on which there was sufficient evidence to justify the application.

#### **5.5 What types of complaints cannot be dealt with by planning enforcement?**

Before reporting a suspected breach of planning control, it is important to check that the matter is for the Council's Planning Department to deal with so we can avoid any unnecessary work or delay in taking the most appropriate action. The most common issues that are incorrectly reported to the Council's Planning Enforcement Team are listed below.

##### **5.5.1 Approved development or works**

In some cases, we receive reports of suspected breaches of planning control about development or works that have been granted planning permission. We publish details of most planning applications on the Council's website including details of approved plans, planning conditions and planning obligations.

If it is found that works or a development has already got consent and is being carried out in accordance with the permission, then we will not take planning enforcement action. However, a complaint can still be made to the Council's Complaints Department about the way we dealt with an application for planning permission but not about the decision itself.

#### **5.5.2 Boundary disputes**

The planning department cannot deal with boundary disputes. These types of problems should normally be dealt with as a private matter by the individuals concerned, which may involve instructing a solicitor or other suitably qualified professional to deal with the matter. We may be able to provide extracts from plans or details of application site boundaries on request but these details will also normally be available on the Council's website.

#### **5.5.3 Damage to private property**

Similar to the above, the planning department cannot deal with reports about damage to private property. These types of problems should normally be dealt with as a private matter by the individuals concerned, which may involve instructing a solicitor or other suitably qualified professional to deal with the matter or the matter may need to be reported to the police.

#### **5.5.4 Dangerous Structures**

The Planning Department cannot deal with reports of dangerous structures, which should be reported to East Midlands Building Control Partnership who can be contacted on 0333 003 8132 or by email at [info@eastmidlandsbc.com](mailto:info@eastmidlandsbc.com).

#### **5.5.5 Empty Properties**

The Planning Department cannot deal with empty properties, these issues should be reported to Council's Public Protection Business Unit by telephoning 01636 650000 or by emailing [Environmental.Health@nsdc.info](mailto:Environmental.Health@nsdc.info).

#### **5.5.6 Fly-tipping**

The planning department cannot deal with reports of fly-tipping, which should be reported to the Council's Environmental Health Department by telephoning 01636 650000 or by emailing [Environmental.Health@nsdc.info](mailto:Environmental.Health@nsdc.info).

#### **5.5.7 Highways Land**

The planning department will generally not deal with complaints about any structures or any other operations that have taken place on land within the boundaries of a highway, which will normally include grass verges, footpaths and pavements and other highway infrastructure like barriers, lampposts and bridges, as well as the road itself.

Complaints about activities taking place on highways land that is connected to the local road network should be reported to the Highways Department at Nottinghamshire County Council (VIA East Midlands) by telephoning 0115 8042100. Complaints about activities taking place on highways land connected to the strategic road network should be reported to Highways England by telephoning 0300 123 5000.

#### **5.5.8 Invasive non-native plants and harmful weeds**

Unless a breach of a planning condition has been identified, complaints about non-native invasive species or harmful weeds cannot be dealt with by the Planning Department and should be reported to the Environment Agency and more information can be found on their website at [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

#### **5.5.9 Light Pollution**

Unless a breach of a planning control has been identified, complaints about light pollution cannot be dealt with by the Planning Department and should be reported to the Council's Environmental Health Department by telephoning 01636 650000 or by emailing [Environmental.Health@nsdc.info](mailto:Environmental.Health@nsdc.info)

#### **5.5.10 Noise Nuisance**

Unless a breach of a planning control has been identified, complaints about noise nuisance cannot be dealt with by the Planning Department and should be reported to the Council's Environmental Health Department by telephoning 01636 650000 or by emailing [Environmental.Health@nsdc.info](mailto:Environmental.Health@nsdc.info)

#### **5.5.11 Odour Nuisance**

Unless a breach of a planning control has been identified, complaints about odour nuisance cannot be dealt with by the Planning Department and should be reported to the Council's Environmental Health Department by telephoning 01636 650000 or by emailing [Environmental.Health@nsdc.info](mailto:Environmental.Health@nsdc.info)

#### **5.5.12 Parking Restrictions & On-Street Parking**

The Council's Civil Enforcement Officers (CEO) or Nottinghamshire County Council Civil Parking Enforcement (CPE) are responsible for the enforcement of parking restrictions in Nottinghamshire. CEOs have replaced traditional traffic wardens and enforce a range of restrictions. Further information can be found on the Council's website via <https://www.newark-sherwooddc.gov.uk/parkingfines/> or Nottingham County Council's website via the following link - [https://www.derbyshire.gov.uk/transport\\_roads/roads\\_traffic/parking/parking\\_enforcement/default.asp](https://www.derbyshire.gov.uk/transport_roads/roads_traffic/parking/parking_enforcement/default.asp) or can be reported to Newark & Sherwood District Council on 01636 650000 or Nottinghamshire County Council on 00345 5201357. For police related offences, please call 101 or 999 in an emergency.

### **5.5.13 Quarry Sites and Active Mineral Extraction**

All issues relating to quarrying or mineral extraction should be discussed with Nottinghamshire County Council who can be contacted by telephone at 0300 500 8080 or by emailing [enquiries@nottscc.gov.uk](mailto:enquiries@nottscc.gov.uk)

### **5.5.14 Trespass**

Reports about private individuals trespassing cannot be dealt with by the planning department and these types of problems should normally be dealt with as a private matter by the individuals concerned, which may involve instructing a solicitor or other suitably qualified professional to deal with the matter or reporting the matter to the police.

### **5.5.15 Vermin**

The planning department cannot deal with reports of vermin or other types of infestation, which should be reported to the Council's Environmental Health Department by telephoning the Council's Environmental Health Department by telephoning 01636 650000 or by emailing [Environmental.Health@nsdc.info](mailto:Environmental.Health@nsdc.info)

### **5.5.16 Waste sites**

Any complaints about the operation of a waste transfer site including public amenity waste disposal sites and scrapyards should be directed to Nottinghamshire County Council who can be contacted by telephone at 0300 500 8080 or by emailing [enquiries@nottscc.gov.uk](mailto:enquiries@nottscc.gov.uk)

## **PART SIX - REPORTING A BREACH OF PLANNING CONTROL**

### **6.1 Reporting**

The majority of investigations into breaches of planning control result from complaints from members of the public and local councillors. The assistance of the public is therefore important to the success of an effective enforcement function.

Complaints can be made in person via our Customer Service Centre, in writing or by email at [planning.enforcement@neward-sherwooddc.gov.uk](mailto:planning.enforcement@neward-sherwooddc.gov.uk)

Any information provided by members of the public is treated in confidence unless it is necessary to disclose this information at an appeal or in court when it may be made public. In such cases, the individual's consent will be sought prior to this information being made public. Such occasions are rare and involvement is on a voluntary basis.

Given that the complainant's details are entirely confidential, we do not usually investigate anonymous complaints. If complainants feel uncomfortable in providing their contact details they are advised to contact a ward councillor or Parish/ Town Council to make the complaint on their behalf. In this scenario an officer will be able to advise on the best course of action and provide an update of the outcome of the enforcement investigation.

## **PART SEVEN - MANAGEMENT SYSTEMS**

### **7.1 Equalities and Human Rights**

Equality issues have been considered when drawing up this policy. The application of this Enforcement Policy will be objective and equality will be achieved by ensuring decisions are not influenced by a person's age, disability, race, religion or belief, sex, sexual orientation, gender re-assignment, marriage and civil partnership, pregnancy or maternity status. Officers will comply with the Human Rights Act and only depart from those requirements in exceptional circumstances. Officers will ensure that all enforcement action is justified, auditable, proportionate, authorised, and necessary having regard to the circumstances of the individual case.

### **7.2 How will human rights be taken into account in planning enforcement?**

The provisions of the European Convention on Human Rights such as Article 1 of the First Protocol, Article 8 and Article 14 are relevant when considering enforcement action. There is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action should be taken, officers, where relevant, will have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, and those who are affected by a breach of planning control.

When considering commencing formal enforcement action, officers must be satisfied that there has been a breach of planning control and that the activity which amounts to the breach must be stopped within the time limits set for compliance or by action to be taken through the courts in the wider public interest. In compliance with Article 6 of the Human Rights Act 1998, a recipient of a formal enforcement notice will also have the right of appeal or the right to a fair trial in the event of non-compliance with a formal enforcement notice or on receipt of a summons.

### **7.3 Data Protection**

The Council needs to hold and process personal information so that it may properly perform its statutory functions. The Data Protection Act 2018 requires that the Council looks after personal information it holds, keep only what is needed and dispose of it in accordance with the Council's Data Retention Schedule. The Council may share personal information held where legislation allows and will have information sharing protocols in place where required. Prior to sharing information, the Council will consider the proposed use of the information, the secure transfer of information and measures that are in place to keep the information secure once it has left the Council's control. For further details please see the Council's Data Privacy Policy <https://www.newark-sherwooddc.gov.uk/yourcouncil/privacy/>.

Information received, including personal data, will be treated in confidence where this is possible and where an overriding public interest does not require its processing. However, should an investigation proceed to legal proceedings then the Council may be required to reveal information such as an individual's identity.

## 7.4 Officer Conduct

In addition to the principles set out in this Policy, officers will always present themselves professionally and courteously. Officers will introduce themselves and in what capacity they are acting. However there may be occasions when officers legitimately delay identifying themselves until a later stage of an investigation, particularly where they are engaged in authorised covert operations. Officers will carry and show their identify card or authorisation as appropriate.

## 7.5 The Regulators Compliance Code

The Council has been required by the Legislative and Regulatory Reform Act 2006 (“the Act”) to have regard to the Regulators Code when developing this policy and the operational procedures sitting beneath it, taking into consideration the six core objectives. In so far as it relates to the enforcement sanctions, this enforcement policy is compliant with the Code in that it aims to promote efficient and effective approaches to regulatory inspection and enforcement.

## 7.6 Contact Details

You may contact a member of the Enforcement Team in several ways:

- **Email:** [planning.enforcement@newark-sherwooddc.gov.uk](mailto:planning.enforcement@newark-sherwooddc.gov.uk)
- **Phone:** 01636 650000; 01636 655801; 01636 655391
- **In person:** Our Customer Services Centre is open between 09:00am until 17:00pm Monday to Friday
- **By Submitting the online form**  
<http://www.newark.sherwood.gov.uk/planningenforcement/reportbreachofplanning/>
- **In writing:** Planning Enforcement Team, Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

## 7.7 Implementation and Monitoring

### 7.7.1 Who will be responsible for implementing the Planning Enforcement Plan?

The Director – Growth and Regeneration, the Business Manager – Planning Development and the Senior Enforcement Officer will be responsible for implementing the plan and ensuring the guidelines in this document are followed by officers.

The Director – Growth and Regeneration, the Business Manager – Planning Development and the Senior Enforcement Officer will assist, where appropriate, with deciding what action should be taken when an investigation into a suspected breach of planning control has been completed.

The Council's solicitors will be consulted before any legal action is commenced and the Council's solicitors will assist with any legal proceedings including instructing a QC to represent the Council in any court proceedings.

The Enforcement Officer(s) will normally be expected to prepare a statement of case and/or represent the Council at an informal hearing or public inquiry in the event of an appeal to the Planning Inspectorate where an enforcement notice has been served in particularly complex or high profile enforcement cases.

The Business Manager – Planning Development and/or the Senior Enforcement Officer will assist the Enforcement Officer or Planning Officers, where appropriate, to prepare a statement of case in other more straightforward cases.

### **7.8 How will District Councillors be involved?**

Ward Councillors will normally be informed before officers take formal action in respects of any suspected breach of planning control in their local area where the case is sensitive or contentious.

On a quarterly basis, District Councillors will also receive a report of actions taken on breaches of planning control, together with updates regarding any appeals and further legal action taken.

### **7.9 What service standards will be monitored?**

- The nature of planning enforcement means that it is not possible to target a timescale in which to close a case. For example, if an enforcement notice is served, officers have no control over how long the Planning Inspectorate will take to deal with any subsequent appeal against that enforcement notice and cannot guarantee the outcome of that appeal
- It is also not possible for officers to meaningfully control how many complaints the Planning Department receive about suspected breaches of planning control or how many breaches occur within the District at any particular time, although it is hoped this document will help reduce both.
- However, as previously highlighted, this document sets out the service standards that officers consider are specific, measurable, achievable and realistic. We will monitor our performance against these standards and publish the results on a half-yearly basis. These results will be assessed to see whether this Plan is working or needs to be reviewed. Achieving a culture of compliance would be one key measure of whether the Plan has been successful.
- The Planning Enforcement Plan will also be reviewed if there are any substantial changes to relevant legislation, national policy or national guidance or within three years after publication depending on whichever is the sooner.

DRAFT

## Planning Enforcement Plan – Summary Document.



### What do we do?

The role of the planning enforcement team is to investigate complaints relating to breaches of planning, tree protection, listed building, conservation area or advertisement control within the District.

### What is a breach of planning control?

A breach of planning control includes building or engineering works without planning permission, material changes of use of land or buildings without planning permission or the failure to comply with conditions imposed on a planning permission. Breaches of planning control are not a criminal offence.

Unauthorised works to listed buildings, unauthorised works to or felling of trees protected by a tree preservation order, unauthorised display of advertisements and the demolition of buildings/works to trees in a conservation area are criminal offences.

It is important to note that listed building consent is required for any works to a listed building, whether internal or external, and not just works to those items specifically mentioned in the building's listing. Unauthorised works are, as indicated above, a serious criminal offence.

### How do we deal with breaches of control?

An enforcement officer will visit the site complained of to establish whether there is a breach of planning control. If there is, they will make an assessment of the harm being caused by the breach. Should the level of harm not be significant, then no further action will be taken.

Where it is appropriate, in the public interest, the Council will take proportionate and appropriate action to secure compliance with planning legislation. This may include the service of formal notices or prosecution.

### What can't we deal with?

There are matters which are frequently reported to planning enforcement officers that are civil matters and in such cases the informant will be directed to the Citizens Advice Bureau or to their own legal advisor. These matters include boundary disputes and the enforcement of covenants attached to house deeds. In common with the Land Registry, the council cannot determine boundaries on sites, the only competent bodies to determine boundaries being the county courts or High Court.

The use of, or development on, adopted highways, pavements or highway grass verges or the siting of advertising 'A' boards on them, are dealt with by the Highways Department of Nottinghamshire County Council

The following matters are also not breaches of planning control: Small scale business activities carried out from home; any internal works to buildings which are not listed buildings; the lopping or removal of trees or hedges which are not located in a Conservation Area or covered by a Tree Preservation Order or the painting of the exterior of an unlisted

house - whatever the colour.

### How do I make a complaint?

Complaints should be made in writing, or if made verbally, followed up in a written form so that the nature of the complaint is clear and the harm that it is causing is understood. Concerns regarding suspected breaches can be made in writing to the council offices; by filling in an electronic form on the Council's website at [www.newark.sherwood.gov.uk/planningenforcement/reportbreachofplanning/](http://www.newark.sherwood.gov.uk/planningenforcement/reportbreachofplanning/) or by e-mail to [planning.enforcement@nsdc.info](mailto:planning.enforcement@nsdc.info). Anonymous and apparently vexatious complaints will not normally be investigated.

Complaints will not be accepted by social media, e.g. Facebook, twitter etc. Such complaints cannot always adequately identify the person submitting the complaint or where they live in order to attach appropriate weight to the issues raised.

The personal information you provide will only be used by the Council, in accordance with General Data Protection Regulation (GDPR) 2016 and used for the purposes of our investigations.

Our privacy notice provides further information - <https://www.newark-sherwooddc.gov.uk/yourcouncil/privacy/>

### Standards of service

Enforcement officers have a very high workload, necessitating a priority system to ensure that the most serious breaches are given priority. All cases will be investigated at the first available opportunity and, additionally, we aim to have commenced investigations within the time scale shown below:-

Priority	Complaint type	Investigation commencement timescale*
High	<ul style="list-style-type: none"> <li>● Demolition in a Conservation Area;</li> <li>● Destruction of an important hedgerow;</li> <li>● Hazardous substances;</li> <li>● Unauthorised works to protected trees; and</li> <li>● Unauthorised works to listed buildings.</li> </ul>	As soon as possible and in any case within 24 hours of receiving the case
Medium	<ul style="list-style-type: none"> <li>● Unauthorised development that contravenes local planning policy;</li> <li>● Unauthorised development that significantly impacts on local amenity and public safety;</li> <li>● Unauthorised development that results in harm to the setting of a listed building;</li> <li>● Unauthorised development that results in harm to the character of a Conservation Area;</li> <li>● Unauthorised development in Green Belt;</li> <li>● Operational building works;</li> <li>● Unauthorised changes of use;</li> <li>● Erection of unauthorised advertisements that have a detrimental impact on highway safety or within Newark/ Southwell town centre locations; and</li> <li>● Breaches of 'conditions precedent' attached to planning permissions</li> </ul>	As soon as possible and in any case within 24 hours of receiving the case
Low	<ul style="list-style-type: none"> <li>● Running a small business from a residential property;</li> </ul>	As soon as possible and in any case within 14 working days

	<ul style="list-style-type: none"><li>• Unauthorised advertisements;</li><li>• Unauthorised fences and walls;</li><li>• Other breaches of planning conditions</li><li>• Unauthorised householder developments; and</li><li>• Untidy land and buildings.</li></ul>	
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*\* Timescales commence from the first working day after a complaint is received. Weekends and bank holidays are therefore not counted.*

## ECONOMIC DEVELOPMENT COMMITTEE

9 SEPTEMBER 2020

### PLANNING WHITE: PLANNING FOR THE FUTURE & PROPOSED CHANGES TO THE CURRENT PLANNING SYSTEM

#### **1.0 Purpose of Report**

1.1 To present to the Committee two sets of proposed reforms to the planning system and to seek approval for an appropriate consultation responses to be submitted.

#### **2.0 Background Information**

2.1 On 6 August 2020 the Government published two sets of consultations in relation to the planning system: 1) The Planning White Paper: Planning for the Future, which sets out a fundamental changes to the future of the planning system; and 2) A number of proposed changes to the current system, with the intention that these are enacted earlier and in advance of any changes which arise as a result of the White Paper.

#### **3.0 Planning White Paper Proposals**

3.1 The white paper (attached at **Appendix A**) proposes the complete remodelling of the planning system based on the following approach:

- Replacing the current Local Plan system with a ‘simplified’ version. It is that Local Plans should identify only three types of land – *Growth* areas suitable for substantial development, *Renewal* areas suitable for development, and areas that are *Protected*. The government has stated that it is prepared to consider other ‘binary’ approaches to planning for development.
- Development Management policies for determining planning applications set at National Level.
- Enhanced consultation via online platforms including interactive mapping.
- Areas identified as Growth areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development.
- Automatic approvals would be available for pre-established development types in other areas suitable for building.
- To make design expectations more visual and predictable, it will expected that design guidance and codes to be prepared locally with community involvement, and ensure that codes are more binding on decisions about development.
- The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.

#### **4.0 Proposed Changes to the Current Planning System**

4.1 The proposed changes (attached at **Appendix B**) relate to the following reforms:

- changes to the standard method for assessing local housing need, which as well as being a proposal to change guidance in the short term has relevance to proposals for land supply reforms set out in *Planning for the Future*;

- securing of First Homes, sold at a discount to market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system;
- temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units to support SME builders as the economy recovers from the impact of Covid-19;
- extending the current Permission in Principle to major development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first.

## **5.0 District Council Response**

5.1 The Planning White Paper identifies a number of issues and problems with the planning system which it is argued cannot be addressed by further incremental changes to the existing system. The Government therefore proposes a series of fundamental changes to the Planning System, ones which will have a significant impact on the built environment of Newark and Sherwood, the development industry, local communities and District Council's planning service.

5.2 The White Paper contains 37 consultation questions and the Council's proposed detailed response is included at **Appendix C**. Those questions highlighted in grey are not particularly aimed at Local Planning Authorities (LPA) and 4 of the proposals do not have consultation questions. The proposed response has been drawn up by officers following discussions with the Local Development Framework Task Group. In considering the District Council response it was felt the following key issues needed to be highlighted to the Committee:

1. Whilst the document is titled as a 'White Paper,' and it is intended that legislative and regularity changes required will follow shortly afterwards, the proposals lack a significant amount of detail which makes it challenging to properly judge the impact of many of the proposals.
2. Whilst focusing on continuing to find ways to address the housing crisis is welcomed, unfortunately this appears to be in many places to the exclusion of all other concerns which need to be addressed. Matters in relation to specialist housing such as Gypsies and Traveller provision and type and tenure of housing are little discussed. Issues such as a climate change, town centres, sustainable economic growth are raised but then not discussed in any particular detail, nor are the impact of the proposed changes on these subject areas.
3. Place making is confused with design of place; this may seem to be a matter of semantics and clearly good design is at the heart of place making but in order for the Local Planning Authority or anybody else to create positive change intervention in the build environment needs to occur. If the current planning policy tools to do this are no longer available how will this occur? Similarly good design is confused with 'beautiful' design and it is proposed to reward beauty in development proposals.
4. Shifting of costs, risks and responsibilities to Local Planning Authorities; whilst simultaneously removing local discretion and decision making powers. Examples include:

- a. Given the requirement to frontload the Local Plan process by effectively granting outline consent through allocating sites for growth this means that a significant proportion of the cost of technical work required to support consent will likely have to be shouldered by the LPA. It also seems unlikely that such a process could be completed in 30 months.
- b. The new Infrastructure Levy will be payable upon completion which could result in no contributions being secured in the event of a developer collapsing leaving the District Council to pick up the responsibility for mitigating the impact of the development. Equally, there is an issue with the definition of 'completion' with development sites perhaps not reflecting the total numbers approved, often due to various re-plans and site constraints. The levy will also remove the direct link between development and the contributions that mitigate its impact; making it harder to demonstrate to the public the positive benefits of new development.
- c. With development management policies nationalised and many forms of development having deemed consent local involvement will be restricted to matters of design and without the certainty of a planning consent the LPA may well become involved in many more enforcement matters.

5.3 With regards to the proposed changes to the current system the Council's proposed responses are attached at **Appendix D**. The Council is concerned that the proposed standard methodology for new housing (which would also be used as part of the Planning White Paper) will result in significantly higher housing requirements. Research by Litchfield Planning Consultancy (with which the District Council agrees) concludes that our annual requirement for new dwelling would rise from 454 dwellings per annum to 764 dwellings per annum. Taken as a whole Nottinghamshire & Derbyshire would see a 39% increase in housing requirements. Without careful consideration of the impact of increasing housing figures inflating need will not in itself deliver additional dwellings simply unrealistic delivery figures. A lack of demonstrable 5 year land supply will simply impose (presuming the binary categorisation is 'overruled in such circumstances') more pressure for housing on sites which are not formally promoted, agreed, or managed by a plan process. It has been consistently proven that there is sufficient supply of planning permissions nationally and locally for housing. The issue is implementation of planning permissions.

5.4 There is also serious concern about raising the threshold for the provision of affordable housing to up to 50 dwellings. 57% of the supply of affordable housing in NSDC, secured from planning conditions last year were from sites below the proposed threshold of 50%. Officers are currently preparing more information on the impact of these proposed changes which will be shared with the Committee.

## 6.0 **Equalities Implications**

6.1 The government's consultation documents ask questions regarding the Public Sector Equality Duty however no equalities impact assessments have been published.

## 7.0 **Financial Implications – FIN20-21/5241**

7.1 There are no direct financial implications arising from this report with regards to responding to the proposed changes. However as and when the proposed changes are finalised the Council will need to consider resourcing and budgets to deliver the proposed reforms.

## **8.0 RECOMMENDATION**

**That the proposed consultation responses attached at Appendix C and D be approved for submission in response to the consultations; subject to any additional comments Committee may have on the consultation proposals.**

### **Reason for Recommendation**

**To allow the Council to respond to the Government's consultations on the Planning White Paper and Changes to the Current Planning System.**

### **Background Papers**

Nil

For further information please contact Matt Lamb on Ext 5862, Matthew Norton on Ext 5852 or Lisa Hughes on 5865

Matt Lamb  
Director – Planning & Growth



Ministry of Housing,  
Communities &  
Local Government

# White Paper: Planning for the Future



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If you have any enquiries regarding this document/publication, complete the form at <http://forms.communities.gov.uk/> or write to us at:

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August 2020

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# Scope of the consultation

Topic of this consultation:	This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.
Scope of this consultation:	This consultation covers a package of proposals for reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals.  Views are sought for specific proposals and the wider package of reforms presented.
Geographical scope:	These proposals relate to England only.
Impact Assessment:	The Government is mindful of its responsibility to have regard to the potential impact of any proposal on the Public Sector Equality Duty. In each part of the consultation we would invite any views on the duty. We are also seeking views on the potential impact of the package as a whole on the Public Sector Equality Duty.

## Basic Information

To:	This consultation is open to everyone. We are keen to hear from a wide range of interested parties from across the public and private sectors, as well as from the general public.
Body/bodies responsible for the consultation:	Ministry of Housing, Communities and Local Government
Duration:	This consultation will last for 12 weeks from 6 August 2020.
Enquiries:	For any enquiries about the consultation please contact <a href="mailto:planningforthefuture@communities.gov.uk">planningforthefuture@communities.gov.uk</a> .
How to respond:	You may respond by going to our website <a href="https://www.gov.uk/government/consultations/planning-for-the-future">https://www.gov.uk/government/consultations/planning-for-the-future</a>  Alternatively you can email your response to the questions in this consultation to <a href="mailto:planningforthefuture@communities.gov.uk">planningforthefuture@communities.gov.uk</a> .  If you are responding in writing, please make it clear which questions you are responding to.  Written responses should be sent to:

	<p>Planning for the Future Consultation, Planning Directorate, 3rd Floor, Fry Building, 2 Marsham Street, London, SW1P 4DF</p> <p>When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:</p> <ul style="list-style-type: none"><li>- your name,</li><li>- your position (if applicable), and</li><li>- the name of organisation (if applicable).</li></ul>
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# Foreword from the Prime Minister

I never cease to be amazed by the incredible potential of this country. The vast array of innovations and talent that, when combined with our extraordinary can-do spirit, has brought forth everything from the jet engine to gene editing therapy.

But as we approach the second decade of the 21<sup>st</sup> century that potential is being artificially constrained by a relic from the middle of the 20<sup>th</sup> – our outdated and ineffective planning system.

Designed and built in 1947 it has, like any building of that age, been patched up here and there over the decades.

Extensions have been added on, knocked down and rebuilt according to the whims of whoever's name is on the deeds at the time. Eight years ago a new landlord stripped most of the asbestos from the roof.

But make-do-and-mend can only last for so long and, in 2020, it is no longer fit for human habitation.

Thanks to our planning system, we have nowhere near enough homes in the right places. People cannot afford to move to where their talents can be matched with opportunity. Businesses cannot afford to grow and create jobs. The whole thing is beginning to crumble and the time has come to do what too many have for too long lacked the courage to do – tear it down and start again.

That is what this paper proposes.

Radical reform unlike anything we have seen since the Second World War.

Not more fiddling around the edges, not simply painting over the damp patches, but levelling the foundations and building, from the ground up, a whole new planning system for England.

One that is simpler, clearer and quicker to navigate, delivering results in weeks and months rather than years and decades.

That actively encourages sustainable, beautiful, safe and useful development rather than obstructing it.

That makes it harder for developers to dodge their obligations to improve infrastructure and opens up housebuilding to more than just the current handful of massive corporations.

That gives you a greater say over what gets built in your community.

That makes sure start-ups have a place to put down roots and that businesses great and small have the space they need to grow and create jobs.

And, above all, that gives the people of this country the homes we need in the places we want to live at prices we can afford, so that all of us are free to live where we can connect our talents with opportunity.

Getting homes built is always a controversial business. Any planning application, however modest, almost inevitably attracts objections and I am sure there will be those who say this paper represents too much change too fast, too much of a break from what has gone before.

But what we have now simply does not work.

So let's do better. Let's make the system work for all of us. And let's take big, bold steps so that we in this country can finally build the homes we all need and the future we all want to see.

# Foreword from the Secretary of State

The outbreak of COVID-19 has affected the economic and social lives of the entire nation. With so many people spending more time at home than ever before, we have come to know our homes, gardens and local parks more intimately. For some this has been a welcome opportunity to spend more time in the place they call home with the people they love. For others – those in small, substandard homes, those unable to walk to distant shops or parks, those struggling to pay their rent, or indeed for those who do not have a home of their own at all – this has been a moment where longstanding issues in our development and planning system have come to the fore.

Such times require decisive action and a plan for a better future. These proposals will help us to build the homes our country needs, bridge the present generational divide and recreate an ownership society in which more people have a dignity and security of a home of their own.

Our proposals seek a significantly simpler, faster and more predictable system. They aim to facilitate a more diverse and competitive housing industry, in which smaller builders can thrive alongside the big players, where all pay a fair share of the costs of infrastructure and the affordable housing existing communities require and where permissions are more swiftly turned into homes.

We are cutting red tape, but not standards. This Government doesn't want to just build houses. We want a society that has re-established powerful links between identity and place, between our unmatched architectural heritage and the future, between community and purpose. Our reformed system places a higher regard on quality, design and local vernacular than ever before, and draws inspiration from the idea of design codes and pattern books that built Bath, Belgravia and Bournville. Our guiding principle will be as Clough Williams-Ellis said to cherish the past, adorn the present and build for the future.

We will build environmentally friendly homes that will not need to be expensively retrofitted in the future, homes with green spaces and new parks at close hand, where tree lined streets are the norm and where neighbours are not strangers.

We are moving away from notices on lampposts to an interactive and accessible map-based online system – placing planning at the fingertips of people. The planning process will be brought into the 21st century. Communities will be reconnected to a planning process that is supposed to serve them, with residents more engaged over what happens in their areas.

While the current system excludes residents who don't have the time to contribute to the lengthy and complex planning process, local democracy and accountability will now be enhanced by technology and transparency.

Reforming the planning system isn't a task we undertake lightly, but it is both an overdue and a timely reform. Millions of jobs depend on the construction sector and in every economic recovery, it has played a crucial role.

This paper sets out how we will reform the planning system to realise that vision and make it more efficient, effective and equitable. I am most grateful to the taskforce of experts who have generously offered their time and expert advice as we have developed our proposals for reform – Bridget Rosewell, Miles Gibson, Sir Stuart Lipton, Nicholas BoysSmith, and Christopher Katkowski QC.

**The Rt. Hon. Robert Jenrick MP**  
**Secretary of State for Housing, Communities and Local Government**

# Introduction

## The challenge we face – an inefficient, opaque process and poor outcomes

- 1.1. The planning system is central to our most important national challenges: tackling head on the shortage of beautiful, high quality homes and places where people want to live and work; combating climate change; improving biodiversity; supporting sustainable growth in all parts of the country and rebalancing our economy; delivering opportunities for the construction sector, upon which millions of livelihoods depend; the ability of more people to own assets and have a stake in our society; and our capacity to house the homeless and provide security and dignity.<sup>1</sup>
- 1.2. To succeed in meeting these challenges, as we must, the planning system needs to be fit for purpose. It must make land available in the right places and for the right form of development. In doing this, it must ensure new development brings with it the schools, hospitals, surgeries and transport local communities need, while at the same time protecting our unmatched architectural heritage and natural environment.
- 1.3. There is some brilliant planning and development. And there are many brilliant planners and developers. But too often excellence in planning is the exception rather than the rule, as it is hindered by several problems with the system as it stands:
  - **It is too complex:** The planning system we have today was shaped by the Town and Country Planning Act 1947, which established planning as nationalised and discretionary in character. Since then, decades of reform have built complexity, uncertainty and delay into the system. It now works best for large investors and companies, and worst for those without the resources to manage a process beset by risk and uncertainty. A simpler framework would better support a more competitive market with a greater diversity of developers, and more resilient places.
  - **Planning decisions are discretionary rather than rules-based:** Nearly all decisions to grant consent are undertaken on a case-by-case basis, rather than determined by clear rules for what can and cannot be done. This makes the English planning system, and those derived from it, an exception internationally, and it has the important consequences of increasing planning risk, pushing up the cost of capital for development and discouraging both innovation and the bringing forward of land for development.<sup>2</sup> Decisions are also often overturned – of the planning applications determined at appeal, 36 per cent of decisions relating to major

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<sup>1</sup> The shortage of affordable homes in and close to the most productive urban centres is a major drag on national productivity – see PwC (2019) “UK Housing market outlook”, available at <https://www.pwc.co.uk/economic-services/ukeyo/ukeyo-housing-market-july-2019.pdf>.

<sup>2</sup> *The EU Compendium of Spatial Planning Systems and Policies*, European Commission (1997); OECD (2017), *Land-use Planning Systems in the OECD: Country Fact Sheets*; Monk, S., Whitehead, C., Burgess, G. & Tang, C. (2013) *International review of land supply and planning systems*, Joseph Rowntree Foundation.

applications and 30 per cent of decisions relating to minor applications are overturned.<sup>3</sup>

- **It takes too long to adopt a Local Plan:** although it is a statutory obligation to have an up to date Local Plan in place, only 50 per cent of local authorities (as of June 2020) do, and Local Plan preparation takes an average of 7 years to put a new Local Plan in place (meaning many policies are effectively out of date as soon as they are adopted).
- **Assessments of housing need, viability and environmental impacts are too complex and opaque:** Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environmental improvements nor ensure sites are brought forward and delivered;
- **It has lost public trust** with, for example, a recent poll finding that only seven per cent trusted their local council to make decisions about large scale development that will be good for their local area (49 per cent and 36 per cent said they distrusted developers and local authorities respectively).<sup>4</sup> And consultation is dominated by the few willing and able to navigate the process – the voice of those who stand to gain from development is not heard loudly enough, such as young people. The importance of local participation in planning is now the focus of a campaign by the Local Government Association but this involvement must be accessible to all people;<sup>5</sup>
- **It is based on 20th-century technology:** Planning systems are reliant on legacy software that burden the sector with repetitive tasks. The planning process remains reliant on documents, not data, which reduces the speed and quality of decision-making. The user experience of the planning system discourages engagement, and little use is made of interactive digital services and tools. We have heard that for many developers the worst thing that can happen is for the lead local authority official to leave their job – suggesting a system too dependent on the views of a particular official at a particular time, and not transparent and accessible requirements shaped by communities.
- **The process for negotiating developer contributions to affordable housing and infrastructure is complex, protracted and unclear:** as a result, the outcomes can be uncertain, which further diminishes trust in the system and reduces the ability of local planning authorities to plan for and deliver necessary infrastructure. Over 80 per cent of planning authorities agree that planning

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<sup>3</sup> MHCLG data, period covering 24 months to end March 2019.

<sup>4</sup> YouGov polling commissioned by Grosvenor (2019) – available at <https://www.grosvenor.com/Grosvenor/files/a2/a222517e-e270-4a5c-ab9f-7a7b4d99b1f3.pdf>. An overview of wider evidence and studies on public attitudes to planning and development is available in chapter 9 of the Building Better Building Beautiful Commission's interim report – available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/815495/BBB\\_Commission\\_Interim\\_Report\\_Appendices.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/815495/BBB_Commission_Interim_Report_Appendices.pdf).

<sup>5</sup> See the LGA's open statement on planning at <https://www.local.gov.uk/keep-planning-local>.

obligations cause delay.<sup>6</sup> It also further increases planning risk for developers and landowners, thus discouraging development and new entrants.

- **There is not enough focus on design, and little incentive for high quality new homes and places:** There is insufficient incentive within the process to bring forward proposals that are beautiful and which will enhance the environment, health, and character of local areas. Local Plans do not provide enough certainty around the approved forms of development, relying on vague and verbal statements of policy rather than the popularly endorsed visual clarity that can be provided by binding design codes. This means that quality can be negotiated away too readily and the lived experience of the consumer ignores too readily.
- **It simply does not lead to enough homes being built,** especially in those places where the need for new homes is the highest. Adopted Local Plans, where they are in place, provide for 187,000 homes per year across England – not just significantly below our ambition for 300,000 new homes annually, but also lower than the number of homes delivered last year (over 241,000).<sup>7</sup> The result of long-term and persisting undersupply is that housing is becoming increasingly expensive, including relative to our European neighbours. In Italy, Germany and the Netherlands, you can get twice as much housing space for your money compared to the UK.<sup>8</sup> We need to address the inequalities this has entrenched.

- 1.4. A poor planning process results in poor outcomes. Land use planning and development control are forms of regulation, and like any regulation should be predictable, and accessible and strike a fair balance between consumers, producers and wider society. But too often the planning system is unpredictable, too difficult to engage with or understand, and favours the biggest players in the market who are best able to negotiate and navigate through the process.
- 1.5. The Government has made significant progress in recent years in increasing housebuilding, with construction rates at a 30-year high in 2019. But these fundamental issues in the system remain, and we are still lagging behind many of our European neighbours. And as the Building Better, Building Beautiful Commission found in its interim report last year, too often what we do build is low quality and considered ugly by local residents.<sup>9</sup>

## A new vision for England's planning system

- 1.6. This paper and the reforms that follow are an attempt to rediscover the original mission and purpose of those who sought to improve our homes and streets in late

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<sup>6</sup> MHCLG (2019) *The Value and Incidence of Developer Contributions in England 2018/19* available at: <https://gov.uk/government/publications/section-106-planning-obligations-and-the-community-infrastructure-levy-in-england-2018-to-2019-report-of-study>

<sup>7</sup> MHCLG data on housing supply available at <https://www.gov.uk/government/statistics/housing-supply-net-additional-dwellings-england-2018-to-2019>.

<sup>8</sup> Data from the Deloitte Property Index, available at [https://www2.deloitte.com/content/dam/Deloitte/cz/Documents/survey/Property\\_Index\\_2016\\_EN.pdf](https://www2.deloitte.com/content/dam/Deloitte/cz/Documents/survey/Property_Index_2016_EN.pdf)

<sup>9</sup> Building Better Building Beautiful Commission (2019) *Creating space for beauty: Interim report*. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/815493/BBBC\\_Commission\\_Interim\\_Report.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/815493/BBBC_Commission_Interim_Report.pdf)

Victorian and early 20th century Britain. That original vision has been buried under layers of legislation and case law. We need to rediscover it.

- 1.7. Planning matters. Where we live has a measurable effect on our physical and mental health: on how much we walk, on how many neighbours we know or how tense we feel on the daily journey to work or school. Places affect us from the air that we breathe to our ultimate sense of purpose and wellbeing. This is a question of social justice too. Better off people experience more beauty than poorer people and can better afford the rising costs of homes. As a nation we need to do this better. Evidence from the Town and Country Planning Association (TCPA), Royal Town Planning Institute (RTPI) and the Green Building Council to the Building Better Building Beautiful Commission all emphasised that the evidence on what people want and where they flourish is remarkably consistent.
- 1.8. The Government's planning reforms since 2010 have started to address the underlying issues:
  - last year, we delivered over 241,000 homes, more new homes than at any point in the last 30 years;
  - our reforms to change of use rules have supported delivery of over 50,000 new homes;
  - the rate of planning applications granted has increased since 2010;<sup>10</sup>
  - the National Planning Policy Framework, introduced in 2012, has greatly simplified the previously huge volume of policy;
  - we have introduced a simplified formula for assessing housing need and clearer incentives for local authorities to have up to date plans in place;
  - we have introduced greater democratic accountability over infrastructure planning, giving elected Ministers responsibility for planning decisions about this country's nationally significant energy, transport, water, wastewater and waste projects;
  - we have continued to protect the Green Belt;
  - protections for environmental and heritage assets – such as Areas of Outstanding Natural Beauty (AONBs), and Sites of Special Scientific Interest (SSSIs) and Conservation Areas – continue to protect our treasured countryside and historic places; and
  - we have democratised and localised the planning process by abolishing the top-down regional strategies and unelected regional planning bodies, and empowered communities to prepare a plan for their area, through our introduction of neighbourhood planning – with over 2,600 communities taking advantage of our reforms so far.
- 1.9. But the simple truth is that decades of complexity and political argument have resulted in a system which is providing neither sufficient homes nor good enough

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<sup>10</sup> See

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/875032/Planning\\_Application\\_Statistics\\_October\\_to\\_December\\_2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/875032/Planning_Application_Statistics_October_to_December_2019.pdf) (p.3).

new places. Nor is it fairly using the talents and passions of public sector planners who often feel over-worked and under-appreciated, trapped between the urgent need for more homes, an insufficiently competitive market and a policy framework which makes it almost impossible for them to insist upon beautiful and sustainable new homes and places.

- 1.10. The planning system needs to be better at unlocking growth and opportunity in all parts of the country, at encouraging beautiful new places, at supporting the careful stewardship and rebirth of town and city centres, and at supporting the revitalisation of existing buildings as well as supporting new development.
- 1.11. It is also time for the planning system finally to move towards a modernised, open data approach that creates a reliable national picture of what is happening where in planning, makes planning services more efficient, inclusive and consistent, and unlocks the data needed by property developers and the emerging Property Technology (PropTech) sector, to help them make more informed decisions on what to build and where.
- 1.12. We wish to:
  - **be more ambitious for the places we create**, expecting new development to be beautiful and to create a 'net gain' not just 'no net harm';
  - **move the democracy forward** in the planning process and give neighbourhoods and communities an earlier and more meaningful voice in the future of their area as plans are made, harnessing digital technology to make it much easier to access and understand information about specific planning proposals. More engagement should take place at the Local Plan phase;
  - **improve the user experience of the planning system**, to make planning information easier to find and understand and make it appear in the places that discussions are happening, for example in digital neighbourhood groups and social networks. New digital engagement processes will make it radically easier to raise views about and visualise emerging proposals whilst on-the-go on a smart phone;
  - **support home ownership**, helping people and families own their own beautiful, affordable, green and safe homes, with ready access to better infrastructure and green spaces;
  - **increase the supply of land available for new homes where it is needed** to address affordability pressures, support economic growth and the renewal of our towns and cities, and foster a more competitive housing market;
  - **help businesses to expand** with readier access to the commercial space they need in the places they want and supporting a more physically flexible labour market;
  - **support innovative developers and housebuilders**, including small and medium-sized enterprises (SMEs) and self-builders, those looking to build a diverse range of types and tenure of housing, and those using innovative modern methods of construction (MMC);
  - **promote the stewardship and improvement of our precious countryside and environment**, ensuring important natural assets are preserved, the development

potential of brownfield land is maximised, that we support net gains for biodiversity and the wider environment and actively address the challenges of climate change; and

- **create a virtuous circle of prosperity in our villages, towns and cities**, supporting their ongoing renewal and regeneration without losing their human scale, inheritance and sense of place. We need to build more homes at gentle densities in and around town centres and high streets, on brownfield land and near existing infrastructure so that families can meet their aspirations. Good growth will make it easier to level up the economic and social opportunities available to communities.
- 1.13. Underpinning this, we need to modernise the day-to-day operation of the planning system. Residents should not have to rely on planning notices attached to lamp posts, printed in newspapers or posted in libraries. The COVID-19 pandemic has highlighted the need for modern digital planning services that can be accessed from home, and many planners and local authorities have responded brilliantly to this challenge. The planning system must build on this success and follow other sectors in harnessing the benefits which digitisation can bring – real time information, high quality virtual simulation, straightforward end-to-end processes. It should be based on data, not documents, inclusive for all members of society, and stimulate the innovation of the great British design industry.
- 1.14. There are growing calls for change, and for the shape that it should take – based on a bold vision for end-to-end reform, rather than further piecemeal change within the existing system. Recent reports from think tanks and the Government-appointed Building Better, Building Beautiful Commission are the latest prominent voices to have added to the chorus.<sup>11</sup>

## Proposals

- 1.15. We will undertake fundamental reform of the planning system to address its underlying weaknesses and create a system fit for the 21st century. We want to hear your views on our proposals:
- 1.16. **First, we will streamline the planning process with more democracy taking place more effectively at the plan making stage**, and will replace the entire corpus of plan-making law in England to achieve this:
- **Simplifying the role of Local Plans**, to focus on identifying land under three categories - *Growth* areas suitable for substantial development, and where outline approval for development would be automatically secured for forms and types of development specified in the Plan; *Renewal* areas suitable for some development, such as gentle densification; and *Protected* areas where – as the name suggests – development is restricted. This could halve the time it takes to secure planning

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<sup>11</sup> See Policy Exchange (2020) “A planning system for the 20<sup>th</sup> century”, available at: <https://policyexchange.org.uk/publication/rethinking-the-planning-system-for-the-21st-century/>; Centre for Cities (2020) “Planning for the future”, available at: <https://www.centreforcities.org/publication/planning-for-the-future/>; Building Better Building Beautiful Commission (2020) “Living with beauty: promoting health, well-being and sustainable growth”, available at: <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>; Create Streets (2018) “From NIMBY to YIMBY”, and (2018) “More Good Homes”.

permission on larger sites identified in plans. We also want to allow local planning authorities to identify sub-areas in their *Growth* areas for self and custom-build homes, so that more people can build their own homes.

- **Local Plans should set clear rules rather than general policies for development.** We will set out general development management policies nationally, with a more focused role for Local Plans in identifying site and area-specific requirements, alongside locally-produced design codes. This would scale back the detail and duplication contained in Local Plans, while encouraging a much greater focus on design quality at the local level. Plans will be significantly shorter in length (we expect a reduction in size of at least two thirds), as they will no longer contain a long list of “policies” of varying specificity – just a core set of standards and requirements for development.
- **Local councils should radically and profoundly re-invent the ambition, depth and breadth with which they engage with communities** as they consult on Local Plans. Our reforms will democratise the planning process by putting a new emphasis on engagement at the plan-making stage. At the same time, we will streamline the opportunity for consultation at the planning application stage, because this adds delay to the process and allows a small minority of voices, some from the local area and often some not, to shape outcomes. We want to hear the views of a wide range of people and groups through this consultation on our proposed reforms.
- **Local Plans should be subject to a single statutory “sustainable development” test**, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.
- **Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new standard template.** Plans should be significantly shorter in length, and limited to no more than setting out site- or area-specific parameters and opportunities.
- **Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable (of no more than 30 months in total)** for key stages of the process, and there will be sanctions for those who fail to do so.
- **Decision-making should be faster and more certain**, within firm deadlines, and should make greater use of data and digital technology.
- **We will seek to strengthen enforcement powers and sanctions** so that as we move towards a rules-based system, communities can have confidence those rules will be upheld.
- **We will develop a comprehensive resources and skills strategy for the planning sector to support the implementation of our reforms** – so that, as we bring in our reforms, local planning authorities are equipped to create great communities through world-class civic engagement and proactive plan-making.

1.17. **Second, we will take a radical, digital-first approach to modernise the planning process. This means moving from a process based on documents to a process driven by data.** We will:

- **Support local planning authorities to use digital tools to support a new civic engagement process for local plans and decision-making**, making it easier for people to understand what is being proposed and its likely impact on them through visualisations and other digital approaches. We will make it much easier for people to feed in their views into the system through social networks and via their phones.
- **Insist local plans are built on standardised, digitally consumable rules and data**, enabling accessible interactive maps that show what can be built where. The data will be accessed by software used across the public sector and also by external PropTech entrepreneurs to improve transparency, decision-making and productivity in the sector.
- **Standardise, and make openly and digitally accessible, other critical datasets that the planning system relies on**, including planning decisions and developer contributions. Approaches for fixing the underlying data are already being tested and developed by innovative local planning authorities and we are exploring options for how these could be scaled nationally.
- **Work with tech companies and local authorities to modernise the software used for making and case-managing a planning application**, improving the user-experience for those applying and reducing the errors and costs currently experienced by planning authorities. A new more modular software landscape will encourage digital innovation and will consume and provide access to underlying data. This will help automate routine processes, such as knowing whether new applications are within the rules, making decision making faster and more certain.
- **Engage with the UK PropTech sector through a *PropTech Innovation Council*** to make the most of innovative new approaches to meet public policy objectives, help this emerging sector to boost productivity in the wider planning and housing sectors, and ensure government data and decisions support the sector's growth in the UK and internationally.

1.18. **Third, to bring a new focus on design and sustainability**, we will:

- **Ensure the planning system supports our efforts to combat climate change and maximises environmental benefits**, by ensuring the National Planning Policy Framework targets those areas where a reformed planning system can most effectively address climate change mitigation and adaptation and facilitate environmental improvements.
- **Facilitate ambitious improvements in the energy efficiency standards for buildings** to help deliver our world-leading commitment to net-zero by 2050.
- **Ask for beauty and be far more ambitious for the places we create, expecting new development to be beautiful, and to create a 'net gain' not just 'no net harm'**, with a greater focus on 'placemaking' and 'the creation of beautiful places' within the National Planning Policy Framework.
- **Make it easier for those who want to build beautifully through the introduction of a fast-track for beauty** through changes to national policy and legislation, to

automatically permit proposals for high quality developments where they reflect local character and preferences.

- **Introduce a quicker, simpler framework for assessing environmental impacts and enhancement opportunities**, that speeds up the process while protecting and enhancing England's unique ecosystems.
  - **Expect design guidance and codes – which will set the rules for the design of new development – to be prepared locally and to be based on genuine community involvement rather than meaningless consultation**, so that local residents have a genuine say in the design of new development, and ensure that codes have real 'bite' by making them more binding on planning decisions.
  - **Establish a new body to support the delivery of design codes in every part of the country**, and give permanence to the campaigning work of the Building Better, Building Beautiful Commission and the life of its co-chairman the late Sir Roger Scruton.
  - **Ensure that each local planning authority has a chief officer for design and place-making**, to help ensure there is the capacity and capability locally to raise design standards and the quality of development.
  - **Lead by example by updating Homes England's strategic objectives to give greater emphasis to delivering beautiful places.**
  - **Protect our historic buildings and areas** while ensuring the consent framework is fit for the 21st century.
- 1.19. **Fourth, we will improve infrastructure delivery in all parts of the country and ensure developers play their part**, through reform of developer contributions. We propose:
- **The Community Infrastructure Levy and the current system of planning obligations will be reformed as a nationally-set value-based flat rate charge ('the Infrastructure Levy')**. A single rate or varied rates could be set. We will aim for the new Levy to raise more revenue than under the current system of developer contributions, and deliver at least as much – if not more – on-site affordable housing as at present. This reform will enable us to sweep away months of negotiation of Section 106 agreements and the need to consider site viability. We will deliver more of the infrastructure existing and new communities require by capturing a greater share of the uplift in land value that comes with development.
  - **We will be more ambitious for affordable housing provided through planning gain**, and we will ensure that the new Infrastructure Levy allows local planning authorities to secure more on-site housing provision.
  - **We will give local authorities greater powers to determine how developer contributions are used**, including by expanding the scope of the Levy to cover affordable housing provision to allow local planning authorities to drive up the provision of affordable homes. We will ensure that affordable housing provision supported through developer contributions is kept at least at current levels, and that it is still delivered on-site to ensure that new development continues to support mixed communities. Local authorities will have the flexibility to use this funding to support both existing communities as well as new communities.

- **We will also look to extend the scope of the consolidated Infrastructure Levy and remove exemptions from it** to capture changes of use through permitted development rights, so that additional homes delivered through this route bring with them support for new infrastructure.
- 1.20. **Fifth, to ensure more land is available for the homes and development people and communities need, and to support renewal of our town and city centres,** we propose:
- **A new nationally-determined, binding housing requirement that local planning authorities would have to deliver through their Local Plans.** This would be focused on areas where affordability pressure is highest to stop land supply being a barrier to enough homes being built. We propose that this would factor in land constraints, including the Green Belt, and would be consistent with our aspirations of creating a housing market that is capable of delivering 300,000 homes annually, and one million homes over this Parliament.
  - **To speed up construction where development has been permitted,** we propose to make it clear in the revised National Planning Policy Framework that the masterplans and design codes for sites prepared for substantial development should seek to include a variety of development types from different builders which allow more phases to come forward together. We will explore further options to support faster build out as we develop our proposals for the new planning system.
  - **To provide better information to local communities, to promote competition amongst developers, and to assist SMEs and new entrants to the sector,** we will consult on options for improving the data held on contractual arrangements used to control land.
  - **To make sure publicly-owned land and public investment in development supports thriving places,** we will:
    - ensure decisions on the locations of new public buildings – such as government offices and further education colleges – support renewal and regeneration of town centres; and
    - explore how publicly-owned land disposal can support the SME and self-build sectors.

### **The change we will see – a more engaging, equitable and effective system**

- 1.21. Our proposals will greatly improve the user experience of the planning system, making it fit for the next century.
- 1.22. **Residents** will be able to engage in a much more democratic system that is open to a wider range of people whose voice is currently not heard. Residents will no longer have to rely on planning notices attached to lamp posts, printed in newspapers and posted in libraries to find out about newly proposed developments. Instead people will be able to use their smartphone to give their views on Local Plans and design codes as they are developed, and to see clearer, more visual information about development proposals near them – rather than current planning policies and

development proposals presented in PDF documents, hundreds of pages long. And existing and new residents alike will gain from more affordable, green and beautiful homes near to where they want to live and work.

- 1.23. **Communities** will be able to trust the planning system again as their voice will be heard from the beginning of the process and better use of digital technology will make it radically easier for people to understand what is being proposed in their neighbourhoods and provide new ways to feed their views into the reformed system. Local Plans will be developed over a fixed 30-month period with clear engagement points, rather than the current inconsistent process which takes seven years on average. The Infrastructure Levy will be more transparent than Section 106, and local communities will have more control over how it is spent. Communities will be able to set standards for design upfront through local design codes. And with more land available for homes where they are most needed, and a renewed focus on the beauty of new development, communities will be able to grow organically and sustainably, and development will enhance places for everyone.
- 1.24. **Innovators, entrepreneurs and businesses** will benefit from a planning system that is much more adaptable to the changing needs of the economy. A greater amount of land available near to workplaces, and a more flexible approach to how that land can be used, will make it much easier for firms to set up and expand in the most productive locations – for example, spin-out companies looking to set up near to research-intensive universities. A reformed system that is based upon data, rather than documents will help to provide the data that innovators and entrepreneurs, including the burgeoning PropTech sector, need to build new technology to help improve citizen engagement and planning processes.
- 1.25. **Small builders, housing associations and those building their own home**, will find this system much easier, less costly and quicker to navigate, with more land available for development, and clearer expectations on the types of development permitted, helping them to find development opportunities and use innovative construction methods. With permission for the principle of development secured automatically in many cases, a major hurdle in the process will be removed, taking two to three years out of the process. The system of developer contributions will make it much easier for smaller developers, who will not have to engage in months of negotiation and can instead get on with the job of building. And a shorter, more certain process will remove significant risk from the process, lowering the need for developers to secure long development pipelines and lowering the regulatory barriers to entry that currently exist in the market. A data-led planning system will help developers of all sizes and experience to find the planning information they need to understand what can be built and where, which will provide greater certainty to them and their investors.
- 1.26. **Local authorities**, including Mayoral combined authorities, will be liberated to plan and able to focus on what they do best, with the shackles of current burdensome assessments and negotiations removed. They will be able to give more attention to improving the quality of new development and focus on those large and special sites that need the most consideration. And the Government will support modernisation of the planning process so that routine tasks are automated and decision-making, and plan-making, is improved by better access to the data local authorities need.

- 1.27. **And for our children and grandchildren**, our reforms will leave an inheritance of environmental improvement – with environmental assets protected, more green spaces provided, more sustainable development supported, new homes that are much more energy efficient and new places that can become the heritage of the future, built closer to where people want to live and work to reduce our reliance on carbon-intensive modes of transport.
- 1.28. This consultation document does not address every detailed part of the planning system, its function and objectives, but rather focuses on the key reforms that can help improve the delivery and quality of homes and neighbourhoods, set within our drive towards net-zero greenhouse gas emissions by 2050.
- 1.29. And fixing the planning system alone will not be enough – it will require a collective effort between Government, communities, businesses and developers over the long-term. But fixing the planning system should be the starting point for these efforts.

# Pillar One – Planning for development

## Overview

- 2.1. The starting point for an effective planning system is to establish a clear and predictable basis for the pattern and form of development in an area. The current system of land use planning in England is principally based on local plans, brought forward by local planning authorities on behalf of their communities. But in contrast to planning systems in places like Japan, the Netherlands and Germany, where plans give greater certainty that development is permitted in principle upfront, plans in England are policy-based, with a separate process required to secure permission on the sites that it designates for development.
- 2.2 Local Plans are a good foundation on which to base reform, as they provide a route for local requirements to be identified and assessed, a forum for political debate and for different views on the future of areas to be heard. The National Planning Policy Framework provides a clear basis for those matters that are best set in national policy.
- 2.3 However, change is needed. Layers of assessment, guidance and policy have broadened the scope of Local Plans, requiring a disproportionate burden of evidence to support them. As a result, Local Plans take increasingly long to produce, on average over seven years; have become lengthier documents of increasing complexity, in some cases stretching to nearly 500 pages; are underpinned by vast swathes of evidence base documents, often totalling at least ten times the length of the plan itself, and none of which are clearly linked, standardised, or produced in accessible formats; and include much unnecessary repetition of national policy.
- 2.4 It is difficult for users of the planning system to find the information they need, and when they do, it is difficult to understand. Few people read the array of evidence base documents which accompany plans and these assessments do not sufficiently aid decision-making. Much of this evidence becomes dated very quickly, and production times often render policies out of date as soon as they are adopted. Furthermore, even when the plan is in place, it cannot be relied on as the definitive statement of how development proposals should be handled.
- 2.5 Local Plans should instead be focused on where they can add real value: allocating enough land for development in the right places, giving certainty about what can be developed on that land, making the process for getting permission for development as simple as possible, and providing local communities a genuine opportunity to shape those decisions. To this end, Local Plans should:
  - be based on transparent, clear requirements for local authorities to identify appropriate levels of, and locations for, development that provide certainty and that applicants and communities can easily understand;
  - communicate key information clearly and visually so that plans are accessible and easily understandable, and communities can engage meaningfully in the process of developing them;

- be published as standardised data to enable a strategic national map of planning to be created;
- be developed using a clear, efficient and standard process;
- benefit from a radically and profoundly re-invented engagement with local communities so that more democracy takes place effectively at the plan-making stage; and
- set clear expectations on what is required on land that is identified for development, so that plans give confidence in the future growth of areas and facilitate the delivery of beautiful and sustainable places.

### Questions

1. What three words do you associate most with the planning system in England?

2. Do you get involved with planning decisions in your local area?

*[Yes / No]*

2(a). If no, why not?

*[Don't know how to / It takes too long / It's too complicated / I don't care / Other – please specify]*

3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?

*[Social media / Online news / Newspaper / By post / Other – please specify]*

4. What are your top three priorities for planning in your local area?

*[Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas / Other – please specify]*

### Proposals

2.6. We propose a new role for Local Plans and a new process for making them, by replacing the existing primary and secondary legislation.

### A NEW APPROACH TO PLAN-MAKING

2.7. Local Plans should have a clear role and function, which should be, first, to identify land for development and sites that should be protected; and, second, to be clear about what development can take place in those different areas so that there is greater certainty about land allocated for development and so that there is a faster route to securing permission. They should be assessed against a single statutory “sustainable development” test to ensure plans strike the right balance between environmental, social and economic objectives.

**Proposal 1: The role of land use plans should be simplified. We propose that Local Plans should identify three types of land – *Growth* areas suitable for substantial development, *Renewal* areas suitable for development, and areas that are *Protected*.**

2.8. All areas of land would be put into one of these three categories:

- ***Growth* areas “suitable for substantial development”** – we propose that the term substantial development be defined in policy to remove any debate about this descriptor. We envisage this category would include land suitable for comprehensive development, including new settlements and urban extension sites, and areas for redevelopment, such as former industrial sites or urban regeneration sites. It could also include proposals for sites such as those around universities where there may be opportunities to create a cluster of growth-focused businesses. Sites annotated in the Local Plan under this category would have outline approval for development (see proposal 5 for more detail). Areas of flood risk would be excluded from this category (as would other important constraints), unless any risk can be fully mitigated;
- ***Renewal* areas “suitable for development”** – this would cover existing built areas where smaller scale development is appropriate. It could include the gentle densification and infill of residential areas, development in town centres, and development in rural areas that is not annotated as *Growth* or *Protected* areas, such as small sites within or on the edge of villages. There would be a statutory presumption in favour of development being granted for the uses specified as being suitable in each area. Local authorities could continue to consider the case for resisting inappropriate development of residential gardens;
- **Areas that are *Protected*** – this would include sites and areas which, as a result of their particular environmental and/or cultural characteristics, would justify more stringent development controls to ensure sustainability. This would include areas such as Green Belt, Areas of Outstanding Natural Beauty (AONBs), Conservation Areas, Local Wildlife Sites, areas of significant flood risk and important areas of green space. At a smaller scale it can continue to include gardens in line with existing policy in the National Planning Policy Framework. It would also include areas of open countryside outside of land in *Growth* or *Renewal* areas. Some areas would be defined nationally, others locally on the basis of national policy, but all would be annotated in Local Plan maps and clearly signpost the relevant development restrictions defined in the National Planning Policy Framework.

2.9. This new-style Local Plan would comprise an interactive web-based map of the administrative area where data and policies are easily searchable, with a key and accompanying text. Areas and sites would be annotated and colour-coded in line with their *Growth*, *Renewal* or *Protected* designation, with explanatory descriptions set out in the key and accompanying text, as appropriate to the category.

2.10. In *Growth* and *Renewal* areas, the key and accompanying text would set out suitable development uses, as well as limitations on height and/or density as relevant. These could be specified for sub-areas within each category, determined locally but having regard to national policy, guidance and legislation (including the National Model Design Code and flexibilities in use allowed by virtue of the new Use Classes Order and permitted development). For example, it may be appropriate for some areas to be identified as suitable for higher-density residential development,

or for high streets and town centres to be identified as distinct areas. In *Growth* areas, we would also want to allow sub-areas to be created specifically for self and custom-build homes, and community-led housing developments, to allow a range of housing aspirations to be met and help create diverse and flourishing communities. In the case of self and custom-build homes, local authorities should identify enough land to meet the requirements identified in their self-build and custom housebuilding registers. For *Protected* areas, the key and accompanying text would explain what is permissible by cross-reference to the National Planning Policy Framework.

- 2.11. **Alternative options:** Rather than dividing land into three categories, we are also interested in views on more binary models. One option is to combine *Growth* and *Renewal* areas (as defined above) into one category and to extend permission in principle to all land within this area, based on the uses and forms of development specified for each sub-area within it.
- 2.12. An alternative approach would be to limit automatic permission in principle to land identified for substantial development in Local Plans (*Growth* areas); other areas of land would, as now, be identified for different forms of development in ways determined by the local planning authority (and taking into account policy in the National Planning Policy Framework), and subject to the existing development management process.

#### Question

5. Do you agree that Local Plans should be simplified in line with our proposals?

*[Yes / No / Not sure. Please provide supporting statement.]*

#### **Proposal 2: Development management policies established at national scale and an altered role for Local Plans.**

- 2.13. With the primary focus of plan-making on identifying areas for development and protection, we propose that development management policy contained in the plan would be restricted to clear and necessary site or area-specific requirements, including broad height limits, scale and/or density limits for land included in *Growth* areas and *Renewal* areas, established through the accompanying text. The National Planning Policy Framework would become the primary source of policies for development management; there would be no provision for the inclusion of generic development management policies which simply repeat national policy within Local Plans, such as protections for listed buildings (although we are interested in views on the future of optional technical standards). We propose to turn plans from long lists of general “policies” to specific development standards.
- 2.14. Local planning authorities and neighbourhoods (through Neighbourhood Plans) would play a crucial role in producing required design guides and codes to provide certainty and reflect local character and preferences about the form and appearance of development. This is important for making plans more visual and engaging. These could be produced for a whole local authority area, or for a smaller area or site (as annotated in the Local Plan), or a combination of both. Design guides and codes would ideally be produced on a ‘twin track’ with the Local Plan, either for inclusion within the plan or prepared as supplementary planning documents.

- 2.15. We want to move to a position where all development management policies and code requirements, at national, local and neighbourhood level, are written in a machine-readable format so that wherever feasible, they can be used by digital services to automatically screen developments and help identify where they align with policies and/or codes. This will significantly increase clarity for those wishing to bring forward development, enabling automation of more binary considerations and allowing for a greater focus on those areas where there is likely to be greater subjectivity.
- 2.16. **Alternative options:** Rather than removing the ability for local authorities to include general development management policies in Local Plans, we could limit the scope of such policies to specific matters and standardise the way they are written, where exceptional circumstances necessitate a locally-defined approach. Another alternative would be to allow local authorities a similar level of flexibility to set development management policies as under the current Local Plans system, with the exception that policies which duplicate the National Planning Policy Framework would not be allowed.

#### Question

6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?

*[Yes / No / Not sure. Please provide supporting statement.]*

#### **Proposal 3: Local Plans should be subject to a single statutory “sustainable development” test, replacing the existing tests of soundness.**

- 2.17. This would consider whether the plan contributes to achieving sustainable development in accordance with policy issued by the Secretary of State. The achievement of sustainable development is an existing and well-understood basis for the planning system, and we propose that it should be retained.
- 2.18. A simpler test, as well as more streamlined plans, should mean fewer requirements for assessments that add disproportionate delay to the plan-making process.
- 2.19. Specifically:
- we propose to abolish the Sustainability Appraisal system and develop a simplified process for assessing the environmental impact of plans, which would continue to satisfy the requirements of UK and international law and treaties (see our proposals under Pillar Two);
  - the Duty to Cooperate test would be removed (although further consideration will be given to the way in which strategic cross-boundary issues, such as major infrastructure or strategic sites, can be adequately planned for, including the scale at which plans are best prepared in areas with significant strategic challenges); and
  - a slimmed down assessment of deliverability for the plan would be incorporated into the “sustainable development” test.
- 2.20. Plans should be informed by appropriate infrastructure planning, and sites should not be included in the plan where there is no reasonable prospect of any

infrastructure that may be needed coming forward within the plan period. Plan-making policies in the National Planning Policy Framework will make this clear.

- 2.21. The new-style digital Local Plan would also help local planning authorities to engage with strategic cross-boundary issues and use data-driven insights to assess local infrastructure needs to help decide what infrastructure is needed and where it should be located.
- 2.22. **Alternative option:** Rather than removing the existing tests of soundness, an alternative option could be to reform them in order to make it easier for a suitable strategy to be found sound. For example, the tests could become less prescriptive about the need to demonstrate deliverability. Rather than demonstrating deliverability, local authorities could be required to identify a stock of reserve sites which could come forward for development if needed.

### Questions

7(a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?

*[Yes / No / Not sure. Please provide supporting statement.]*

7(b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?

**Proposal 4: A standard method for establishing housing requirement figures which ensures enough land is released in the areas where affordability is worst, to stop land supply being a barrier to enough homes being built. The housing requirement would factor in land constraints and opportunities to more effectively use land, including through densification where appropriate, to ensure that the land is identified in the most appropriate areas and housing targets are met.**

- 2.23. Local Plans will need to identify areas to meet a range of development needs – such as homes, businesses and community facilities – for a minimum period of 10 years. This includes land needed to take advantage of local opportunities for economic growth, such as commercial space for spin-out companies near to university research and development facilities, or other high productivity businesses.
- 2.24. Debates about housing numbers tend to dominate this process, and a standard method for setting housing requirements would significantly reduce the time it takes to establish the amount of land to release in each area. This has historically been a time-consuming process which ultimately has not led to enough land being released where it is most needed (as reflected by worsening affordability). A standard requirement would differ from the current system of local housing need in that it would be binding, and so drive greater land release.
- 2.25. It is proposed that the standard method would be a means of distributing the national housebuilding target of 300,000 new homes annually, and one million homes by the end of the Parliament, having regard to:

- the size of existing urban settlements (so that development is targeted at areas that can absorb the level of housing proposed);
  - the relative affordability of places (so that the least affordable places where historic under-supply has been most chronic take a greater share of future development);
  - the extent of land constraints in an area to ensure that the requirement figure takes into account the practical limitations that some areas might face, including the presence of designated areas of environmental and heritage value, the Green Belt and flood risk. For example, areas in National Parks are highly desirable and housing supply has not kept up with demand; however, the whole purpose of National Parks would be undermined by multiple large scale housing developments so a standard method should factor this in;
  - the opportunities to better use existing brownfield land for housing, including through greater densification. The requirement figure will expect these opportunities to have been utilised fully before land constraints are taken into account;
  - the need to make an allowance for land required for other (non-residential) development; and
  - inclusion of an appropriate buffer to ensure enough land is provided to account for the drop off rate between permissions and completions as well as offering sufficient choice to the market.
- 2.26. The standard method would make it the responsibility of individual authorities to allocate land suitable for housing to meet the requirement, and they would continue to have choices about how to do so: for example through more effective use of existing residential land, greater densification, infilling and brownfield redevelopment, extensions to existing urban areas, or new settlements. The existing policy for protecting the Green Belt would remain. We also propose that it would be possible for authorities to agree an alternative distribution of their requirement in the context of joint planning arrangements. In particular, it may be appropriate for Mayors of combined authorities to oversee the strategic distribution of the requirement in a way that alters the distribution of numbers, and this would be allowed for.
- 2.27. In the current system the combination of the five-year housing land supply requirement, the Housing Delivery Test and the presumption in favour of sustainable development act as a check to ensure that enough land comes into the system. Our proposed approach should ensure that enough land is planned for, and with sufficient certainty about its availability for development, to avoid a continuing requirement to be able to demonstrate a five-year supply of land. However, having enough land supply in the system does not guarantee that it will be delivered, and so we propose to maintain the Housing Delivery Test and the presumption in favour of sustainable development as part of the new system.
- 2.28. **Alternative option:** It would be possible to leave the calculation of how much land to include in each category to local decision, but with a clear stipulation in policy that this should be sufficient to address the development needs of each area (so far as possible subject to recognised constraints), taking into account market signals indicating the degree to which existing needs are not being met. As now, a standard method could be retained to underpin this approach in relation to housing; and it

would be possible to make changes to the current approach that ensure that meeting minimum need is given greater weight to make sure sufficient land comes forward. However, we do not think that this approach would carry the same benefits of clarity and simplicity as our preferred option, and would also require additional safeguards to ensure that adequate land remains available, especially once the assessment of housing need has been translated into housing requirements. We would, therefore, propose to retain a five-year housing land supply requirement with this approach.

- 2.29. We have published a separate consultation on proposed changes to the standard method for assessing local housing need which is currently used in the process of establishing housing requirement figures. The future application of the formula proposed in the revised standard method consultation will be considered in the context of the proposals set out here. In particular, the methodology does not yet adjust for the land constraints, including Green Belt. We will consider further the options for doing this and welcome proposals.

### Questions

8(a). Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?

*[Yes / No / Not sure. Please provide supporting statement.]*

8(b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?

*[Yes / No / Not sure. Please provide supporting statement.]*

### **A STREAMLINED DEVELOPMENT MANAGEMENT PROCESS WITH AUTOMATIC PLANNING PERMISSION FOR SCHEMES IN LINE WITH PLANS**

**Proposal 5: Areas identified as *Growth* areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development, while automatic approvals would also be available for pre-established development types in other areas suitable for building.**

- 2.30. There will therefore be no need to submit a further planning application to test whether the site can be approved. Where the Local Plan has identified land for development, planning decisions should focus on resolving outstanding issues – not the principle of development.
- 2.31. In areas suitable for substantial development (*Growth* areas) an outline permission for the principle of development would be conferred by adoption of the Local Plan. Further details would be agreed and full permission achieved through streamlined and faster consent routes which focus on securing good design and addressing site-specific technical issues.
- 2.32. Detailed planning permission could be secured in one of three ways:
- a reformed reserved matters process for agreeing the issues which remain outstanding;

- a Local Development Order prepared by the local planning authority for the development which could be prepared in parallel with the Local Plan and be linked to a master plan and design codes; or
  - for exceptionally large sites such as a new town where there are often land assembly and planning challenges, we also want to explore whether a Development Consent Order under the Nationally Significant Infrastructure Projects regime could be an appropriate route to secure consents. Similarly, we will consider how the planning powers for Development Corporations can be reformed to reflect this new framework.
- 2.33. In areas suitable for development (*Renewal* areas), there would be a general presumption in favour of development established in legislation (achieved by strengthening the emphasis on taking a plan-led approach, with plans reflecting the general appropriateness of these areas for development). Consent for development would be granted in one of three ways:
- for pre-specified forms of development such as the redevelopment of certain building types, through a new permission route which gives an automatic consent if the scheme meets design and other prior approval requirements (as discussed further under the fast-track to beauty proposals set out under Pillar Two);
  - for other types of development, a faster planning application process where a planning application for the development would be determined in the context of the Local Plan description, for what development the area or site is appropriate for, and with reference to the National Planning Policy Framework; or
  - a Local or Neighbourhood Development Order.
- 2.34. In both the *Growth* and *Renewal* areas it would still be possible for a proposal which is different to the plan to come forward (if, for example, local circumstances had changed suddenly, or an unanticipated opportunity arose), but this would require a specific planning application. We expect this to be the exception rather than the rule: to improve certainty in the system, it will be important for everyone to have confidence that the plan will be the basis for decisions, and so we intend to strengthen the emphasis on a plan-led approach in legislation (alongside giving appropriate status to national planning policy for general development management matters).
- 2.35. In areas where development is restricted (*Protected* areas) any development proposals would come forward as now through planning applications being made to the local authority (except where they are subject to permitted development rights or development orders), and judged against policies set out in the National Planning Policy Framework.
- 2.36. We will consider the most effective means for neighbours and other interested parties to address any issues of concern where, under this system, the principle of development has been established leaving only detailed matters to be resolved.
- 2.37. Separate to these reforms, we also intend to consolidate other existing routes to permission which have accumulated over time, including simplified planning zones, enterprise zones and brownfield land registers.

## Questions

9(a). Do you agree that there should be automatic outline permission for areas for substantial development (*Growth* areas) with faster routes for detailed consent?

*[Yes / No / Not sure. Please provide supporting statement.]*

9(b). Do you agree with our proposals above for the consent arrangements for *Renewal* and *Protected* areas?

*[Yes / No / Not sure. Please provide supporting statement.]*

9(c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime?

*[Yes / No / Not sure. Please provide supporting statement.]*

**Proposal 6: Decision-making should be faster and more certain, with firm deadlines, and make greater use of digital technology**

2.38. For all types of planning applications regardless of the category of land, we want to see a much more streamlined and digitally enabled end to end process which is proportionate to the scale and nature of the development proposed, to ensure decisions are made faster. The well-established time limits of eight or 13 weeks for determining an application from validation to decision should be a firm deadline – not an aspiration which can be got around through extensions of time as routinely happens now.

2.39. To achieve this, we propose:

- the greater digitalisation of the application process to make it easier for applicants, especially those proposing smaller developments, to have certainty when they apply and engage with local planning authorities. In particular, the validation of applications should be integrated with the submission of the application so that the right information is provided at the start of the process. For Spending Review, the Government will prepare a specific, investable proposal for modernising planning systems in local government;
- A new, more modular, software landscape to encourage digital innovation and provide access to underlying data. This will help automate routine processes, such as knowing whether new applications are within the rules, which will support faster and more certain decision-making. We will work with tech companies and local planning authorities to modernise the software used for case-managing a planning application to improve the user-experience for those applying and reduce the errors and costs currently experienced by planning authorities;
- shorter and more standardised applications. The amount of key information required as part of the application should be reduced considerably and made machine-readable. A national data standard for smaller applications should be created. For major development, beyond relevant drawings and plans, there should only be one key standardised planning statement of no more than 50 pages to justify the development proposals in relation to the Local Plan and National Planning Policy Framework;

- data-rich planning application registers will be created so that planning application information can be easily found and monitored at a national scale, and new digital services can be built to help people use this data in innovative ways
- data sets that underpin the planning system, including planning decisions and developer contributions, need to be standardised and made open and digitally accessible;
- a digital template for planning notices will be created so that planning application information can be more effectively communicated and understood by local communities and used by new digital services;
- greater standardisation of technical supporting information, for instance about local highway impacts, flood risk and heritage matters. We envisage design codes will help to reduce the need for significant supplementary information, but we recognise there may still need to be site specific information to mitigate wider impacts. For these issues, there should be clear national data standards and templates developed in conjunction with statutory consultees;
- clearer and more consistent planning conditions, with standard national conditions to cover common issues;
- a streamlined approach to developer contributions, which is discussed further under Pillar Three;
- the delegation of detailed planning decisions to planning officers where the principle of development has been established, as detailed matters for consideration should be principally a matter for professional planning judgment.

2.40. We also believe there should be a clear incentive on the local planning authority to determine an application within the statutory time limits. This could involve the automatic refund of the planning fee for the application if they fail to determine it within the time limit. But we also want to explore whether some types of applications should be deemed to have been granted planning permission if there has not been a timely determination, to ensure targets are met and local authorities keep to the time limit in the majority of cases. We particularly want to ensure that the facilities and infrastructure that communities value, such as schools, hospitals and GP surgeries, are delivered quickly through the planning system.

2.41. There will remain a power to call in decisions by the Secretary of State and for applicants to appeal against a decision by a local planning authority. However, by ensuring greater certainty about the principle of development in Local Plans, we expect to see fewer appeals being considered by the Planning Inspectorate. For those that do go to appeal, we want to ensure the appeals process is faster, with the Inspectorate more digitally responsive and flexible. And to promote proper consideration of applications by planning committees, where applications are refused, we propose that applicants will be entitled to an automatic rebate of their planning application fee if they are successful at appeal.

#### Question

10. Do you agree with our proposals to make decision-making faster and more certain?

[Yes / No / Not sure. Please provide supporting statement.]

## **A NEW INTERACTIVE, WEB-BASED MAP STANDARD FOR PLANNING DOCUMENTS**

2.42. Planning documentation should reflect this simplified role for Local Plans and should support community engagement.

### **Proposal 7: Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new template.**

- 2.43. Interactive, map-based Local Plans will be built upon data standards and digital principles. To support local authorities in developing plans in this new format, we will publish a guide to the new Local Plan system and data standards and digital principles, including clearer expectations around the more limited evidence that will be expected to support “sustainable” Local Plans, accompanied by a “model” template for Local Plans and subsequent updates, well in advance of the legislation being brought into force. This will support standardisation of Local Plans across the country. The text-based component of plans should be limited to spatially-specific matters and capable of being accessible in a range of different formats, including through simple digital services on a smartphone.
- 2.44. To support open access to planning documents and improve public engagement in the plan-making process, plans should be fully digitised and web-based following agreed web standards rather than document based. This will allow for any updates to be published instantaneously and makes it easier to share across all parties and the wider public. Those digital plans should be carefully designed with the user in mind and to ensure inclusivity, so that they can be accessed in different formats, on different devices, and are accessible and understandable by all. Geospatial information associated with plans, such as sites and areas, should also be standardised and made openly available online. Taken together, these changes will enable a digital register of planning policies to be created so that new digital services can be built using this data, and this will also enable any existing or future mapping platforms to access and visualise Local Plans. This will make it easier for anyone to identify what can be built where. The data will be accessed by software used across the public sector and also by external PropTech entrepreneurs to improve transparency, decision-making and productivity in the sector. There should also be a long-term aim for any data produced to support Local Plans to be open and accessible online in machine-readable format and linked to the relevant policies and areas.
- 2.45. By shifting plan-making processes from documents to data, new digital civic engagement processes will be enabled. making it easier for people to understand what is being proposed where and how it will affect them. These tools have the potential to transform how communities engage with Local Plans, opening up new ways for people to feed their views into the system, including through social networks and via mobile phones. Early pilots from local planning authorities using emerging digital civic engagement tools have shown increased public participation from a broader audience, with one PropTech SME reporting that 70% of their users are under the age of 45.
- 2.46. To encourage this step-change, we want to support local authorities to radically rethink how they produce their Local Plans, and profoundly re-invent the ambition,

depth and breadth with which they engage with communities. We will set up a series of pilots to work with local authorities and tech companies (the emerging 'PropTech' sector) to develop innovative solutions to support plan-making activities and make community involvement more accessible and engaging. This could include measures to improve access to live information and data or the use of 3D visualisations and other tools to support good community engagement.

#### Question

11. Do you agree with our proposals for accessible, web-based Local Plans?

*[Yes / No / Not sure. Please provide supporting statement.]*

#### A STREAMLINED, MORE ENGAGING PLAN-MAKING PROCESS

2.47. The average time taken from plan publication to adoption rose from an average of 450 days in 2009 to 815 days in 2019. There is currently no statutory requirement around timescales for key stages of the plan-making process.

**Proposal 8: Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable for key stages of the process, and we will consider what sanctions there would be for those who fail to do so.**

- 2.48. Under the current system, it regularly takes over a decade for development sites to go through the Local Plan process and receive outline permission. Under our proposals, this would be shortened to 30 months, although we expect many local authorities could do this in a shorter time and we would encourage them to do so where this is practicable. We propose that the process covers five stages, with meaningful public engagement at two stages:
- Stage 1 [6 months]: The local planning authority "calls for" suggestions for areas under the three categories, including comprehensive "best in class" ways of achieving public involvement at this plan-shaping stage for where development should go and what it should look like.
  - Stage 2 [12 months]: The local planning authority draws up its proposed Local Plan, and produces any necessary evidence to inform and justify the plan. "Higher-risk" authorities will receive mandatory Planning Inspectorate advisory visits, in order to ensure the plan is on track prior to submission.
  - Stage 3 [6 weeks]: The local planning authority simultaneously
    - (i) submits the Plan to the Secretary of State for Examination together with a Statement of Reasons to explain why it has drawn up its plan as it has; and
    - (ii) publicises the plan for the public to comment on. Comments seeking change must explain how the plan should be changed and why. Again, this process would embody 'best in class' ways of ensuring public involvement. Responses will have a word count limit.
  - Stage 4 [9 months]: A planning inspector appointed by the Secretary of State considers whether the three categories shown in the proposed Local Plan are "sustainable" as per the statutory test and accompanying national guidance and makes binding changes which are necessary to satisfy the test. The plan-making

authority and all those who submitted comments would have the right to be “heard” by the inspector (whether face to face, by video, phone or in writing – all at the inspector’s discretion). The inspector’s report can, as relevant, simply state agreement with the whole or parts of the council’s Statement of Reasons, and/or comments submitted by the public.

- Stage 5 [6 weeks]: Local Plan map, key and text are finalised, and come into force.
- 2.49. Taken together, the effect of these reforms would be to greatly simplify and shorten the plan-making and development process, ensuring more land comes through the system and does so at pace.
- 2.50. To support the transition to the new system, we propose a statutory duty for local authorities to adopt a new Local Plan by a specified date – either 30 months from the legislation being brought into force, or 42 months for local planning authorities who have adopted a Local Plan within the previous three years or where a Local Plan has been submitted to the Secretary of State for examination. In the latter case, the 42 month period would commence from the point at which the legislation is brought into force, or upon adoption of the most recent plan, whichever is later.
- 2.51. This should be accompanied by a requirement for each planning authority to review its Local Plan at least every five years. Reviews should be undertaken sooner than five years where there has been a significant change in circumstances, for instance where issues with land supply have been identified through regular monitoring. Where a review concludes that an update is required, then the same 30-month deadline would apply although there would be an expectation that in many cases an update could be completed more quickly.
- 2.52. Local planning authorities that fail to do what is required to get their plan in place, or keep it up to date, would be at risk of government intervention. A range of intervention options will be available, including the issuing of directions and preparation of a plan in consultation with local people. Decisions on intervention would also have regard to:
- the level of housing requirement in the area;
  - the planning context of the area, including any co-operation to get plans in place across local planning authority boundaries;
  - any exceptional circumstances presented by the local planning authority.
- 2.53. **Alternative options:** The existing examination process could be reformed in order to speed up the process. For instance, the automatic ‘right to be heard’ could be removed so that participants are invited to appear at hearings at the discretion of the inspector. Certain Local Plans, that are less complex or controversial, could also be examined through written representations only, as is usually the case with Neighbourhood Plans at present.
- 2.54. A further alternative could be to remove the Examination stage entirely, instead requiring Local Planning Authorities to undertake a process of self-assessment against set criteria and guidance. To supplement this, the Planning Inspectorate could be utilised to audit a certain number of completed plans each year in order to assess whether the requirements of the statutory sustainability test had been met.

However, there is a risk that this option wouldn't provide sufficient scrutiny around whether plans meet the necessary legal and policy tests.

#### Question

12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans?

*[Yes / No / Not sure. Please provide supporting statement.]*

#### **Proposal 9: Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools**

- 2.55. Since statutory Neighbourhood Plans became part of the system in 2011, over 2,600 communities have started the process of neighbourhood planning to take advantage of the opportunity to prepare a plan for their own areas – and over 1,000 plans have been successfully passed at referendum. They have become an important tool in helping to 'bring the democracy forward' in planning, by allowing communities to think proactively about how they would like their areas to develop.
- 2.56. Therefore, we think Neighbourhood Plans should be retained in the reformed planning system, but we will want to consider whether their content should become more focused to reflect our proposals for Local Plans, as well as the opportunities which digital tools and data offer to support their development and improve accessibility for users. By making it easier to develop Neighbourhood Plans we wish to encourage their continued use and indeed to help spread their use further, particularly in towns and cities. We are also interested in whether there is scope to extend and adapt the concept so that very small areas – such as individual streets – can set their own rules for the form of development which they are happy to see.
- 2.57. Digital tools have significant potential to assist the process of Neighbourhood Plan production, including through new digital co-creation platforms and 3D visualisation technologies to explore proposals within the local context. We will develop pilot projects and data standards which help neighbourhood planning groups make the most of this potential.

#### Questions

13(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system?

*[Yes / No / Not sure. Please provide supporting statement.]*

13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?

#### **SPEEDING UP THE DELIVERY OF DEVELOPMENT**

- 2.58. Our plans for a simpler and faster planning process need to be accompanied by a stronger emphasis on the faster delivery of development, especially for *Growth* areas where substantial development has been permitted. If local communities through the new Local Plan process have identified sites for substantial

development over the next ten years and developers have secured planning consents, there should be a presumption that these sites will be built out quickly. But as Rt. Hon. Sir Oliver Letwin found in his Independent Review of Build Out Rates in 2018, the build out of large residential developments can be slow due to low market absorption rates, with some sites taking over 20 years to complete.

**Proposal 10: A stronger emphasis on build out through planning**

2.59. To address this, we propose to make it clear in the revised National Planning Policy Framework that the masterplans and design codes for sites prepared for substantial development (discussed under Pillar Two) should seek to include a variety of development types by different builders which allow more phases to come forward together. We will explore further options to support faster build out as we develop our proposals for the new planning system.

**Question**

14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support?

*[Yes / No / Not sure. Please provide supporting statement.]*

# Pillar Two – Planning for beautiful and sustainable places

## Overview

- 3.1. We have set out how a simpler planning process could improve certainty about what can be built where, as well as offering greater flexibility in the use of land to meet our changing economic and social needs. But improving the process of planning is only the starting point – we want to ensure that we have a system in place that enables the creation of beautiful places that will stand the test of time, protects and enhances our precious environment, and supports our efforts to combat climate change and bring greenhouse gas emissions to net-zero by 2050. Recent research from the Royal Town Planning Institute has set out the vital contribution that planning can make to a sustainable and inclusive recovery.<sup>12</sup>
- 3.2. To do this, planning should be a powerful tool for creating visions of how places can be, engaging communities in that process and fostering high quality development: not just beautiful buildings, but the gardens, parks and other green spaces in between, as well as the facilities which are essential for building a real sense of community. It should generate net gains for the quality of our built and natural environments - not just ‘no net harm’.
- 3.3. As the report of the Building Better, Building Beautiful Commission has shown, all too often that potential has fallen short. Too many places built during recent decades fail to reflect what is special about their local area or create a high quality environment of which local people can be proud. The Commission has played an invaluable role not just in highlighting the deficiencies, but in setting out a wide range of recommendations for addressing them. We will respond fully to the Commission’s report in the autumn, but there are important aspects that we want to highlight now, as being integral to our proposals for what a revised planning system can achieve.

## Questions

15. What do you think about the design of new development that has happened recently in your area?

*[Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]*

16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?

*[Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]*

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<sup>12</sup> RTPI (2020) “Plan the world we need: The contribution of planning to a sustainable, resilient and inclusive recovery”, available at: <https://www.rtpi.org.uk/research/2020/june/plan-the-world-we-need/>.

## Proposals

### CREATING FRAMEWORKS FOR QUALITY

- 3.4. To deliver our vision, it is important for the planning system to set clear expectations for the form of development which we expect to see in different locations. It should do so in ways which reflect local character and community preferences, and the types of buildings and places that have stood the test of time; but it should also address modern lifestyles, facilitate modern methods of construction (and its associated benefits for efficiency, build quality and the environment) and the need to create places that are both durable and sustainable. History provides many examples of how we can do this well – including Georgian terraces and Victorian mansion blocks – and we should learn from what has worked in the past.
- 3.5. Our National Design Guide, published in October last year, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It is a vital starting point, defining ten characteristics of successful places and the ingredients which can deliver these. However, to provide as much clarity as possible for applicants and communities and provide the basis for ‘fast-tracking’ decisions on design, broad principles need to be turned into more specific standards.
- 3.6. To address this challenge, this autumn we will publish a National Model Design Code to supplement the guide, setting out more detailed parameters for development in different types of location: issues such as the arrangement and proportions of streets and urban blocks, positioning and hierarchy of public spaces, successful parking arrangements, placement of street trees, and high quality cycling and walking provision, in line with our wider vision for cycling and walking in England.<sup>13</sup> It will be accompanied by worked examples, and complement a revised and consolidated Manual for Streets.

**Proposal 11: To make design expectations more visual and predictable, we will expect design guidance and codes to be prepared locally with community involvement, and ensure that codes are more binding on decisions about development.**

- 3.7. As national guidance, we will expect the National Design Guide, National Model Design Code and the revised Manual for Streets to have a direct bearing on the design of new communities. But to ensure that schemes reflect the diverse character of our country, as well as what is provably popular locally, it is important that local guides and codes are prepared wherever possible. These play the vital role of translating the basic characteristics of good places into what works locally, and can already be brought forward in a number of ways: by local planning authorities to supplement and add a visual dimension to their Local Plans; through the work of neighbourhood planning groups; or by applicants in bringing forward proposals for significant new areas of development.
- 3.8. We propose that these different routes for bringing forward design guides and codes should remain, although in all cases it will be essential that they are prepared

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<sup>13</sup> Our plan for cycling and walking is available at <https://www.gov.uk/government/publications/cycling-and-walking-plan-for-england>.

with effective inputs from the local community, considering empirical evidence of what is popular and characteristic in the local area. To underpin the importance of this, we intend to make clear that designs and codes should only be given weight in the planning process if they can demonstrate that this input has been secured. And, where this is the case, we will also make clear that decisions on design should be made in line with these documents. Where locally-produced guides and codes are not in place, we also propose to make clear in policy that the National Design Guide, National Model Design Code and Manual for Streets should guide decisions on the form of development.

**Question**

17. Do you agree with our proposals for improving the production and use of design guides and codes?

*[Yes / No / Not sure. Please provide supporting statement.]*

3.9. The Building Better, Building Beautiful Commission recommended several other changes to the National Planning Policy Framework that can support the planning system's role in fostering better buildings, places and settlements, and we will consult on changes which reflect these recommendations in the autumn.

**Proposal 12: To support the transition to a planning system which is more visual and rooted in local preferences and character, we will set up a body to support the delivery of provably locally-popular design codes, and propose that each authority should have a chief officer for design and place-making.**

3.10. The vision which we have set out will require a step-change in the design skills available to many local planning authorities, as well as the right prioritisation and leadership across the sector. We recognise that this will not happen overnight, and that authorities will need support.

3.11. We will explore the options for establishing a new expert body which can help authorities make effective use of design guidance and codes, as well as performing a wider monitoring and challenge role for the sector in building better places. Different models exist for how this could be taken forward - such as a new arms-length body reporting to Government, a new centre of expertise within Homes England, or reinforcing the existing network of architecture and design centres. Whatever model is adopted, we envisage that it would be able to draw on the expertise of recognised experts with a range of skills, drawn from across the built environment sector. Should the final proposals lead to the creation of new central government arm's-length body, then the usual, separate government approval process would apply for such entities.

3.12. We will also bring forward proposals later this year for improving the resourcing of planning departments more broadly; and our suggestions in this paper for streamlining plan-making will allow some re-focusing of professional skills. However, effective leadership within authorities will also be crucial. To drive a strong vision for what each place aspires to, and ensure this is integrated across council functions, we believe that each authority should appoint a chief officer for design and place-making, as recommended by the Building Better, Building Beautiful Commission.

**Question**

18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making?

*[Yes / No / Not sure. Please provide supporting statement.]*

**Proposal 13: To further embed national leadership on delivering better places, we will consider how Homes England's strategic objectives can give greater emphasis to delivering beautiful places.**

- 3.13. We are committed to taking a leadership role in the delivery of beautiful and well-designed homes and places, which embed high environmental standards. The Building Better, Building Beautiful Commission recommended that Homes England should attach sufficient value to design as well as price, and give greater weight to design quality in its work.
- 3.14. The Government supports this recommendation and recognises that the work of Homes England is an important route through which we can lead by example. Homes England have already taken steps to champion design quality in their land disposals programme, through implementation of a design quality assessment approach, with a minimum standard which must be achieved for a proposal to progress.
- 3.15. However, we recognise that there is an opportunity to go further, and we will engage Homes England, as part of the forthcoming Spending Review process, to consider how its objectives might be strengthened to give greater weight to design quality, and assess how design quality and environmental standards can be more deeply embedded in all Homes England's activities and programmes of work.

#### **Question**

19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?

*[Yes / No / Not sure. Please provide supporting statement.]*

#### **A FAST-TRACK FOR BEAUTY**

- 3.16. One of the important propositions of the Building Better, Building Beautiful Commission is that there should be a 'fast-track for beauty'. Where proposals come forward which comply with pre-established principles of what good design looks like (informed by community preferences), then it should be possible to expedite development through the planning process. This should incentivise attractive and popular development, as well as helping to relieve pressure on planning authorities when assessing proposals.

**Proposal 14: We intend to introduce a fast-track for beauty through changes to national policy and legislation, to incentivise and accelerate high quality development which reflects local character and preferences.**

- 3.17. We propose to do this in three ways. In the first instance, through updating the National Planning Policy Framework, we will make clear that schemes which

comply with local design guides and codes have a positive advantage and greater certainty about their prospects of swift approval.

- 3.18. Second, where plans identify areas for significant development (*Growth* areas), we will legislate to require that a masterplan and site-specific code are agreed as a condition of the permission in principle which is granted through the plan. This should be in place prior to detailed proposals coming forward, to direct and expedite those detailed matters. These masterplans and codes could be prepared by the local planning authority alongside or subsequent to preparing its plan, at a level of detail commensurate with the size of site and key principles to be established. For example, a set of simple 'co-ordinating codes' of the sort endorsed by the Building Better, Building Beautiful Commission could set some initial key parameters for the site layout. Where sites are expected to come forward in the near future, more developed masterplans or codes, prepared by the local planning authority or site promoter, will provide greater certainty.
- 3.19. Third, we also propose to legislate to widen and change the nature of permitted development, so that it enables popular and replicable forms of development to be approved easily and quickly, helping to support 'gentle intensification' of our towns and cities, but in accordance with important design principles. There is a long history – in this country and elsewhere – of 'pattern books' being used to articulate standard building types, options and associated rules (such as heights and setbacks). They have helped to deliver some of our most popular and successful places, and in a way which makes it relatively easy for smaller development companies to enter the market. We want to revive this tradition, in areas suitable for development (*Renewal* areas), by allowing the pre-approval of popular and replicable designs through permitted development. The benefits are much more than fast delivery of proven popular designs – it will foster innovation and support industrialisation of housebuilding, enabling modern methods of construction to be developed and deployed at scale.
- 3.20. To take this approach forward, we intend to develop a limited set of form-based development types that allow the redevelopment of existing residential buildings where the relevant conditions are satisfied – enabling increased densities while maintaining visual harmony in a range of common development settings (such as semi-detached suburban development). These would benefit from permitted development rights relating to the settings in which they apply. Prior approval from the local planning authority would still be needed for aspects of the design to ensure the development is right for its context (such as materials), as well as for other important planning considerations such as avoidance of flood risk and securing safe access. To enable further tailoring of these patterns to local character and preferences, we also propose that local planning authorities or neighbourhood planning groups would be able to use local orders to modify how the standard types apply in their areas, based on local evidence of what options are most popular with the wider public.
- 3.21. This proposal will require some technical development and testing, so we will develop a pilot programme to test the concept. Where we are taking forward existing schemes to expand the scope of permitted development through upwards extensions and demolition/rebuilding, we also intend to legislate so that prior approval for exercising such rights takes into account design codes which are in place locally (or, in the absence of these, the National Model Design Code).

## Question

20. Do you agree with our proposals for implementing a fast-track for beauty?

*[Yes / No / Not sure. Please provide supporting statement.]*

## EFFECTIVE STEWARDSHIP AND ENHANCEMENT OF OUR NATURAL AND HISTORIC ENVIRONMENT

- 3.22. The reformed planning system will continue to protect the places of environmental and cultural value which matter to us. Plans will still play a vital role in identifying not just areas of defined national and international importance (such as National Parks and Sites of Special Scientific Interest), but also those which are valued and defined locally (such as Conservation Areas and Local Wildlife Sites).
- 3.23. However, the planning system can and should do much more than this. In line with the ambitions in our 25 Year Environment Plan, we want the reformed system to play a proactive role in promoting environmental recovery and long-term sustainability. In doing so, it needs to play a strong part in our efforts to mitigate and adapt to climate change and reduce pollution as well as making our towns and cities more liveable through enabling more and better green spaces and tree cover. Several initiatives are already laying the foundations for this. Nationally, the Environment Bill currently before Parliament will legislate for mandatory net gains for biodiversity as a condition of most new development. And the Local Nature Recovery Strategies which it will also introduce will identify opportunities to secure enhancements through development schemes and contributions. We will also deliver our commitment to make all new streets tree-lined, by setting clear expectations through the changes to the National Planning Policy Framework which will be consulted on in the autumn, and informed by the outcome of this summer's consultation on the England Tree Strategy.<sup>14</sup> And we are also assessing the extent to which our planning policies and processes for managing flood risk may need to be strengthened along with developing a national framework of green infrastructure standards.
- 3.24. Once the proposals in this paper for reformed Local Plans begin to be implemented, it will be important for authorities to consider how the identification of different categories of land, and any sub-areas within them, can most effectively support climate change mitigation and adaptation. For example, in identifying land for inclusion within the *Growth* area, or the densities of development appropriate in different locations, the ability to maximise walking, cycling and public transport opportunities will be an important consideration.

**Proposal 15: We intend to amend the National Planning Policy Framework to ensure that it targets those areas where a reformed planning system can most effectively play a role in mitigating and adapting to climate change and maximising environmental benefits.**

- 3.25. These measures, and reform of our policy framework, provide important opportunities to strengthen the way that environmental issues are considered

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<sup>14</sup> To give your views on the England Tree Strategy, please visit <https://consult.defra.gov.uk/forestry/england-tree-strategy/>.

through the planning system. However, we also think there is scope to marry these changes with a simpler, effective approach to assessing environmental impacts.

- 3.26. In doing so, we will want to be clear about the role that local, spatially-specific policies can continue to play, such as in identifying important views, opportunities to improve public access or places where renewable energy or woodland and forestry creation could be accommodated. In reviewing the Framework, we will also want to ensure that it provides a clear and robust basis for development management decisions more generally, so that reliance no longer needs to be placed on generic policies contained in Local Plans.

**Proposal 16: We intend to design a quicker, simpler framework for assessing environmental impacts and enhancement opportunities, that speeds up the process while protecting and enhancing the most valuable and important habitats and species in England.**

- 3.27. It is vital that environmental considerations are considered properly as part of the planning and development process. However, the current frameworks for doing so – which include Strategic Environmental Assessment, Sustainability Appraisal, and Environmental Impact Assessment – can lead to duplication of effort and overly-long reports which inhibit transparency and add unnecessary delays. Outside of the European Union, it is also important that we take the opportunity to strengthen protections that make the biggest difference to species, habitats and ecosystems of national importance, and that matter the most to local communities.

- 3.28. To succeed, a new system will need to meet several objectives:

- Processes for environmental assessment and mitigation need to be quicker and speed up decision-making and the delivery of development projects. The environmental aspects of a plan or project should be considered early in the process, and to clear timescales. National and local level data, made available to authorities, communities and applicants in digital form, should make it easier to re-use and update information and reduce the need for site-specific surveys.
- Requirements for environmental assessment and mitigation need to be simpler to understand and consolidated in one place so far as possible, so that the same impacts and opportunities do not need to be considered twice.
- Any new system will need to ensure that we take advantage of opportunities for environmental improvements while also meeting our domestic and international obligations for environmental protection. This will be the subject of a separate and more detailed consultation in the autumn.

**Proposal 17: Conserving and enhancing our historic buildings and areas in the 21st century**

- 3.29. The planning system has played a critical role ensuring the historic buildings and areas we cherish are conserved and, where appropriate, enhanced by development. The additional statutory protections of listed building consent and conservation area status have worked well, and the National Planning Policy Framework already sets out strong protections for heritage assets where planning permission or listed building consent is needed. We want to build on this framework as we develop the new planning system. We envisage that Local Plans will clearly

identify the location of internationally, nationally and locally designated heritage assets, such as World Heritage Sites and conservation areas, as well locally important features such as protected views.

- 3.30. We also want to ensure our historic buildings play a central part in the renewal of our cities, towns and villages. Many will need to be adapted to changing uses and to respond to new challenges, such as mitigating and adapting to climate change. We particularly want to see more historical buildings have the right energy efficiency measures to support our zero carbon objectives. Key to this will be ensuring the planning consent framework is sufficiently responsive to sympathetic changes, and timely and informed decisions are made.
- 3.31. We will, therefore, review and update the planning framework for listed buildings and conservation areas, to ensure their significance is conserved while allowing, where appropriate, sympathetic changes to support their continued use and address climate change. In doing so, we want to explore whether there are new and better ways of securing consent for routine works, to enable local planning authorities to concentrate on conserving and enhancing the most important historic buildings. This includes exploring whether suitably experienced architectural specialists can have earned autonomy from routine listed building consents.

**Proposal 18: To complement our planning reforms, we will facilitate ambitious improvements in the energy efficiency standards for buildings to help deliver our world-leading commitment to net-zero by 2050.**

- 3.32. The planning system is only one of the tools that we need to use to mitigate and adapt to climate change. Last year we consulted on our proposals to move towards a Future Homes Standard, which was a first step towards net zero homes. From 2025, we expect new homes to produce 75-80 per cent lower CO2 emissions compared to current levels. These homes will be 'zero carbon ready', with the ability to become fully zero carbon homes over time as the electricity grid decarbonises, without the need for further costly retrofitting work.
- 3.33. We welcome the Committee on Climate Change's response to the consultation and we have considered the points they raised. We will respond to the Future Homes Standard consultation in full in the autumn. As part of this, we intend to review the roadmap to the Future Homes Standard to ensure that implementation takes place to the shortest possible timeline. Our ambition is that homes built under our new planning system will not need retrofitting in the future. To work towards ensuring that all new homes are fit for a zero carbon future we will also explore options for the future of energy efficiency standards, beyond 2025.
- 3.34. All levels of Government have a role to play in meeting our net zero goal, and Local Authorities are rising to this challenge. Local Planning Authorities, as well as central Government, should be accountable for the actions that they are taking, and the consultation response will look to clarify the role that they can play in setting energy efficiency standards for new build developments.

3.35. We will also want to ensure that high standards for the design, environmental performance and safety of new and refurbished buildings are monitored and enforced. As local authorities are freed from many planning obligations through our reforms, they will be able to reassign resources and focus more fully on enforcement. Ensuring that planning standards and building regulations are met, whether for new homes or for retrofitting old homes, will help to ensure that we deliver homes that are fit for the future and cheaper to run.

# Pillar Three – Planning for infrastructure and connected places

## Overview

- 4.1. New development brings with it new demand for public services and infrastructure. Mitigating these impacts – by securing contributions from developers and capturing more land value uplift generated by planning decisions to deliver new infrastructure provision – is key for both new and existing communities. It is also central to our vision for renewal of the planning system.
- 4.2. At present, there are two broad routes for local planning authorities to secure developer contributions, both of which are discretionary for authorities: planning obligations and the Community Infrastructure Levy. Planning obligations – through Section 106 agreements – are negotiated with developers, and in 2018/19 were worth a total of £7bn, of which £4.7bn was in the form of affordable housing contributions – supporting delivery of 30,000 affordable homes. In contrast, the Community Infrastructure Levy is a fixed charge, levied on the area (floorspace) of new development, and secures infrastructure that addresses the cumulative impact of development in an area. The Community Infrastructure Levy is not mandatory for local planning authorities, and around half of authorities currently charge it. Levy rates are discretionary, established by assessments of infrastructure need and viability.
- 4.3. There are several problems with this system. Planning obligations are broadly considered to be uncertain and opaque, as they are subject to negotiation and renegotiation based in part on the developer's assessment of viability. This creates uncertainty for communities about the level of affordable housing and infrastructure that development will bring. In turn, this brings cost, delay and inconsistency into the process. Over 80 per cent of local authorities agree that such negotiations create delay, despite the planning application being acceptable in principle.<sup>15</sup> This acts as a barrier to entry to the market, and major developers are better placed to devote the legal and valuation resource needed to negotiate successfully. This unevenness is a problem too for local authorities, with significant variation in skill and negotiation in negotiating viability across authorities.
- 4.4. The Community Infrastructure Levy addresses many of these problems as it is a flat-rate and non-negotiable tariff, and developers and local authorities have, in general, welcomed the certainty it brings. However, as payment is set at the point planning permission is granted, and payment due once development commences, it is inflexible in the face of changing market conditions. Payment before a single home has been built increases the developer's risk and cost of finance, creating cashflow challenges which are more acute for smaller developers. And despite early payment, many local authorities have been slow to spend Community Infrastructure Levy revenue on early infrastructure delivery, reflecting factors

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<sup>15</sup> MHCLG (2019) *The Value and Incidence of Developer Contributions in England 2018/19*

including indecision, competing spending priorities, and uncertainty over other infrastructure funding streams.

- 4.5. Securing necessary infrastructure and affordable housing alongside new development is central to our vision for the planning system. We want to bring forward reforms to make sure that developer contributions are:
- responsive to local needs, to ensure a fairer contribution from developers for local communities so that the right infrastructure and affordable housing is delivered;
  - transparent, so it is clear to existing and new residents what new infrastructure will accompany development;
  - consistent and simplified, to remove unnecessary delay and support competition in the housebuilding industry;
  - buoyant, so that when prices go up the benefits are shared fairly between developers and the local community, and when prices go down there is no need to re-negotiate agreements.
- 4.6. The Government could also seek to use developer contributions to capture a greater proportion of the land value uplift that occurs through the grant of planning permission, and use this to enhance infrastructure delivery. There are a range of estimates for the amount of land value uplift currently captured, from 25 to 50 per cent. The value captured will depend on a range of factors including the development value, the existing use value of the land, and the relevant tax structure – for instance, whether capital gains tax applies to the land sale. Increasing value capture could be an important source of infrastructure funding but would need to be balanced against risks to development viability.

#### Question

22. When new development happens in your area, what is your priority for what comes with it?

*[More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]*

#### Proposals

##### A CONSOLIDATED INFRASTRUCTURE LEVY

- 4.7. We propose that the existing parallel regimes for securing developer contributions are replaced with a new, consolidated 'Infrastructure Levy'.

**Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.**

- 4.8. We believe that the current system of planning obligations under Section 106 should be consolidated under a reformed, extended 'Infrastructure Levy'.

- 4.9. This would be based upon a flat-rate, valued-based charge, set nationally, at either a single rate, or at area-specific rates. This would address issues in the current system as it would:
- be charged on the final value of a development (or to an assessment of the sales value where the development is not sold, e.g. for homes built for the rental market), based on the applicable rate at the point planning permission is granted;
  - be levied at point of occupation, with prevention of occupation being a potential sanction for non-payment;
  - include a value-based minimum threshold below which the levy is not charged, to prevent low viability development becoming unviable, reflecting average build costs per square metre, with a small, fixed allowance for land costs. Where the value of development is below the threshold, no Levy would be charged. Where the value of development is above the threshold, the Levy would only be charged on the proportion of the value that exceeded the threshold ; and
  - provide greater certainty for communities and developers about what the level of developer contributions are expected alongside new development.
- 4.10. The single rate, or area-specific rates, would be set nationally. It would aim to increase revenue levels nationally when compared to the current system. Revenues would continue to be collected and spent locally.
- 4.11. As a value-based charge across all use classes, we believe it would be both more effective at capturing increases in value and would be more sensitive to economic downturns. It would reduce risk for developers, and would reduce cashflow difficulties, particularly for SME developers.
- 4.12. In areas where land value uplift is insufficient to support significant levels of land value capture, some or all of the value generated by the development would be below the threshold, and so not subject to the levy. In higher value areas, a much greater proportion of the development value would be above the exempt amount, and subject to the levy.
- 4.13. To better support the timely delivery of infrastructure, we would also allow local authorities to borrow against Infrastructure Levy revenues so that they could forward fund infrastructure. Enabling borrowing combined with a shift to levying developer contributions on completion, would incentivise local authorities to deliver enabling infrastructure, in turn helping to ensure development can be completed faster. As with all volatile borrowing streams, local authorities should assure themselves that this borrowing is affordable and suitable.
- 4.14. Under this approach the London Mayoral Community Infrastructure Levy, and similar strategic Community Infrastructure Levies in combined authorities, could be retained as part of the Infrastructure Levy to support the funding of strategic infrastructure.
- 4.15. In bringing forward the reformed Infrastructure Levy, we will need to consider its scope. We will also consider the impact of this change on areas with lower land values.

- 4.16. **Alternative option:** The Infrastructure Levy could remain optional and would be set by individual local authorities. However, as planning obligations would be consolidated into the single Infrastructure Levy, we anticipate that there would be a significantly greater uptake. The aim of the *de minimis* threshold would be to remove the viability risk, simplifying the rate setting process, as this would remove the need for multiple charging zones within an authority. It would be possible to simplify further – for instance, for the Government to set parameters. There would be a stronger incentive for local authorities to introduce the new Levy, as they would not be able to use Section 106 planning obligations to secure infrastructure or affordable housing. In addition, some local authorities have chosen not to introduce the Community Infrastructure Levy out of concern for the impact on viability of development. Because the new Infrastructure Levy would only be charged above a set threshold, these impacts would be mitigated.
- 4.17. This option would address issues around transparency, responsiveness to local needs and consistency. However, the Government’s levers over levels of land value capture would be less strong, with decisions about levy rates being taken at the local level.
- 4.18. Alternatively, the national rate approach could be taken, but with the aim of capturing more land value than currently, to better support the delivery of infrastructure. While developers would be liable for paying the levy, the cost of this would be capitalised into land value. This would ensure that the landowners who benefit from increases in value as a result of the grant of planning permission contribute to the infrastructure and affordable housing that makes development acceptable.

### Questions

23(a). Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold?

*[Yes / No / Not sure. Please provide supporting statement.]*

23(b). Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally?

*[Nationally at a single rate / Nationally at an area-specific rate / Locally]*

23(c). Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?

*[Same amount overall / More value / Less value / Not sure. Please provide supporting statement.]*

23(d). Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area?

*[Yes / No / Not sure. Please provide supporting statement.]*

**Proposal 20: The scope of the Infrastructure Levy could be extended to capture changes of use through permitted development rights**

- 4.19. In making this change to developer contributions for new development, the scope of the Infrastructure Levy would be extended to better capture changes of use which require planning permission, even where there is no additional floorspace, and for some permitted development rights including office to residential conversions and new demolition and rebuild permitted development rights. This approach would increase the levy base, and would allow these developments to better contribute to infrastructure delivery and making development acceptable to the community. However, we will maintain the exemption of self and custom-build development from the Infrastructure Levy.

**Question**

24. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?

*[Yes / No / Not sure. Please provide supporting statement.]*

**Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision**

- 4.20. Developer contributions currently deliver around half of all affordable housing, most of which is delivered on-site. It is important that the reformed approach will continue to deliver on-site affordable housing at least at present levels.
- 4.21. Affordable housing provision is currently secured by local authorities via Section 106, but the Community Infrastructure Levy cannot be spent on it. With Section 106 planning obligations removed, we propose that under the Infrastructure Levy, authorities would be able to use funds raised through the levy to secure affordable housing.
- 4.22. This could be secured through in-kind delivery on-site, which could be made mandatory where an authority has a requirement, capability and wishes to do so. Local authorities would have a means to specify the forms and tenures of the on-site provision, working with a nominated affordable housing provider. Under this approach, a provider of affordable housing could purchase the dwelling at a discount from market rate, as now. However, rather than the discount being secured through Section 106 planning obligations, it would instead be considered as in-kind delivery of the Infrastructure Levy. In effect, the difference between the price at which the unit was sold to the provider and the market price would be offset from the final cash liability to the Levy. This would create an incentive for the developer to build on-site affordable housing where appropriate.<sup>16</sup> First Homes, which are sold by the developer direct to the customer at a discount to market price, would offset the discount against the cash liability.

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<sup>16</sup> As above, a Section 106 planning obligation could still be used to secure a covenant on the land, where necessary. However, the value would be captured through the Infrastructure Levy, rather than Section 106.

- 4.23. Under this approach we recognise that some risk is transferring to the local planning authority, and that we would need to mitigate that risk in order to maintain existing levels of on-site affordable housing delivery. We believe that this risk can be fully addressed through policy design. In particular, in the event of a market fall, we could allow local planning authorities to ‘flip’ a proportion of units back to market units which the developer can sell, if Levy liabilities are insufficient to cover the value secured through in-kind contributions. Alternatively, we could require that if the value secured through in-kind units is greater than the final levy liability, then the developer has no right to reclaim overpayments. Government could provide standardised agreements, to codify how risk sharing would work in this way.
- 4.24. We would also need to ensure the developer was incentivised to deliver high build and design quality for their in-kind affordable homes. Currently, if Section 106 homes are not of sufficient quality, developers may be unable to sell it to a provider, or have to reduce the price. To ensure developers are not rewarded for low-standard homes under the Levy, local authorities could have an option to revert back to cash contributions if no provider was willing to buy the homes due to their poor quality. It is important that any approach taken maintains the quality of affordable housing provision as well as overarching volumes, and incentivises early engagement between providers of affordable housing and developers. Local authorities could also accept Infrastructure Levy payments in the form of land within or adjacent to a site. Through borrowing against further Infrastructure Levy receipts, other sources of funding, or in partnership with affordable housing providers, they could then build affordable homes, enabling delivery at pace.
- 4.25. **Alternative option:** We could seek to introduce further requirements around the delivery of affordable housing. To do this we would create a ‘first refusal’ right for local authorities or any affordable housing provider acting on their behalf to buy up to a set proportion of on-site units (on a square metre basis) at a discounted price, broadly equivalent to build costs. The proportion would be set nationally, and the developer would have discretion over which units were sold in this way. A threshold would be set for smaller sites, below which onsite delivery was not required, and cash payment could be made in lieu. Where onsite units were purchased, these could be used for affordable housing, or sold on (or back to the developer) to raise money to purchase affordable housing elsewhere. The local authority could use Infrastructure Levy funds, or other funds, in order to purchase units.

#### Questions

25(a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present?

*[Yes / No / Not sure. Please provide supporting statement.]*

25(b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a ‘right to purchase’ at discounted rates for local authorities?

*[Yes / No / Not sure. Please provide supporting statement.]*

25(c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk?

*[Yes / No / Not sure. Please provide supporting statement.]*

25(d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality?

*[Yes / No / Not sure. Please provide supporting statement.]*

**Proposal 22: More freedom could be given to local authorities over how they spend the Infrastructure Levy**

- 4.26. It is important that there is a strong link between where development occurs and where funding is spent. Currently, the Neighbourhood Share of the Community Infrastructure Levy ensures that up to 25 per cent of the levy is spent on priorities in the area that development occurred, with funding transferred to parish councils in parished areas. There are fewer restrictions on how this funding is spent, and we believe it provides an important incentive to local communities to allow development in their area. We therefore propose that under this approach the Neighbourhood Share would be kept, and we would be interested in ways to enhance community engagement around how these funds are used, with scope for digital innovation to promote engagement.
- 4.27. There is scope for even more flexibility around spending. We could also increase local authority flexibility, allowing them to spend receipts on their policy priorities, once core infrastructure obligations have been met. In addition to the provision of local infrastructure, including parks, open spaces, street trees and delivery or enhancement of community facilities, this could include improving services or reducing council tax. The balance of affordable housing and infrastructure may vary depending on a local authority's circumstances, but under this approach it may be necessary to consider ring-fencing a certain amount of Levy funding for affordable housing to ensure that affordable housing continues to be delivered on-site at current levels (or higher). There would also be opportunities to enhance digital engagement with communities as part of decision making around spending priorities. Alternatively, the permitted uses of the Levy could remain focused on infrastructure and affordable housing, as they are broadly are at present. Local authorities would continue to identify the right balance between these to meet local needs, as they do at present.

**Question**

26. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?

*[Yes / No / Not sure. Please provide supporting statement.]*

26(a). If yes, should an affordable housing 'ring-fence' be developed?

*[Yes / No / Not sure. Please provide supporting statement.]*

# Delivering change

## How we move into the new system

- 5.1. It is important that in bringing forward reform to improve the operation of the planning system, we do not cause delays to development that is currently planned.
- 5.2. Subject to responses to this consultation, we will consider the arrangements for implementing these changes to minimise disruption to existing plans and development proposals and ensure a smooth transition. This includes making sure that recently approved plans, existing permissions and any associated planning obligations can continue to be implemented as intended; and that there are clear transitional arrangements for bringing forward new plans and development proposals as the new system begins to be implemented.
- 5.3. Nevertheless, we do want to make rapid progress toward this new planning system. We are already introducing a new Use Class Order, with associated permitted development rights, to make easier for businesses to change use without the need for planning permission to support our high streets and town centres bounce back following the COVID-19 pandemic. We have also created new permitted development rights to enable more new homes to be built on top of buildings and the demolition and rebuild of vacant buildings for housing, without the need for usual planning permission.
- 5.4. Today, we are also publishing a consultation on four shorter-term measures which will improve the immediate effectiveness of the current system:
  - changes to the standard method for assessing local housing need, which as well as being a proposal to change guidance in the short term has relevance to proposals for land supply reforms set out in this paper;
  - securing of First Homes, sold at a discount to market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system;
  - temporarily lifting the small sites threshold, below which developers do not need to contribute to affordable housing, to up to 40 or 50 units;
  - extending the current Permission in Principle to major development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first;
- 5.5. This consultation document can be found at:  
[www.gov.uk/government/consultations/changes-to-the-current-planning-system](http://www.gov.uk/government/consultations/changes-to-the-current-planning-system)
- 5.6. To provide better information to local communities, to promote competition amongst developers, and to assist SMEs and new entrants to the sector, we will consult on options for improving the data held on contractual arrangements used to control land. This can be found at: [www.gov.uk/government/consultations/transparency-and-competition-a-call-for-evidence-on-data-on-land-control](http://www.gov.uk/government/consultations/transparency-and-competition-a-call-for-evidence-on-data-on-land-control)

## Public assets and investment

5.7. As we fix our planning system, we also want to make better use of surplus land owned by the public sector, and to level up public investment in development to support renewal of towns and cities across the country, giving power to communities to shape its future use and bringing investment to places across the country. We will do this by:

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- **Ensuring investment in new public buildings supports renewal and regeneration of town and city centres across the country.** The Government Estate Strategy (GES), which was published in 2018, sets out how we will use the estate as an enabler to deliver better outcomes for the public, across all four nations of the UK. As part of this, the Government Hubs programme aims to transform the Government's office estate by accommodating departmental workforces in shared regional hubs and supporting office estate – creating strategic hubs across the UK in major city centre conurbations and in secondary towns and cities. We will continue to look at how the Government can ensure investment in its estate delivers wider benefits for places across the country.
- **Exploring how disposal of publicly-owned land can support the SME and self-build sectors.** As announced by the Prime Minister last month in 'A New Deal for Britain', the Government will produce a new cross-government strategy on how land owned by the Government can be managed and released more effectively and put to better use. As part of this review, we will explore how we can support SME housebuilders, community land trusts and self-builders to identify public land opportunities.

### **Supporting innovation in delivery**

- 5.8. As we bring forward planning reform, we also want to ensure we have in place the right delivery mechanisms, including development corporations. A good example that we are already progressing is development at Toton in the East Midlands, where we have announced our intention to support the establishment of a development corporation to maximise the area's international links and create tens of thousands of new homes and jobs. We want to see more schemes of this kind, backed by modern delivery models, around the country.
- 5.9. That is why we consulted at the end of last year on changes to the legislative framework for development corporations. This includes exploring whether we need to make changes to enable more flexible development corporation models that can drive housing, regeneration and employment. We are currently considering responses to the consultation and will respond to it shortly.

### **Making sure the system has the right people and skills**

- 5.10. Local planning authorities remain at the heart of our ambitious reforms. We want to free up planners to focus on what they were trained for – creating great communities through world-class civic engagement and proactive plan-making, rather than reactive development management.
- 5.11. We recognise that local planning departments need to have the right people with the right skills, as well as the necessary resources, to implement these reforms

successfully. Many local authorities are delivering great services, and through the COVID-19 pandemic have been able to transform the way they work to a more digital and modern service. We look forward to seeing evaluations and lessons learned so that we can use this as a catalyst for modernisation of our planning services.

- 5.12. But we know that local authority planning departments are under great pressure – with spending per person on planning and development down 60 per cent and shortages of specialist skills such as design and ecology.<sup>17</sup> And the technology in local planning authorities to support modern services is not there – whilst PropTech firms are developing new apps and other digital services that enable communities to engage with development in new ways, in few places can this be captured by the local authority. Instead, documents are submitted electronically, but not in the way of modern digital services such as those now supporting tax services.
- 5.13. The preparation of reformed Local Plans, development of new design codes, a major overhaul of development contributions, and a new streamlined approach to decision-making will have profound implications for how local planning authorities operate in future. They will need to have sufficient leadership, a strong cadre of professional planners and good access to technical expertise, as well as transformed systems which utilise the latest digital technology. But equally importantly, there must be a fundamental cultural change on how planning departments operate. They need to be more outward looking, proactively engaging with developers, businesses, architects and designers, as well as a wider cross-section of their local communities.
- 5.14. In particular, we envisage the focus of local planning authorities shifting towards the development of clear Local Plans and high-quality design codes which set the parameters for development – rather than making discretionary decisions based on vague policies. In doing so, there is a real opportunity for planners to redesign their individual roles and change perceptions of their profession. We will consider how best to support the planning profession in making this adjustment, in a way which supports culture change, improves recruitment and changes perceptions of planning.
- 5.15. In addition, other key players, including the Planning Inspectorate and statutory consultees, will have to transform the way they operate in response to these reforms, given their critical role supporting the preparation of Local Plans and decision-making. They too will need to be more responsive and outward looking, and have the necessary skills and resources to undertake their new roles.
- 5.16. We understand why many participants – not just local authorities, but statutory consultees and the Planning Inspectorate – are risk averse. Judicial review is expensive, and to lose a judicial review in the courts is bad for the reputation of either. And judicial reviews can be precedent setting, establishing a new interpretation of the law. We think the proposals set out in the document should remove the risk of judicial review substantially. Most judicial reviews are about imprecise and unclearly worded policies or law. Our plans for an overhaul of

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<sup>17</sup> Institute for Fiscal Studies (2019) “English local government funding: trends and challenges in 2019 and beyond”, <https://www.ifs.org.uk/uploads/English-local-government-funding-trends-and-challenges-in-2019-and-beyond-IFS-Report-166.pdf>

planning law to create simple and clear processes and for plans that set out clear requirements and standards will substantially remove the scope for ambiguity and therefore challenge.

**Proposal 23: As we develop our final proposals for this new planning system, we will develop a comprehensive resources and skills strategy for the planning sector to support the implementation of our reforms. In doing so, we propose this strategy will be developed including the following key elements:**

- 5.17. The cost of operating the new planning system should be principally funded by the beneficiaries of planning gain – landowners and developers – rather than the national or local taxpayer. Currently, the cost of development management activities by local planning authorities is to a large extent covered by planning fees, although the current fee structure means the cost of processing some applications can be significantly greater than their individual fee. However, the cost of preparing Local Plans and enforcement activities is now largely funded from the local planning authority's own resources.
- 5.18. Planning fees should continue to be set on a national basis and cover at least the full cost of processing the application type based on clear national benchmarking. This should involve the greater regulation of discretionary pre-application charging to ensure it is fair and proportionate.
- 5.19. If a new approach to development contributions is implemented, a small proportion of the income should be earmarked to local planning authorities to cover their overall planning costs, including the preparation and review of Local Plans and design codes and enforcement activities.
- 5.20. Reform should be accompanied by a deep dive regulatory review to identify and eliminate outdated regulations which increase costs for local planning authorities, especially to the decision-making process.
- 5.21. Some local planning activities should still be funded through general taxation given the public benefits from good planning, and time limited funding will be made available by the Government in line with the new burdens principle to support local planning authorities to transition to the new planning system as part of the next Spending Review.
- 5.22. Local planning authorities should be subject to a new performance framework which ensures continuous improvement across all planning functions from Local Plans to decision-making and enforcement – and enables early intervention if problems emerge with individual authorities.
- 5.23. The Planning Inspectorate and statutory consultees should become more self-financing through new charging mechanisms and be subject to new performance targets to improve their performance.
- 5.24. Workforce planning and skills development, including training, should be principally for the local government sector to lead on, working closely with Government, statutory consultees, planning consultancies and universities.
- 5.25. Reform should be accompanied by a significant enhancement in digital and geospatial capability and capacity across the planning sector to support high-quality new digital Local Plans and digitally enabled decision-making. We think the English

planning profession has the potential to become an international world-leader in digital planning, capable of exporting world class planning services around the world.

- 5.26. In developing this strategy, we recognise different local planning authorities face different pressures and issues, and it will be important to develop a resourcing and skills framework which works for all authorities across the country. We will work with local planning authorities, professional bodies and the wider planning sector to ensure views about implementation are considered. We would particularly want to see innovative solutions which can transform practice.
- 5.27. At the same time, we also want to enable a thriving PropTech sector. By unlocking the data that underpins the planning system so that it is open, we want to enable the PropTech sector to transform housing, land, and planning industries with innovative products that are interoperable with others. This will make use of process improvement insights and data to offer services for many different clients, including for improved public consultation opportunities for citizens and developers to identify sites on which to build, helping to reduce investment risks. We will continue to engage with the innovators and the UK PropTech sector through a Minister-led PropTech Innovation Council (announced in November 2019) to make the most of innovative new approaches to meet public policy objectives, help this emerging sector to boost productivity in the wider planning and housing sectors, and ensure government data and decisions support the sector's growth in the UK and internationally.

### **Stronger enforcement**

- 5.28. As part of the implementation of our planning reforms, we want to see local planning authorities place more emphasis on the enforcement of planning standards and decisions. Planning enforcement activity is too often seen as the 'Cinderella' function of local planning services. But local communities want new development to meet required design and environmental standards, and robust enforcement action to be taken if planning rules are broken. As local planning authorities are freed from many planning requirements through our reforms, they will be able to focus more on enforcement across the planning system.

### **Proposal 24: We will seek to strengthen enforcement powers and sanctions**

- 5.29. We will review and strengthen the existing planning enforcement powers and sanctions available to local planning authorities to ensure they support the new planning system. We will introduce more powers to address intentional unauthorised development, consider higher fines, and look to ways of supporting more enforcement activity.
- 5.30. This will include implementing our commitments from the Government's response to the consultation on unauthorised development and encampments, to strengthen national planning policy against intentional unauthorised development and ensure temporary stop notices are more effective. And will also consider what more can be done in cases where the Environment Agency's flood risk advice on planning applications is not followed.

# What happens next

## Implementing reform

- 6.1. The proposals in this paper apply to England only. Planning is devolved in Scotland, Wales and Northern Ireland.
- 6.2. Subject to the outcome of this consultation, we will seek to bring forward legislation and policy changes to implement our reforms. This consultation sets out our vision for the basis of a reformed planning system. We have not comprehensively covered every aspect of the system, and the detail of the proposals will need further development pending the outcome of this consultation. We will continue to develop the proposals as we gather feedback and views on them.
- 6.3. Our proposals for Local Plan reform, changes to developer contributions and development management would require primary legislation followed by secondary legislation. The proposals allow 30 months for new Local Plans to be in place so a new planning framework, so we would expect new Local Plans to be in place by the end of the Parliament.
- 6.4. We would implement any policy changes, including to set a new housing requirement, by updating the National Planning Policy Framework in line with the new legislation.

## Responding to this consultation

### EQUALITIES IMPACTS

- 6.5. We want all communities, families, groups and individuals to have a say in the future of the places where they live. For too long, planning and planning decisions have felt out of reach from too many people. The Government has heard how the combination of technical jargon and traditional models of community engagement discourages people from having their say on decisions. At the same time, it disproportionately encourages engagement from people from a narrow set of demographic groups – typically older, better off and white. We believe that the voices of those who may benefit most from new development are therefore often the quietest in the planning process.
- 6.6. We are committed to delivering wider engagement in planning, increasing the supply of land for development, and supporting inclusive and mixed communities. Some authorities and developers are pioneering new models of engagement that broaden this to different groups. We hope that the reforms set out in this consultation – to make the system more accessible, accountable, digital and transparent – will increase access and engagement for all groups up and down the country.
- 6.7. We would welcome views on the potential impact on the proposals raised in this consultation on people with protected characteristics and whether further reforms could broaden access to planning for people in diverse groups.

Question

27. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

## About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal data, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 2018 (DPA), the General Data Protection Regulation, and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the Freedom of Information Act and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with the law and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included at Annex A.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the [complaints procedure](#).

# Annex A

The following is to explain your rights and give you the information you are be entitled to under the data protection legislation.

These rights apply to your personal data (your name, address, and anything that could be used to identify you personally) not the content of your response to the consultation.

## **1. The identity of the data controller and contact details of our Data Protection Officer**

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at [dataprotection@communities.gov.uk](mailto:dataprotection@communities.gov.uk)

## **2. Why we are collecting your personal data**

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

## **3. Our legal basis for processing your personal data**

Article 6(1)(e) of the General Data Protection Regulation 2016 (GDPR) provides that processing shall be lawful if processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller. Section 8(d) of the Data Protection Act 2018 further provides that this shall include processing of personal data that is necessary for the exercise of a function of the Crown, a Minister of the Crown or a government department.

The processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the Ministry of Housing, Communities and Local Government. The task is consulting on departmental policies or proposals or obtaining opinion data in order to develop good effective government policies in relation to planning.

## **4. With whom we will be sharing your personal data**

We will not share your personal data with organisations outside of MHCLG without contacting you for your permission first.

## **5. For how long we will keep your personal data, or criteria used to determine the retention period.**

Your personal data will be held for two years from the closure of the consultation.

## **6. Your rights, e.g. access, rectification, erasure**

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

- a. to see what data, we have about you
- b. to ask us to stop using your data, but keep it on record
- c. to ask to have all or some of your data deleted or corrected
- d. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/> , or telephone 0303 123 1113.

## **7. Storage of your personal data**

The Data you provide directly will be stored by MHCLG's appointed third-party on their servers. We have taken all necessary precautions to ensure that your rights in terms of data protection will not be compromised by this.

If you submit information to this consultation using our third-party survey provider, it will be moved to our secure government IT systems at a date following the consultation publication date.

## **8. Your personal data will not be used for any automated decision making.**



Ministry of Housing,  
Communities &  
Local Government

## Changes to the current planning system

Consultation on changes to planning policy and regulations



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August 2020

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# Scope of the consultation

Topic of this consultation:	This consultation seeks views on a range of proposed changes to the current planning system including: <ul style="list-style-type: none"> <li>• changes to the standard method for assessing local housing need</li> <li>• securing of First Homes through developer contributions</li> <li>• temporarily lifting the small sites threshold</li> <li>• extending the current Permission in Principle to major development</li> </ul>
Scope of this consultation:	The Ministry of Housing, Communities and Local Government is consulting on changes to planning policy and legislation.
Geographical scope:	These proposals relate to England only.
Impact Assessment:	N/A

## Basic Information

To:	This consultation is open to everyone. We are keen to hear from a wide range of interested parties from across the public and private sectors, as well as from the general public.
Body/bodies responsible for the consultation:	Ministry of Housing, Communities and Local Government
Duration:	This consultation will last for 8 weeks from 06 August 2020 and will close at 23.45 on Thursday 1 <sup>st</sup> October 2020.
Enquiries:	For any enquiries about the consultation please contact:  <a href="mailto:TechnicalPlanningConsultation@communities.gov.uk">TechnicalPlanningConsultation@communities.gov.uk</a>
How to respond:	You may respond by going to our website:  <a href="http://www.gov.uk/government/consultations/changes-to-the-current-planning-system">www.gov.uk/government/consultations/changes-to-the-current-planning-system</a>  Alternatively you can email your response to the questions in this consultation to:  <a href="mailto:TechnicalPlanningConsultation@communities.gov.uk">TechnicalPlanningConsultation@communities.gov.uk</a>  If you are responding in writing, please make it clear which questions you are responding to.

Written responses should be sent to:  
Changes to the current planning system consultation  
Ministry of Housing, Communities and Local Government,  
3rd Floor, South East Fry Building  
2 Marsham Street  
LONDON  
SW1P 4DF

When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:

- your name,
- your position (if applicable), and
- the name of organisation (if applicable).

# Introduction

1. Since 2010 the Government has introduced planning reforms to improve the current system. In 2010 only 17% of local authorities had local plans in place and now 91% of local authorities have plans. Over 2,700 groups have started the neighbourhood planning process since 2012. We've delivered over 1.5 million new homes since 2010 including over 241,000 last year alone – that's the highest level for over 30 years. And planning permissions for new homes have more than doubled since 2010. But this isn't enough – we want to deliver the housing people need because happier, more rooted communities bring our country together.
2. *Planning for the Future*<sup>1</sup> sets out plans to undertake a fundamental reform of the planning system and explains that this would be accompanied by shorter-term measures. This consultation sets out proposals for measures to improve the effectiveness of the current system. The four main proposals are:
  - changes to the standard method for assessing local housing need, which as well as being a proposal to change guidance in the short term has relevance to proposals for land supply reforms set out in *Planning for the Future*;
  - securing of First Homes, sold at a discount to market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system;
  - temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units to support SME builders as the economy recovers from the impact of Covid-19;
  - extending the current Permission in Principle to major development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first.

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<sup>1</sup> See *Planning for the Future* <https://www.gov.uk/government/consultations/planning-for-the-future>

# The standard method for assessing housing numbers in strategic plans

3. This consultation is seeking views on changes to planning practice guidance on the standard method for assessing local housing need (“the standard method”). The standard method provides the starting point for planning for housing and does not establish the housing requirement.
4. The standard method was first implemented in 2018 through the revised National Planning Policy Framework<sup>2</sup> to make assessing the minimum number of homes needed in an area easier, cheaper and more transparent. In February 2019, following the technical consultation on updates to national planning policy and guidance, a short-term change was made to the standard method. At the same time, a commitment was made to review the formula to balance the need for clarity, simplicity and transparency for local communities with the Government’s aspirations for the housing market.
5. This part of the consultation is about the standard method for assessing local housing need. There are wider policy proposals for introducing a standard method for setting binding housing requirements, set out in the separate consultation *Planning for the Future*<sup>3</sup>. It is the Government’s intention that the method set out in this document would form part of the process for setting any binding housing requirement. However, this consultation does not set out how this binding requirement would be calculated, which will be determined following the *Planning for the Future* consultation. Instead, it proposes a revised standard method for calculating local housing need which will be used as the basis for plans created prior to any changes outlined in *Planning for the Future* being introduced.

## Boosting Supply

6. This consultation should be read in the context of the wider government reforms *Planning for the Future* in relation to the planning system and in particular the reforms to ensure sufficient land is released for homes. As this sets out, our aspirations are to create a housing market that is capable of delivering 300,000 homes annually and one million homes over this Parliament. Adopted local plans, where they are in place, provide for 187,000 homes per year across England – not just significantly below our ambition for 300,000 new homes annually, but also lower than the number of homes delivered last year (241,000).

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<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> See the wider reform policy paper Proposal 4 within *Planning for the Future*.

## The role of the standard method in strategic plans

7. Plans are a key vehicle for ensuring that the community gets its chance to shape the development that takes place in its area. The standard method identifies the minimum number of homes that a local authority should plan for in an area. The National Planning Policy Framework is clear that this number should be considered in making sure enough land is identified to accommodate the new homes our communities need. Once the quantity of homes has been identified by the standard method, the supporting policy encourages local authorities to then consider how these can best be accommodated – through a combination of intensification and densification of brownfield land, regeneration of former commercial sites and under-used sites such as car parks, through well-planned new settlements and urban expansions.
  
8. The National Planning Policy Framework and associated planning practice guidance<sup>4</sup> set out that local areas should identify enough land by using the housing need reflected by the standard method to:
  - a. identify the minimum number of homes that their communities need;
  - b. consider whether local circumstances mean that actual need is higher than that minimum (because, for example, strategic infrastructure is expected or growth beyond past trends is anticipated);
  - c. seek as a minimum to meet those needs by ensuring that sufficient land can be released over at least the next 15 years.
  
9. By directing that sufficient land should be released as above, the amount of need identified by the standard method has a direct influence on how many homes will be built in the future. It does not ensure that the homes are actually built - that is reliant on wider market conditions and targeted government interventions to support the market. However, identifying sufficient land so that the market is not prevented from delivering the homes that are needed is vitally important to prevent the under-delivery of the past from continuing to happen.
  
10. The overall level of need identified by the standard method therefore needs to be sufficient to ensure that land supply does not become a limiter in achieving national supply aspirations.

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<sup>4</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

# The current standard method for assessing local housing need

11. The Government introduced the standard method to make the process of identifying the level of need in an area simple, quick and transparent. Previously, local authorities spent time and money estimating need and these numbers were heavily contested at examination. The standard method is designed to cut this time and ensure that the plan-making process focuses on how and where the homes can best be built, how they can be best designed and how the infrastructure can be aligned rather than time-consuming debates about the number of homes. The Government is clear that the standard method has an important role in achieving these ends and that it should continue to be: an easy and transparent process for people to understand; based on publicly available data; and reflect the need for homes in an area by taking in account the affordability of homes locally.
12. Currently, the method comprises a baseline of household projections which are then adjusted to take account of affordability and capped to limit the increase for areas. Step 1 of the current method sets the baseline using a 10-year average of the 2014-based national household growth projections. Step 2 goes on to adjust the Step 1 outcome based on the affordability of the area, using the most recent median workplace-based affordability ratios so that for each 1% the ratio is above 4, the average household growth is increased by a quarter of a percent (with a ratio of 8 representing a 100% increase). Step 3 then applies a 40% cap to limit the increases an individual local authority can face. The way this cap is applied depends on the current status of an area's strategic policies for housing.
13. Household projections, used in the current method, have attracted criticism for their volatility and the way in which they can result in artificially low projections in some places, where overcrowding and concealed households suppress the numbers. Crucially, they cannot in isolation forecast housing need – they project past trends forward. Despite this, we have seen many progress arguments that recent reductions in projected growth should lead to less homes being built. This should not be the logical conclusion, as the Office for National Statistics (ONS) has clarified<sup>5& 6</sup>.
14. Improvements on the standard method are designed in order to:
  - a. Ensure it is more agile in using up-to-date data. We announced in the February 2019 Government response to the technical consultation on updates to national planning policy and guidance<sup>7</sup>, that the standard method would remain based on the 2014-based household projections. While this

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<sup>5</sup> <https://blog.ons.gov.uk/2018/10/19/what-our-household-projections-really-show/>

<sup>6</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/article/s/variant-household-projections-for-england/2016-based#things-you-need-to-know-about-this-release>

<sup>7</sup> <https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need>

was an appropriate solution in the short-term, a new standard method is intended to be more agile in using the most recent data.

- b. Achieve a better distribution of homes where homes are identified in more high-demand areas and in emerging demand areas across the country (such as the Northern Powerhouse). This will help avoid issues where unaffordable areas in high demand are planning for low numbers of homes due to past trends of suppressed household formation. In addition, the Government has heard powerful representations that the current formula underestimates demand for housing in the growing cities in the Northern Powerhouse by being based on historic trends.
- c. Provide stability to the method by smoothing out areas of potential volatility so that the basis on which local authorities are expected to plan for is more predictable.
- d. Be consistent with the Government's ambition for a housing market that supports 300,000 homes by creating a method with a suitable overall national number that enables achievement of this aim.

15. The Government has welcomed contributions from experts, including Savills<sup>8</sup> and Lichfields<sup>9</sup>, on helpful proposals on how to adjust the methodology to address better these issues of alignment with real demand, stability, and consistency with the overall 300,000 target. There is general support for incorporating housing stock into the methodology, as a way of balancing out some of the issues identified with relying on household projections in isolation. We have taken into consideration the varied and useful feedback, both on the individual data inputs and also on how these might be applied in informing options for consideration.

16. In line with our commitments<sup>10</sup>, we are now proposing a revised standard method which aligns with the Government's aspirations for the housing market. This should provide stability and certainty for all stakeholders and seek to address the issues with the current approach and use of household projections identified above.

## The Government's proposed approach

17. The Government has based the proposed new approach on a number of principles for reform. These include ensuring that the new standard method delivers a number nationally that is consistent with the commitment to plan for the delivery of 300,000 new homes a year, a focus on achieving a more appropriate distribution of homes, and on targeting more homes into areas where they are least affordable.

18. The standard method results in a local authority-wide number that needs to be planned for. The local area then decides how and where in their authority that need is best met in accordance with national policy. The supporting policy is not the

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<sup>8</sup> <https://pdf.euro.savills.co.uk/uk/spotlight-on/housing-need-and-the-standard-method-may-2020.pdf>

<sup>9</sup> <https://lichfields.uk/blog/2020/may/21/setting-the-standard-towards-a-new-method-for-housing-need/>

<sup>10</sup> <https://www.gov.uk/government/publications/planning-for-the-future>

subject of this consultation, but wider reforms proposed in the *Planning for the Future* consultation are focusing on how land supply policies would operate going forward. As such, this standard method provides the starting point and not the final housing requirement.

19. The new standard method should ensure that all areas of the country are encouraged to build the homes their communities need. The reasons for which homes are needed varies in different areas of the country. In some areas, new homes can play a vital role in schemes to regenerate deprived areas. In others the existing stock doesn't meet the needs of the existing communities in terms of providing the right size, type and tenure for different groups within the community and new homes are required to address this.
20. We therefore propose to introduce a new element into the standard method, a percentage of existing housing stock levels, which takes into account the number of homes that are already in an area. This should ensure that diverse housing needs in all parts of the country are taken into account. It should also offer the stability and predictability which has been absent when solely relying on household projections.
21. However, household projections, which are based on freely and publicly accessible data available at a local authority level, are still the most robust estimates of future growth trends. Projections have been used for decades in the planning system as a basis for future housing land requirements due to their simple and relatable concept of linking housing growth to the population. Therefore, we propose to retain a role for them as part of the new blended approach which takes account of stock. This helps achieve the stability and distributional benefits offered by stock whilst not losing the benefits of using projections. Further details of the exact approach are set out below.
22. The Government also proposes to introduce an affordability adjustment that takes into account changes over time, in addition to the existing approach of considering absolute affordability. This will increase the overall emphasis on affordability in the formula and ensure that the revised standard method is more responsive to changing local circumstances, so that homes are planned for where they are least affordable. For example, where affordability improves, this will be reflected by lower need for housing being identified. The Government also proposes to remove the cap which artificially suppresses the level of housing identified.

## Step 1

### **Setting the baseline – providing stability and certainty by incorporating a blend of household projections and stock**

23. We consider that the **baseline for the standard method should be *whichever is the higher of 0.5% of existing housing stock in each local authority OR the latest projected average annual household growth over a 10-year period.***

24. Recognising the limitations of household projections for the purposes of identifying housing need, the Government considers that they continue to remain the best way of projecting forward likely trends in household formation. Household projections therefore continue to form a part of the baseline, but will act as a “top-up” to a basic percentage of existing stock in each area. This allows areas that experience significant increases in projections compared to existing stock to plan for the homes they may need as a result of recent trends. This results in a “higher of” approach.
25. Focusing the new standard method baseline on stock with a household projections “top-up” helps bring stability to the method. This is because stock is stable and does not vary significantly, unlike a household projections-only approach. It is based on current data, and is also a tangible and easily understandable concept. Using stock will ensure that all areas, as a minimum, are contributing a share of the national total, proportionate to the size of their current housing market. Basing the approach on stock also helps to reinforce development in existing urban areas, thereby ensuring that new homes can maximise existing infrastructure such as public transport, schools, medical facilities and shops.
26. We propose a simple 0.5% of existing stock as a starting point for the baseline. The most robust data source of stock levels is the annually published **Dwelling stock estimates by local authority districts<sup>11</sup> and the most recent data published at the time should be used**. The number of net additional dwellings delivered in 2018-19 represents an increase of approximately 1% on the previous dwelling stock estimate of 24.2 million dwellings in England as at March 2018. 0.5% represents a basic level of increase in all areas without putting a disproportionate emphasis on existing stock levels.
27. The **household projections element of the baseline will use the latest ONS national household growth projections<sup>12</sup>** for the local authority area (Principal projection, table 406). The projected **average annual household growth over a 10-year period** (10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period) will be used.
28. **Whichever is higher of 0.5% of existing stock or the projected average annual household growth over a 10-year period will be used as the baseline**. Note the overall outcome of the baseline should not be considered in isolation, as it forms proportionately less of the overall need number than the current standard method does. This is because the revised formula puts a greater weighting on market signals in Step 2.

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<sup>11</sup> <https://www.gov.uk/government/collections/dwelling-stock-including-vacants> (Table 125)

<sup>12</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

**Q1: Do you agree that planning practice guidance should be amended to specify that the appropriate baseline for the standard method is *whichever is the higher of the level of 0.5% of housing stock in each local authority area OR the latest household projections averaged over a 10-year period?***

**Q2: In the stock element of the baseline, do you agree that 0.5% of existing stock for the standard method is appropriate? If not, please explain why.**

## Step 2

### **Adjusting for market signals – maintaining price signals using the current affordability ratio and the change in affordability over the last 10 years**

29. We propose the standard method will include two adjustments to the baseline using **the workplace-based median house price to median earnings ratio<sup>13</sup>**. Initially it is proposed that the **ratio for the most recent year for which data is available** in order to address current affordability of homes would be used. Then **how affordability has changed over the last 10 years of published data** would be incorporated, using that same statistic.

30. The precise formula is as follows:

*Adjustment Factor*

$$= \left[ \left( \left( \frac{\text{Local affordability ratio}_{t=0} - 4}{4} \right) \times 0.25 \right) + \left( (\text{Local affordability ratio}_{t=0} - \text{Local affordability ratio}_{t=-10}) \times 0.25 \right) \right] + 1$$

Where  $t = 0$  is current year and  $t = -10$  is 10 years back.

31. The Government considers that price signals, in the form of an affordability adjustment, are an integral part of the standard method. High house prices indicate a relative imbalance between the supply and demand for new homes, making homes less affordable. The affordability of homes is the best evidence that supply is not keeping up with demand.

32. The workplace-based median house price to median earnings ratio is a nationally recognised and robust publicly available national statistic. It reflects the relationship between local house prices and earnings and is relatively stable over time. Using a ratio based on house price aligns with Government aspirations about home ownership and importantly it ensures that the standard method is responsive and

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<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

targeted to where affordability issues are most acute. Consideration has been given to the relative merits of the house price to workplace-based earnings ratio against the house price to residence-based earnings ratio. The workplace-based ratio (used in the current standard method) is felt to be most appropriate.

33. Using the most recent ratio enables an assessment of current affordability in an area. This ensures the formula responds to the most recent data. Incorporating an affordability trend over a 10-year period enables an assessment of the direction of travel in an authority area. Where affordability improves, a proportionately lower need level will be established. However, if an area's affordability worsens, then the housing need identified will be proportionately higher.
34. The affordability adjustment is a two part method aimed to deliver greater overall emphasis on affordability than in the current standard method. It is also designed to factor affordability changes over a 10-year period.
35. Part one of the affordability adjustment follows a similar method to that used in the current standard method. For each 1% the ratio is above 4, the baseline is increased by a quarter of a percent. Current guidance states that no adjustment is applied where the ratio is 4 or below. However, now that stock helps to stabilise the baseline, the affordability element of the new standard method can be responsive in areas where affordability is below 4 and we propose to amend guidance to this effect.
36. The formula now allows for downwards adjustments, where for each 1% the ratio is below 4, the baseline is decreased by a quarter of a percent. This means that these areas would not experience an uplift on the baseline as a result of this element of the formula. Four is the threshold as four times a person's earnings<sup>14</sup> is the maximum amount that can typically be borrowed for a mortgage - if an average worker cannot get a mortgage for an average home in the area without additional help then there are not enough homes in the area.
37. Part two of the affordability adjustment focuses on the absolute difference between the latest affordability ratio and the affordability ratio 10 years ago. The difference calculated is multiplied by a factor of 0.25. This emphasis puts more pressure on local authorities whose affordability ratio has increased over the 10-year time frame, but likewise allows for local authorities whose ratio has improved to benefit from reductions in their affordability adjustment.
38. The affordability adjustment in part one and part two are added together (with a constant of 1), to reach a total affordability factor which is subsequently applied to the baseline. The combined effect is an increased responsiveness to affordability, reflecting the importance that the Government attaches to this.

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<sup>14</sup> The Council Mortgage Lenders found that in 2015 the average first time buyer loan to income ratio in England was 3.61.

39. Unlike the previous method, the new standard method does not have a cap applied to limit the level of increase for individual authorities. The Government is clear that in order to significantly boost the supply of homes and address the past under-supply as quickly as possible, a step change is needed. Capping the level of need is not compatible with this aim. In no longer applying a cap, the resultant housing need is the level of need that authorities should be planning to release land for, according to their specific circumstances.

**Q3: Do you agree that using the workplace-based median house price to median earnings ratio from the most recent year for which data is available to adjust the standard method's baseline is appropriate? If not, please explain why.**

**Q4: Do you agree that incorporating an adjustment for the change of affordability over 10 years is a positive way to look at whether affordability has improved? If not, please explain why.**

**Q5: Do you agree that affordability is given an appropriate weighting within the standard method? If not, please explain why.**

## Result of the revised standard method

40. The new standard method results in a national housing need of 337,000 on the basis of currently available data. This is the starting point for planning and not the final housing requirement. Not all homes that are planned for are built, therefore the new standard method total is designed to provide enough land to account for the drop-off rate between permissions and completions.

41. The revised method identifies 76% of local housing need nationally focused in local authorities classified as urban (10,000 people of more in a built-up area – i.e. major and minor conurbations, cities and towns and towns in a sparse setting) by the 2011 ONS classification<sup>15</sup>. This will make the most of our transport hubs, support the objectives of brownfield-first and gently densifying urban areas, including building upwards where appropriate.

42. At a local authority level, the revised method will affect individual authorities differently. 141 authorities (excluding London boroughs) have a change of over 25% when compared to the higher of what areas have most recently planned for or the number produced by the current standard method.

## Transition

43. The Government is aware that any change in the standard method will have an impact for plans that are currently under development, as authorities expend

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<https://www.ons.gov.uk/methodology/geography/geographicalproducts/ruralurbanclassifications/2011ruralurbanclassification>

considerable resources in developing new plans. To enable an orderly transition to the revised standard method, and achieve as much short-term supply as possible while setting the right expectations for early stage plan-making, **we propose that from the publication date of the revised guidance, authorities which are already at the second stage of the strategic plan consultation process (Regulation 19)<sup>16</sup> are given 6 months to submit<sup>17</sup> their plan to the Planning Inspectorate for examination. Authorities close to publishing their second stage consultation (Regulation 19)<sup>18</sup>, should be given 3 months from the publication date of the revised guidance to publish their Regulation 19 plan and a further 6 months to submit their plan to the Planning Inspectorate.** This is to strike a balance between allowing an appropriate transition period for plans that are nearly through the process, but without causing a significant delay in planning for a higher level of need.

**Do you agree that authorities should be planning having regard to their revised standard method need figure, from the publication date of the revised guidance, with the exception of:**

**Q6: Authorities which are already at the second stage of the strategic plan consultation process (Regulation 19), which should be given 6 months to submit their plan to the Planning Inspectorate for examination?**

**Q7: Authorities close to publishing their second stage consultation (Regulation 19), which should be given 3 months from the publication date of the revised guidance to publish their Regulation 19 plan, and a further 6 months to submit their plan to the Planning Inspectorate?**

**If not, please explain why. Are there particular circumstances which need to be catered for?**

Please see question 35 for any comments relating to the Public Sector Equality Duty and the standard method.

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<sup>16</sup> For Spatial Development Strategies this would refer to consultation under s335(2) of the Greater London Authority Act 1999

<sup>17</sup> For spatial development strategies, 'submission' in this context means the point at which the Mayor sends to the Panel copies of all representations made in accordance with regulation 8(1) of the Town and Country Planning (London Spatial Development Strategy) Regulations 2000, or equivalent.

<sup>18</sup> See footnote 17 above

## Next steps

44. Following the outcome of this consultation, the Government will update the planning practice guidance with the revised standard method for assessing local housing need.

# Delivering First Homes

45. This Government is committed to supporting people to make the dream of home ownership a reality. Over 644,000 households have now been helped by Government schemes, including Help to Buy and Right to Buy, and we are taking steps to ramp up the supply of new housing. We are undertaking the most radical reforms to our planning system since the Second World War, making it easier to build homes where they are most needed. Our £400m Brownfield Land Fund and Home Builders Fund will support the levelling up of home building across the country and our stamp duty holiday, applying to the first £500,000 of property sales, will give a much-needed boost to the economy, helping even more people to own homes of their own.
46. However, ensuring access to home ownership remains one of the greatest challenges for this Government. Although polling shows that 87% of people would prefer to own a home given a free choice, high prices, high deposits and difficulty accessing mortgage finance still mean that far too many people are denied this opportunity. This is why we are determined to ensure that First Homes are built in all parts of the country.
47. The Government consulted on its First Homes proposals in February 2020<sup>19</sup>. This included consultation around both the design of the First Homes scheme and changes to the planning system to support its delivery. The Government has published a response to this consultation<sup>20</sup> and is now seeking views on the detail of the proposed changes to the current planning system.

## The Government's proposed approach

### Setting developer contributions for First Homes

#### **Percentage of affordable housing secured through developer contributions**

48. The Government intends to set out in policy that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. This will be a national threshold, set out in planning policy. Initially these will be secured through section 106 planning obligations but, under proposed reforms, these would subsequently be secured through the Infrastructure Levy (see Pillar Three of *Planning for the Future*).
49. In accordance with paragraph 62 of the National Planning Policy Framework, affordable housing is expected to be delivered onsite unless offsite provision or a financial contribution in lieu can be justified. Currently, around four per cent of

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<sup>19</sup> First Homes: Consultation on the design and delivery of First Homes.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/864265/First\\_Homes\\_consultation\\_document.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864265/First_Homes_consultation_document.pdf)

<sup>20</sup> <https://www.gov.uk/government/consultations/first-homes>

affordable housing contributions are secured as cash or land contributions, rather than as onsite affordable housing. Therefore, in the majority of cases we would expect this policy to be delivered onsite. However, where cash contributions to affordable housing are secured instead of onsite contributions, a minimum of 25 per cent of these should be used to secure First Homes. This could be achieved, for instance, by acquiring additional First Homes from market development, paying the developer a sum to offset the discount from market price, and securing the tenure through section 106 planning obligations. Where a mixture of cash and onsite contributions are secured, 25% of the overall value of contributions should be applied to First Homes.

50. Local authorities should already have affordable housing policies set out in their local plan, which will include the amounts of affordable housing to be sought, and the tenure mix of this housing. The National Planning Policy Framework currently states that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. Under our intended approach, therefore, it is necessary to define the criteria for policy compliance, under which a development is assumed to be viable.
51. The Government proposes that, under the new system, a policy compliant planning application should seek to capture the same amount of value as would be captured under the local authority's up-to-date published policy. For instance, a local policy may require 20% affordable housing on site, half of which is shared ownership, and half of which is social rent. The plan viability assessment will set out assumptions on the amount of value captured – for example, a social rent home may be discounted by 50% from market price, and a shared ownership home may be discounted by 20%. This allows the total value captured under the policy to be calculated. This value can then be reallocated to a different affordable housing mix under the new policy.
52. In addition to capturing the same amount of value towards affordable housing as the existing policy, where onsite affordable housing is required, a policy compliant application will have a minimum of 25% of affordable housing units onsite as First Homes. For the remaining 75% of affordable housing secured through developer contributions, there are two broad options:
  - **Option 1:** Where a local authority has a policy on affordable housing tenure mix, that policy should be followed, but with First Homes delivering a minimum of 25% of the affordable housing products. First Homes should replace as a priority other affordable home-ownership products, as defined in the National Planning Policy Framework, prioritising the replacement of those tenures which secure the smallest discount from market price.
    - i. Where this replaces all home ownership products, any rental products are then delivered in the same ratio as set out in the local plan policy. For instance, if a local plan policy requires an affordable housing mix of 20% shared ownership units, 40% affordable rent units and 40% social rent units, a compliant application would deliver an affordable

housing tenure mix of 25% First Homes; 37.5% affordable rent and 37.5% social rent.<sup>21</sup>

- ii. Where this does not replace all home ownership products, the remainder of the home ownership tenures are delivered, and the rental tenure mix is delivered in line with the proportions set out in the local authority plan policy. For instance, if a local plan policy requires 80% of units to be shared ownership and 20% to be social rent, a policy compliant application would deliver 25% First Homes units, 55% shared ownership and 20% social rent.

- **Option 2:** A local authority and developer can negotiate the tenure mix for the remaining 75% of units.

53. If a local authority has an up-to-date policy on cash contributions in lieu of onsite contributions, then a policy compliant application will align with this approach.

54. Option 1 would provide more early clarity for developers as to what constituted a policy compliant development, and would reduce negotiation, which can slow the development process. Option 2 would give local authorities more flexibility but would increase delay. For that reason, the Government prefers Option 1.

55. Currently, sites or proposed developments such as those that provide solely for Build to Rent homes are exempt from requirements to deliver affordable home ownership products. This is set out in paragraph 64 in the National Planning Policy Framework. In line with existing policy, we are considering how to implement these exemptions with regards to First Homes.

**Q8: The Government is proposing policy compliant planning applications will deliver a minimum of 25% of onsite affordable housing as First Homes, and a minimum of 25% of offsite contributions towards First Homes where appropriate. Which do you think is the most appropriate option for the remaining 75% of affordable housing secured through developer contributions? Please provide reasons and / or evidence for your views (if possible):**

- i) **Prioritising the replacement of affordable home ownership tenures, and delivering rental tenures in the ratio set out in the local plan policy.**
- ii) **Negotiation between a local authority and developer.**
- iii) **Other (please specify)**

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<sup>21</sup> The actual number of homes of any tenure type should be rounded to whole numbers, where the ratio would deliver, for instance, half an affordable home.

**With regards to current exemptions from delivery of affordable home ownership products:**

**Q9: Should the existing exemptions from the requirement for affordable home ownership products (e.g. for build to rent) also apply to this First Homes requirement?**

**Q10: Are any existing exemptions not required? If not, please set out which exemptions and why.**

**Q11: Are any other exemptions needed? If so, please provide reasons and /or evidence for your views.**

### **Local plans and transitional arrangements**

56. We recognise that local authorities may need to review the tenure mix for the remainder of the affordable housing that they are seeking to secure. Where local authorities choose to update their tenure mix to reflect this policy, they can do this through a local plan review, although we believe that prioritising the replacement of home-ownership tenures by First Homes will reduce the need for this.

57. We also recognise that there will be a number of local plans and neighbourhood plans that have been prepared based on the existing National Planning Policy Framework and that have reached more advanced stages of the plan-making process. Therefore, local plans and neighbourhood plans that are submitted for Examination within 6 months of this new policy being enacted will not need to reflect the First Homes policy requirements.

58. We also recognise that many developers will have been preparing planning applications under different assumptions. Where significant work has already been undertaken to progress a planning application, including where there has been significant pre-engagement with a local authority on the basis of a different tenure mix of affordable housing, the local authority should have flexibility to accept alternative tenure mixes, although they should consider whether First Homes could be easily substituted for another tenure, either at 25% or a lower proportion.

**Q12: Do you agree with the proposed approach to transitional arrangements set out above?**

### **Level of discount**

59. The minimum discount for First Homes should be 30% from market price which will be set by an independent registered valuer. The valuation should assume the home is sold as an open market dwelling without restrictions. Local authorities will have discretion to increase the discount to 40% or 50%. This would need to be evidenced in the local plan making process.

60. Where discounts of more than 30% are applied to First Homes, the requirement for a minimum of 25% of units onsite to be First Homes will remain in place.

**Q13: Do you agree with the proposed approach to different levels of discount?**

**Community Infrastructure Levy**

- 61. In line with other affordable housing tenures, we intend to introduce an exemption from the Community Infrastructure Levy (CIL) for First Homes. We intend to introduce this national exemption through regulations.
- 62. Prior to regulations being laid, we encourage CIL charging authorities to make use of discretionary affordable housing relief in order to support immediate delivery of First Homes.
- 63. Further proposals are being developed for an Infrastructure Levy, which would replace CIL and Section 106 planning obligations. First Homes will remain integral to this approach, as will the delivery of affordable housing more generally. We will consider the balance of infrastructure and affordable housing as part of this approach.

**Exception sites**

**Exception sites and rural exception sites**

- 64. We intend to introduce a First Homes exception sites policy, to replace the existing entry-level exception sites policy. Exception sites are small sites brought forward outside the local plan to deliver affordable housing. Under the amended policy, we will specify that the affordable homes delivered should be First Homes for local, first-time buyers. There will be the flexibility in the policy to allow a small proportion of other affordable homes to be delivered on these sites where there is significant identified local need as well as a small proportion of market homes where this would be necessary to ensure the viability of the site overall. This policy will not apply in designated rural areas, where delivery will be through the rural exception sites policy.
- 65. We intend to remove the National Planning Policy Framework threshold on site size that currently applies for entry-level exception sites in footnote 33, but retain the requirement that First Homes exception sites should be proportionate in size to the existing settlement.
- 66. We intend to protect the important role that rural exception sites play in delivering affordable homes in rural areas, with rural exception sites being retained as a vehicle for delivering affordable housing in designated rural areas. However, we recognise that this delivery mechanism is currently underused in many cases, and we will update planning guidance in due course.

**Q14: Do you agree with the approach of allowing a small proportion of market housing on First Homes exception sites, in order to ensure site viability?**

**Q15: Do you agree with the removal of the site size threshold set out in the National Planning Policy Framework?**

**Q16: Do you agree that the First Homes exception sites policy should not apply in designated rural areas?**

Please see question 35 for any comments relating to the Public Sector Equality Duty and the delivery of First Homes.

## Next steps

67. We intend to begin by making planning policy changes, to ensure that clear expectations are set. However, to ensure that First Homes are delivered, nationwide, on a consistent basis, we are keeping under consideration the option to strengthen the policy through primary legislation at a future date. We also intend to introduce an exemption from the Community Infrastructure Levy for First Homes, to enable delivery prior to wider developer contribution reform. This would require changes to regulations. Lastly, we are also considering significant reforms to the system of developer contributions. We will ensure that First Homes will continue to be delivered under a reformed approach.

# Supporting small and medium-sized developers

68. Small and medium-sized builders (SMEs) make an important contribution to overall housing supply. Small sites typically build out more quickly than larger sites, as they are less constrained by the market absorption rate. SMEs build the majority of smaller sites. In addition, the majority of apartments across the country are built by SME builders.<sup>22</sup> As well as having national importance, SMEs play a significant role in local areas – providing people with increased choice in type and design of housing. A range of builders, using different designs, across different site sizes in different locations increases build out rates and overall supply.
69. SME builders have been declining in the long term and were hit hard by the last recession. There were 16% more builder and developer insolvencies in 2019 than in 2018<sup>23</sup>, the vast majority of which were SMEs. They are now under further pressure due to Covid-19. We are committed to supporting SMEs and measures taken that support the sector include the Home Building Fund, Help to Buy programme and the ENABLE Build guarantee scheme. We are also providing a package of measures to help the sector grow and develop, including the Housing Growth Partnership, Housing Delivery Fund, as well as our ongoing reforms to the planning system.
70. Contributions from developers play an important role in delivering the infrastructure and affordable housing to support communities and local economies. Local authorities can obtain these contributions by negotiating section 106 planning obligations with a developer and charging a Community Infrastructure Levy on new development.
71. We have introduced legislation to give local authorities more flexibility to support SMEs, by allowing them to defer Community Infrastructure Levy payments. This will enable local planning authorities to support SMEs who are struggling with cashflow, while ensuring that local communities still receive contributions towards infrastructure from developers in the longer term.
72. To support SMEs in the medium term during economic recovery from Covid-19, we are also proposing to reduce the burden of contributions on SMEs for more sites for a time-limited period.

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<sup>22</sup> Source: MHCLG analysis of Glenigan data.

<sup>23</sup> Source: MHCLG analysis of [Insolvency Service statistics](#) on firms involved in the Construction of Buildings (SIC 41).

# Small sites planning policy

## Developer contributions

73. Research into developer contributions<sup>24</sup> has found that Section 106 planning obligations remain a core aspect of planning practice and recent reform of the system in 2019 has been largely welcomed. However, there are still inconsistencies in local planning authority practice and delay remains a hallmark of the system.
74. National policy is clear that affordable housing contributions should not be sought for developments of fewer than 10 units (small sites). This is to ensure that a disproportionate burden of developer contributions is not placed on SMEs. In designated rural areas policies may set out a lower threshold of five units or fewer. This approach was introduced through a Written Ministerial Statement in November 2014 and taken forward in the revised National Planning Policy Framework in 2018.
75. We are aware that the majority of local planning authorities have taken this approach forward. Only 8% of authorities have policies in up-to-date plans (less than five years old) that do not comply with national policy and are currently seeking affordable housing contributions for small sites.

## Economic recovery

### Extending the small sites policy

76. To stimulate economic recovery with a particular focus on SMEs, the threshold for affordable housing contributions could be raised. This would reduce the burden of developer contributions, as smaller sites are more likely to be built out by SMEs.
77. We understand the trade-off between introducing measures to increase the number of developable small sites and the importance of securing section 106 planning obligations to deliver affordable housing including First Homes. For example, for a threshold of up to 40 units we would expect to see a reduction of between 7% and 14% of section 106 affordable housing delivery over a single year, assuming overall housing delivery remained constant. For a threshold of up to 50 units, this would be between 10% and 20%. However, we anticipate that raising the threshold would make more sites viable for SME developers and would increase the pace of their delivery as the need for negotiation would be removed. On balance, the proposed approach would allow more small sites to come forward and help minimise the economic pressure that SMEs are under.

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<sup>24</sup> The Incidence, Value and Delivery of Planning Obligations and Community Infrastructure Levy in England in 2018-19. Joint research from the University of Liverpool, the University of Cambridge, the University of Sheffield and the London School of Economics <https://gov.uk/government/publications/section-106-planning-obligations-and-the-community-infrastructure-levy-in-england-2018-to-2019-report-of-study>

78. To ensure that this measure is targeted at the economic recovery phase and does not inflate land prices in the longer term, we are proposing that the higher threshold is implemented for a time-limited period and lifted as the economy recovers from the impact of Covid-19. This should also minimise any constraints on the introduction of First Homes. We are keen to hear views on the benefits and impacts of this proposal on the delivery of new homes.

## The Government's proposed approach

79. We are proposing to raise the small sites threshold to up to either 40 or 50 new homes through changes to national planning policy and are seeking views on the most appropriate level. These thresholds balance the aim of supporting SMEs with the need to deliver new affordable homes. This will be for an initial period of 18 months in which we will monitor the impact of the raised threshold on the sector before reviewing the approach.

80. National policy currently sets out a site size threshold for residential development in addition to number of homes. It makes clear that affordable housing contributions should not be sought for developments that have a site area of less than 0.5 hectares. We propose to scale up the site size threshold at the same proportion as the increase in number of homes threshold and we are seeking views on whether this is the most appropriate approach.

81. There could be adverse threshold effects whereby developers attempt to bring forward larger sites in phasings of up to 40 or 50 homes (depending on which threshold is taken forward in legislation) to avoid contributions. To minimise the impact of this potential threshold effect, we propose to set out in planning guidance how local planning authorities can secure contributions for affordable housing where it is apparent that a larger site is being brought forward.

**For each of these questions, please provide reasons and / or evidence for your views (if possible):**

**Q17: Do you agree with the proposed approach to raise the small sites threshold for a time-limited period?**

(see question 18 for comments on level of threshold)

**Q18: What is the appropriate level of small sites threshold?**

- i) Up to 40 homes**
- ii) Up to 50 homes**
- iii) Other (please specify)**

**Q19: Do you agree with the proposed approach to the site size threshold?**

**Q20: Do you agree with linking the time-limited period to economic recovery and raising the threshold for an initial period of 18 months?**

**Q21: Do you agree with the proposed approach to minimising threshold effects?**

## Affordable housing in rural areas

82. In designated rural areas, local planning authorities can set a lower threshold of five units or fewer in their plans. We are aware that rural local authorities secure greater proportions of their housing supply as affordable on average when compared to urban local authorities. In designated rural areas, we therefore propose to maintain the current threshold.

**Q22: Do you agree with the Government's proposed approach to setting thresholds in rural areas?**

## Supporting SMEs

83. The Government recognises that in addition to planning contributions, there may be many reasons why SME builders are unable to access and progress developable sites during this time. We are keen to hear whether there are any other ways in which the Government can support SME builders to deliver new homes.

**Q23: Are there any other ways in which the Government can support SME builders to deliver new homes during the economic recovery period?**

Please see question 35 for any comments relating to the Public Sector Equality Duty and the small sites proposals.

## Next steps

84. Following the consultation, a decision will be taken on whether to proceed with this approach. If it is taken forward, this could be through the introduction of a Written Ministerial Statement in the Autumn.

# Extension of the Permission in Principle consent regime

## Introduction of applications process for major developments

85. Permission in Principle was introduced in 2017 as a new faster way of obtaining planning permission for housing-led development, which reduced the need for landowners and developers to incur significant costs to establish the principle of development for housing. This was done by giving authorities the power to grant Permission in Principle to suitable sites allocated on registers of brownfield land. Subsequently, Permission in Principle by application was introduced in 2018, for minor development (i.e. small sites that support fewer than 10 dwellings).
86. Permission in Principle is designed to separate decision making on 'in principle' issues addressing land use, location, and scale of development from matters of technical detail, such as the design of buildings, tenure mix, transport and environmental matters. The aim is to give up-front certainty that the fundamental principles of development are acceptable before developers need to work up detailed plans and commission technical studies. It also ensures that the principle of development only needs to be established once.
87. The Permission in Principle consent route has two stages:
- the first stage ("Permission in Principle") establishes whether a site is suitable in-principle for development. This grant of Permission in Principle is for five years and no planning conditions can be attached to it
  - the second ('technical details consent') stage is when the detailed development proposals are assessed, and conditions can be attached
88. A grant of Permission in Principle plus a grant of technical details consent together equates to full planning permission.

## Securing the principle of development for housing on more sites

89. As part of our plans to support economic recovery, the Government wants to make it easier for landowners and developers to have certainty that the principle of development for housing only needs to be established once in the process before developers need to get into more costly, technical matters. This is particularly important for smaller sites which have not been allocated in local plans and where there is now, due to the rapidly changing economic circumstances, a desire by landowners to release the land for housing.
90. *Planning for the Future* proposes that land allocated for substantive development in local plans should be automatically granted a form of permission of principle so that

the principle of development is established, and subsequent consents only focus on detailed technical matters. As this new framework will take time to implement, the Government is keen to expand the current Permission in Principle framework for housing-led development as an early opportunity to move towards this new approach.

91. As part of this consultation, we are interested in your views on:

- extending the scope of the current Permission in Principle by application route to major development (not subject to EIA or habitats assessments);
- enhancing the information requirements and publicity arrangements for these applications;
- introducing a revised fee structure, at lower cost, to incentivise their use;
- including automatically any Permission in Principle granted onto Part 2 of the local brownfield land register; and
- strengthening guidance to support implementation.

## Extending Permission in Principle to cover major development

92. Since 2018, applications for Permission in Principle have gradually increased as more developers have become more aware of it. However, the restriction limiting the scope of the principle to minor development limits its potential. In particular, in town centres and other high-density urban areas, relatively small sites are capable of supporting apartment developments of over 10 units, making these sites ineligible for Permission in Principle applications.

93. For these sites, if they are brownfield, a landowner could approach the local planning authority to add the site to its brownfield land register where Permission in Principle status can be granted after consultation. However, this takes time and requires proactive local planning authority engagement. Or the landowner could submit a full or outline planning permission to secure the principle of development before they sell the land interests on to a developer; but given the level of detail required, these can be costly to prepare, take time to determine, and often the subsequent developer will submit a new outline or full application to reflect their own plans.

94. To address this current anomaly, we propose **to remove the restriction in the current Permission in Principle regulations on major development**<sup>25</sup>. This will enable applications for Permission in Principle to be made for a far wider range of sites, enabling more landowners and developers to use this route to secure permission for housing development. Currently, 84% of planning applications for residential development are for schemes of 10-150 homes, which deliver 46% of new housing development each year.

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<sup>25</sup> <http://www.legislation.gov.uk/uksi/2017/1309/made>

95. We envisage that a change of this kind will particularly benefit small and medium-sized developers who tend to focus on building smaller major developments. It will reduce their upfront planning costs and provide certainty quickly about the principle of development. In doing so, it will complement the Government's wider initiatives to support small and medium developers, including through the Home Builders Fund which provides loan funding to meet the development costs of building homes for sale or rent and where a loan offer is conditional on applicants having a clear route to achieving planning consent.
96. The existing restrictions in the Permission in Principle Regulations relating to EIA and Habitats requirements will remain, reflecting the fact that Permission in Principle is granted on the basis of limited technical information and there is not sufficient environmental information for these requirements to be accurately assessed at the point of decision.
97. This means Permission in Principle by application will not in practice be a route to permission for large sites capable of delivering more than 150 dwellings or more than 5 hectares – the EIA Regulations 2017 Schedule 2 threshold for urban development, save where a screening opinion has been obtained which concluded the proposal was not EIA development. Similarly, Permission in Principle will not be suitable for sites in areas where, applying the Conservation of Species and Habitats Regulations 2017, there is a probability or risk that the project is likely to have a significant effect on a European site, unless the application was accompanied by an appropriate assessment demonstrating there was unlikely to be significant impact on the site.

**Q24: Do you agree that the new Permission in Principle should remove the restriction on major development?**

98. Permission in Principle by application may include other uses as retail, offices, or community spaces. However, housing must occupy the majority of the overall scheme. Additionally, non-housing development should be compatible with the proposed residential development.
99. The current regulations for Permission in Principle by application for minor development sets a limit of commercial development to 1,000 sqm, with a maximum size capped at 1 hectare. For the expanded Permission in Principle route extending to major development, **we do not propose to set a limit for commercial development space**. We do not believe it is necessary to limit the amount of commercial floorspace as it will still be the case that Permission in Principle should only be granted for development that is housing-led. Non-housing development that is compatible and well-integrated into residential development can help to create sustainable neighbourhoods.

**Q25: Should the new Permission in Principle for major development set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme)? Please provide any comments in support of your views.**

## Process for making a Permission in Principle application for major development

100. We anticipate it will not be necessary to make any significant changes to the current process set out in regulations for granting Permission in Principle by application. We believe they will largely work for major developments too. This includes the 5-week determination period and the 14-day period for consultation with the public and statutory consultees, which is critical to ensuring an early decision on the principle of development. However, views are sought on maintaining the existing information requirements and publicity arrangements as these may need to be amended.

## Information requirements

101. The primary decisions about when to grant Permission in Principle will be locally driven, taking account of national and local policy. Permission in Principle must be followed by an application for technical details consent to agree the details of the scheme before the applicant obtains full planning permission and can start work on site.
102. We anticipate that the process for making a Permission in Principle application for a major development would follow these same procedures, where the relevant matters for consideration are location, land use and the amount of development.
103. A Permission in Principle application must be made in writing on a form published by the Secretary of State (or a form to substantially the same effect) and include the particulars specified or referred to in the form which include:
- a description of the proposed development,
  - the proposed minimum and maximum number of dwellings,
  - the amount of any non-residential development,
  - the size of the site in hectares, and
  - a brief description of any supporting information that is accompanying the application.
104. The local planning authority may not require the submission of any other information, including that specified on its local list.
105. For the Permission in Principle stage, we intend to apply broadly the same information requirements as for minor development applications<sup>26</sup> – that is, the developer would only have to provide information as to: the minimum and maximum net number of dwellings, and a map or plan of the site (drawn to an identified scale). Technical details consent requirements would provide the necessary supplementary information for the local planning authority to determine the application.

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<sup>26</sup> <http://www.legislation.gov.uk/ukxi/2017/1309/article/4/made> - Article 5D

106. However, we would be interested in whether, given the larger scale of development, there should be an additional maximum height threshold parameter, in terms of number of storeys, as part of the Permission in Principle. This would provide greater clarity to the applicant and local planning authority about the scale of housing development that is acceptable for the site, particularly in high density urban areas. Conversely, the inclusion of a maximum height parameter would add further complexity to the determination of Permission in Principle as it starts to bring in design considerations, and may in practice lead to greater confusion - for instance, a high height threshold may only be acceptable for part of the site given the impact on neighbouring dwellings.

**Q26: Do you agree with our proposal that information requirements for Permission in Principle by application for major development should broadly remain unchanged? If you disagree, what changes would you suggest and why?**

**Q27: Should there be an additional height parameter for Permission in Principle? Please provide comments in support of your views.**

## Publicity arrangements

107. Publicity requirements for Permission in Principle by application, as set out in regulations,<sup>27</sup> require local planning authorities to publicise consultations by site notice and by including the application on their website. By contrast, applications for planning permission<sup>28</sup> require a site notice, publication on the website and placing a notice in a local newspaper.

108. We consider that local communities should have the opportunity to make representation on major development that might affect them. We propose to amend the publicity requirements for Permission in Principle by application so applications for Permission in Principle on large sites are subject to publicity beyond just a site notice and website publication.

109. Given the shorter timescales for determining Permission in Principle applications we want to ensure that local communities are notified quickly about an application. In May 2020 we introduced temporary regulations to provide flexibility to how local planning authorities can publicise applications if they cannot meet existing statutory requirements, including through the use of social media. We would like to understand whether there would be benefits in amending the publicity requirements for Permission in Principle to enable similar flexibility or whether they should be subject to more traditional publicity requirements such as notices in newspapers.

110. We plan to retain the current publicity requirements for statutory consultees and parish councils.

**Q28: Do you agree that publicity arrangements for Permission in Principle by application should be extended for large developments? If so, should local planning authorities be:**

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<sup>27</sup> <http://www.legislation.gov.uk/uksi/2017/1309/made>

<sup>28</sup> <http://www.legislation.gov.uk/uksi/2015/595/article/15/made>

- i) required to publish a notice in a local newspaper?
- ii) subject to a general requirement to publicise the application or
- iii) both?
- iv) disagree

If you disagree, please state your reasons.

## Revised fee structure to incentive Permission in Principle by application

111. The current fee for Permission in Principle by application for minor development is £402 per 0.1 hectare (capped at a maximum of 1 hectare), which is to cover the costs incurred in processing the application, as well as the costs of undertaking consultation and assessment against local and national policy.
112. Under this fee structure, a Permission in Principle application for a 1-hectare development would cost approximately £4000, which is only slightly less than the cost of an outline planning application (£4600). We are keen to promote Permission in Principle by application as a more streamlined and cheaper alternative to outline permission and have considered a number of options to facilitate this. Options considered include: a) retaining the current fee structure based on a flat fee per 0.1 hectare but with a lower fee; b) adopting a site-size criterion, with a charging scheme based on the actual number of dwellings (NB. this is not considered practical because the exact number of housing units in the proposed scheme will not be known until the applicant submits the technical details consent application); and c) our **preferred option of a simplified banded fee structure, with a fixed fee per 0.1 hectare in each band**, and maximum fee cap based on the following site sizes:
- less than 1 hectare (= £x fee per 0.1 hectare)
  - between 1 to 2.5 hectares (= £y fee per 0.1 hectare)
  - more than 2.5 hectares, capped at a maximum (= £z fee per 0.1 hectare, capped)
113. We think lower fees are reasonable because a local planning authority only needs to make a decision on the principle of the development, not on the technical details of the development like a normal planning application.

**Q29: Do you agree with our proposal for a banded fee structure based on a flat fee per hectare, with a maximum fee cap?**

**Q30: What level of flat fee do you consider appropriate, and why?**

## Brownfield Land Registers and Permission in Principle

114. Every local authority is required to publish and maintain a Brownfield Land Register, which provides up-to-date, digitally and publicly available information on brownfield land that is suitable for housing. Brownfield Land Registers are divided into two

parts. Part 1 contains a list of brownfield sites that are considered appropriate for residential development; and Part 2 consists of sites which have been taken forward from Part 1 of the register and granted automatic Permission in Principle by the local planning authority (following consultation). Individual Permission in Principle applications granted by local planning authorities from sites that were contained in Part 1 of the Brownfield Land Register must also be included in Part 2 of the Register.

115. Brownfield Land Registers can improve the quality and consistency of data held by local planning authorities and help to provide certainty for developers and communities, encouraging investment in local areas. Having sufficient and accurate data is integral to providing greater transparency about where brownfield sites are available across the country. We are soon to publish a national brownfield map which will bring together all sites identified in local Brownfield Land Registers so there is a clear national picture of brownfield sites suitable for housing.
116. To ensure that Brownfield Land Registers continue to be a single source of information for developers and to inform the national brownfield map in the short term, we propose that all Permission in Principle by application “consents” that are on brownfield land should also be automatically recorded in Part 2 of the Brownfield Land Register. In the longer term, under the *Planning for the Future* proposals, as the new local plans are produced, we intend to review the role of Brownfield Land Registers.

**Q31: Do you agree that any brownfield site that is granted Permission in Principle through the application process should be included in Part 2 of the Brownfield Land Register? If you disagree, please state why.**

## Additional guidance to support implementation

117. As Permission in Principle by application is still a new consent route, we are aware from anecdotal evidence that understanding of this consent route among landowners, developers and local planning authorities is often limited.
118. In particular, it seems some local planning authorities continue to make decisions on Permission in Principle based on detailed matters, such as transport access, when these should only be taken into consideration at the technical details consent stage. It is also not certain that developers and landowners appreciate the gains they can make in terms of savings on costs and assessments when ascertaining, up front, the suitability of a particular site for development. Providing further clarity in guidance on the purpose, process and benefits of Permission in Principle should help mitigate this, particularly where consultation responses highlight areas of confusion.

**Q32: What guidance would help support applicants and local planning authorities to make decisions about Permission in Principle? Where possible, please set out any areas of guidance you consider are currently lacking and would assist stakeholders.**

## Regulatory Impact Assessment

119. Our preliminary assessment is that these regulation changes to Permission in Principle will not increase the regulatory burden on business, charities or voluntary bodies. The measure should enable applicants to establish upfront, and at minimal cost, whether sites are suitable for residential development. Under the existing system, applicants typically will pay the much higher cost of preparing and submitting a full planning application in order to determine the suitability of a site for housing-led development<sup>29</sup>.
120. After obtaining a grant of Permission in Principle, medium-sized developers should find it easier to secure the finance needed to fund a technical detail consent application rather than having to fund the cost of a full planning application without the certainty afforded by a grant of Permission in Principle.
121. Feedback from consultees will help inform our understanding of the practicalities of the proposed measure, as well as to undertake a 'costs and benefit' analysis as part of a Full Regulatory Impact Assessment, including estimating take-up trajectories.

**Q33: What costs and benefits do you envisage the proposed scheme would cause? Where you have identified drawbacks, how might these be overcome?**

**Q34: To what extent do you consider landowners and developers are likely to use the proposed measure? Please provide evidence where possible.**

## Next steps

122. Following this consultation, if we introduce Permission in Principle by application for major development, we aim to introduce amending regulations this Autumn, with the regulations expected to come into force by the end of the calendar year. Changes to the fee structure would require separate changes to the Planning Fees Regulations.

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<sup>29</sup> Estimates from the Impact Assessment prepared for the Town and Country (Permission in Principle) (as amended) Order 2017 show that the typical cost of preparing and submitting a full planning application at approximately £25,000 for a minor site, including fee costs. The cost for full planning permission for a major site (based on 100 dwellings) is approximately £40-£50,000.

# Public Sector Equality Duty

123. The Equality Act 2010 requires public authorities to have due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. It relates specifically to groups with protected characteristics including age, disability, sex, race, religion or belief, sexual orientation, gender reassignment, pregnancy, and maternity.

**Q35: In light of the proposals set out in this consultation, are there any direct or indirect impacts in terms of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations on people who share characteristics protected under the Public Sector Equality Duty?**

**If so, please specify the proposal and explain the impact. If there is an impact – are there any actions which the department could take to mitigate that impact?**

# About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal data, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 2018 (DPA), the General Data Protection Regulation, and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the Freedom of Information Act and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with the law and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included at Annex A.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the [complaints procedure](#).

# Annex A

The following is to explain your rights and give you the information you are be entitled to under data protection legislation.

These rights apply to your personal data (your name, direct contact details such as an email address, and any other information that could be used to identify you personally).

## **1. The identity of the data controller and contact details of our Data Protection Officer**

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at [dataprotection@communities.gov.uk](mailto:dataprotection@communities.gov.uk).

## **2. Why we are collecting your personal data**

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

## **3. Our legal basis for processing your personal data**

Article 6(1)(e) of the General Data Protection Regulation 2016 (GDPR) provides that processing shall be lawful if processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller. Section 8(d) of the Data Protection Act 2018 further provides that this shall include processing of personal data that is necessary for the exercise of a function of the Crown, a Minister of the Crown or a government department.

The processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the Ministry of Housing, Communities and Local Government. The task is consulting on departmental policies or proposals or obtaining opinion data in order to develop good effective government policies in relation to planning.

## **4. With whom we will be sharing your personal data**

We will not share your personal data with organisations outside of MHCLG without contacting you for your permission first.

## **5. For how long we will keep your personal data, or criteria used to determine the retention period.**

Your personal data will be held for two years from the closure of the consultation.

## **6. Your rights, e.g. access, rectification, erasure**

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

- a. to see what data, we have about you
- b. to ask us to stop using your data, but keep it on record
- c. to ask to have all or some of your data deleted or corrected

d. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/> , or telephone 0303 123 1113.

### **7. Storage of your personal data**

The Data you provide directly will be stored by MHCLG's appointed third-party on their servers. We have taken all necessary precautions to ensure that your rights in terms of data protection will not be compromised by this.

If you submit information to this consultation using our third-party survey provider, it will be moved to our secure government IT systems at a date following the consultation publication date.

### **8. Your personal data will not be used for any automated decision making.**

## **APPENDIX C – PROPOSED DISTRICT COUNCIL RESPONSE TO THE PLANNING WHITE PAPER**

### **Questions**

**1. What three words do you associate most with the planning system in England?**

**2. Do you get involved with planning decisions in your local area?**

*[Yes / No]*

**2(a). If no, why not?**

*[Don't know how to / It takes too long / It's too complicated / I don't care / Other – please specify]*

**3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?**

*[Social media / Online news / Newspaper / By post / Other – please specify]*

Careful consideration would need to be given to the response to this question and who has responded. If the majority of respondents are developers and local authorities, the target audience for this question will have been missed. This Council, as well as others where planners have been employed, have received numerous complaints that people are unaware of a proposal notwithstanding site notices, neighbour letters and press notices being utilised. It is acknowledged social media has a very important role in today's life. However, each Council would need to be sure that the communities where a proposal is, are aware they need to check social media (as well as have the facility to do so). They would also need to be aware of the frequency that they would need to check in order to not miss out on a consultation.

**4. What are your top three priorities for planning in your local area?**

*[Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas / Other – please specify]*

- Sustainable places and growth – with quality homes and an enhanced environment
- More or better local infrastructure
- Supporting the local economy including our Town Centres

**Proposal 1: The role of land use plans should be simplified. We propose that Local Plans should identify three types of land – Growth areas suitable for substantial development, Renewal areas suitable for development, and areas that are Protected.**

## **5. Do you agree that Local Plans should be simplified in line with our proposals?**

Newark & Sherwood District Council does not in principle object to a zoning system replacing the current planning policy framework, the proposed approach is not a proper zoned system. Labelling all land as one of three (or even two) types is too simplistic to reflect the mix of land uses that exist in most English urban areas. For example the white paper suggests that existing urban areas will most likely be in the Renewal areas and that Conservation Areas will most likely be in Protected. Conservation Areas tend to cover the historic core of most settlements and this is certainly the case in Newark & Sherwood. If we want to promote appropriate redevelopment in Newark town centre that sympathetically respects the build heritage and delivers real change, it is not clear that this would fit into one of the three categories proposed – particularly as the proposals are not explicit about the ability of the Local Plan to resist permission in principle in locations where this might not be appropriate.

The Council strongly supports the alternative option that would limit automatic permission in principle to land identified for substantial development in Local Plans (*Growth* areas); other areas of land would, as now, be identified for different forms of development in ways determined by the local planning authority (and taking into account policy in the National Planning Policy Framework), and subject to the existing development management process.

The Plan Making reforms effectively diminish Local Planning Authorities ability to design and deliver a locally based strategy beyond the location of new development. It curtails the ability of authorities to be spatial – that is integrate plans and programmes that local authorities have to improve their areas. Place making is effectively redefined as design, rather than intervention to deliver change.

There is no mention of the Minerals and Waste Planning framework in these proposals.

### **Proposal 2: Development management policies established at national scale and an altered role for Local Plans.**

## **6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?**

The setting of some national development management policies is a welcome step in situations where national policy has a clear requirement to be consistent, e.g. Green Belt Development Management policy in many instances are directly related to the strategy and overall aims of a plan.

For many other policies LPAs will seek to shape their policies to reflect local concern and issues, going beyond design. For instance policies which direct development away from areas of nature conservation or seek to diversify housing stock.

It is not clear how development proposals will be able to demonstrate compliance with planning policy using automatic machine readable technology.

The District Council strongly supports the alternative that local authorities should have a similar level of flexibility to set development management policies as under the current Local Plans system, with the exception that policies which duplicate the National Planning Policy Framework would not be allowed.

**Proposal 3: Local Plans should be subject to a single statutory “sustainable development” test, replacing the existing tests of soundness.**

**7(a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?**

A simplification of process of establishing a plan’s acceptability is welcomed however the tool of sustainability appraisals is an important one in establishing not just environmental but social and economic acceptability of a plan’s proposed approach. If the principals of Sustainability Appraisal could be retained in the proposed statutory test then the Council would support this approach.

**7(b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?**

There needs to be a mechanism or arrangement for proper consideration of more than local issues, the duty has only been partially effective given that some authorities have failed to resolve such issues which has resulted in delays to plan making. Removing the duty will not however remove the problem. This is particularly an issue were Local Planning Authorities cover parts of larger urban areas. The white paper proposes a significant removal of local discretion resulting in a mostly nationalised planning system however it does not propose a definite method or solution for effective planning at geographies above local planning authority level in all circumstances.

**Proposal 4: A standard method for establishing housing requirement figures which ensures enough land is released in the areas where affordability is worst, to stop land supply being a barrier to enough homes being built. The housing requirement would factor in land constraints and opportunities to more effectively use land, including through densification where appropriate, to ensure that the land is identified in the most appropriate areas and housing targets are met.**

**8(a). Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?**

Any assessment of housing need should take into account both projected demand and the ability and desirability for an area to accommodate new development. Statistical and data based approaches to establishing housing numbers can attempt to accommodate concepts of constraint; but this is only part of the picture in establishing if the figure is deliverable. The standard methodology which simply dials up housing figures that are not actually deliverable because developers are not going to precipitate market saturation or ignores the

availability of deliverable sites will not deliver additional houses, just additional housing figures.

**8(b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?**

As set out in 8(a) the inclusion of constraints within the calculation is not adequate to appropriately indicate that the quantity of development that can be accommodated. Affordability and the extent of existing urban areas alone will not provide a robust basis for calculation.

**Proposal 5: Areas identified as Growth areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development, while automatic approvals would also be available for pre-established development types in other areas suitable for building.**

**9(a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent?**

There is very limited information as to how this process is to work in practice. Prior to outline permission being granted under current legislation, there is a need where necessary for certain assessments to be undertaken such as Flood Risk, Noise, Contamination, Archaeology, Transport etc. to understand the constraints a specific site might have. Would the automatic permission be on the basis the applicant/developer will undertake these or is this the role of the planning authority prior to allocation? If the latter, this has a significant impact in terms of resources, both financial and professional, before the land is allocated. If this is not a requirement (as is the case for Permission in Principle), these constraints, if they exist, could mean the principle of development is unacceptable or the amount of development that can be provided will be significantly hindered.

**9(b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas?**

Unsure – without a greater level of detail it is not clear if the District Council can support these proposals. They would need significant resource given to planning authorities in order to achieve this aim as well as a change in skills from current practice for all three suggestions. Without this resource, the propositions put forward are unlikely to be realised. As referred to within these responses, it is not known/understood how a programme can be set-up to determine beauty as is suggested.

The principle of having Local Development Orders is supported, but this has significant resource implications, are lengthy to complete, a need for land owners to be fully engaged with the process amongst other matters, as evidenced by pilots that were undertaken by PAS a few years ago. The resources are not available within planning authorities to undertake this task and land owners, particularly when there are a number, will likely make this extremely challenging.

**9(c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime?**

Not sure – without a greater level of detail it is not clear if the District Council can support these proposals.

This response is provided subject to the following:

- That appropriate engagement with all interested parties in the process is undertaken and taken account of. This role would need to ensure that the communities most affected by the proposed settlement are able to shape and design its impact.
- New settlements are likely to lead to a need for significant infrastructure to be provided to mitigate the impacts of the scheme. By having such developments considered under the NSIP route, there should be greater ability for this to be provided cohesively.

**Proposal 6: Decision-making should be faster and more certain, with firm deadlines, and make greater use of digital technology**

**10. Do you agree with our proposals to make decision-making faster and more certain?**

Not sure – without a greater level of detail it is not clear if the District Council can support these proposals.

The principle of developers knowing whether a development is going to be supported or not is agreed in principle. This adds certainty for all and could enable appropriate infrastructure to be provided when it is needed.

The proposal to have machine readable plans will discriminate against many householders (for example) who draw their own plans, which are likely to not meet the standards required.

Detail is not provided regarding the digital template for planning notices. Engagement is key and whilst it is agreed press notices are somewhat obsolete, most people engaging in the system do so as a result of site notices and/or neighbour letters. To remove these without communities knowing how/where to engage will be a step backwards.

The amount of information indicated would need to be supplied for major developments, indicates that these would only ever come forwards as a result of being defined within a growth area. This then means the necessary considerations – flood risk, contamination etc - could likely not be supplied within the 50 page limit, leading to unintended consequences of refusals on the basis of lack of information. This section for major developments coming forward as a result of being allocated appears to suggest the assessments, flooding, drainage, noise, contamination etc. will have been undertaken by the planning authority prior to allocation. If this is what is suggested this will put greater pressure on the proposals to shorten the local plan process. The knowledge for these assessments is not held within planning authorities, therefore the procurement of the necessary expertise will add significant expense to planning authorities.

It is not understood how a design code is able to be made digital enabling assessment of plans against this code. Very often, it is the detail that makes or breaks a proposal. It is also not understood how a neighbourhood plan would fit in with this automated process, which appear to relate to subjective matters.

Automatic approval of applications if not determined within certain timescales will likely lead to a greater number of refusals if negotiation is required in order to make the development acceptable. This will ultimately lead to a longer period for development to come forwards. Fault is laid with the planning authorities, but very often it is the developer who does not respond in a timely manner, or does not apply for pre-application advice in order to submit a satisfactory application.

**Proposal 7: Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new template.**

**11. Do you agree with our proposals for accessible, web-based Local Plans?**

Yes – however the Council is concerned that any proposals do not exclude those that do not have access to digital services.

**Proposal 8: Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable for key stages of the process, and we will consider what sanctions there would be for those who fail to do so.**

**12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans?**

No – given the need to prepare design codes, masterplans for large sites, a diminished but still significant evidence base, and front load elements which allow for permission in principle it seems unrealistically optimistic. Furthermore if Council's have strategic cross boundary issues to address then it may not be possible to meet the timetable nor necessarily the authority's fault that it cannot meet it.

The District Council is particular concerned that the draft Local Plan will be submitted to the Planning Inspectorate without an opportunity to amend the plan in response to consultation responses from the community and other stakeholders. This will often address concerns raised and speeds up the examination process. To remove this will have a detrimental impact on the LPA being able to submit a plan with as wide a support as possible and will make the Inspectors job harder.

An arbitrary word limit on consultation responses whilst superficially attractive to those who have to review the comments seems unnecessarily restrictive for consultees.

**Proposal 9: Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools**

**13(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system?**

Not sure. It's hard to see how Neighbourhood Plans could fit into the proposed new Local Plan system. The way the new system is designed attempts to nationalise and standardise as many elements as possible. It is hard to avoid the conclusion that this will diminish the role of Neighbourhood Plans to promote community priorities other than as introducing local design codes.

Hyper Neighbourhood Plans at street level will not reduce complexity in the planning system and risk creating anomalies in how development in adjoining streets would be treated.

**13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?**

Not sure – The Neighbourhood Planning process relies on local volunteers giving up their own time to develop community specific plans. They rely on the grant scheme and LPAs to assist them with technical aspects of the work. Developing design codes could be a costly exercise. Similarly given that 'growth' areas in the new system will grant permission in principle this would be a potentially costly exercise to ensure that an allocation is appropriate.

**Proposal 10: A stronger emphasis on build out through planning**

**14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support?**

Yes

This question again implies that planning authorities are solely responsible for delaying development and as the Letwin Review has demonstrated that this is clearly not the case. House builders are known to only build a certain number of units within a given area. Phasing of developments with different developers is already undertaken by planning authorities.

**15. What do you think about the design of new development that has happened recently in your area?**

[Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]

**16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?**

[Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]

**Proposal 11: To make design expectations more visual and predictable, we will expect design guidance and codes to be prepared locally with community involvement, and ensure that codes are more binding on decisions about development.**

**17. Do you agree with our proposals for improving the production and use of design guides and codes?**

Yes – the Council is currently exploring the development of a design guide and support for the importance of design in the system is welcomed.

However, such design codes should respond to the place in order that we do not end up with the same types of developments everywhere. Each town/village within an area will often have a different identity to its neighbour and it is important that this quality is not lost through inappropriate design codes through lack of time/skill in producing them especially if the design assessment is going to be based on computerised algorithms. This is currently an issue, for example with many house builders having a book of designs that is replicated across the country.

**Proposal 12: To support the transition to a planning system which is more visual and rooted in local preferences and character, we will set up a body to support the delivery of provably locally-popular design codes, and propose that each authority should have a chief officer for design and place-making.**

**18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making?**

Yes – we believe that this is a positive move that will support Council's to deliver good design. Alongside the requirement for a chief officer it may also be appropriate for Councils to appoint a senior Councillor as a Design Champion.

**Proposal 13: To further embed national leadership on delivering better places, we will consider how Homes England's strategic objectives can give greater emphasis to delivering beautiful places.**

**19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?**

Yes – however place making is about more than design and as a concept should be key to the work of Homes England. Homes England could equally be required to provide all of the evidence base work upon which LPA's will need to rely for plan allocation (eg. Viability appraisals, SI's), all in a timely manner given the need to have a whole plan produced within 30 months.

**Proposal 14: We intend to introduce a fast-track for beauty through changes to national policy and legislation, to incentivise and accelerate high quality development which reflects local character and preferences.**

**20. Do you agree with our proposals for implementing a fast-track for beauty?**

No. Surely the reforms will fast track all development that meets design codes, the issue will be if development isn't acceptable for other reasons.

The principle of masterplans for growth areas is agreed with. However, there is a skills and resource shortage to enable this to occur. Additionally, the cost of preparing such plans will be significant for a planning authority, it would appear the landowner/developer is absolved

of these costs. Where a promoter prepares the masterplan or code for their area, this needs to be with engagement from the planning authority and community it will affect and an ability for it to not be accepted if it is not appropriate.

Beauty is in eye of the beholder. As well as being subjective, beauty is beyond the physical environment but includes the areas around e.g. paths, open space. Having a code could prevent relaxation, where applicable, in order to encourage development particularly where viability issues are present.

The work involved with preparing these plans where Neighbourhood Plans do not exist is extensive when there is already a shortage of staff across planning authorities. The skills needed also do not exist. The skills and preparation of the plans would need to be undertaken whilst still dealing with applications under the current regime.

Regrettably many of the homes that have been created as a result of the widening of permitted development rights are inappropriate, are not beautiful and do not create communities. Progressing and expanding these rights will run counter to the 'beautiful' aim.

**22. When new development happens in your area, what is your priority for what comes with it?**

[More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]

**Note proposals 15 to 18 have no consultation questions** – The District Council wonder if this is an oversight? These are important issues relating to the environment.

**Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.**

**23(a). Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold?**

No - The current system enables negotiation to take place to ensure that community benefits are secured alongside consideration of viability. Having a set threshold is likely to lead to viability issues in many instances and thus prevent development as opposed to encouraging it.

The timing of the payment, being of the development value, will only be known once the development is constructed and sold. This would likely lead to the delay of many monies which will have impact upon infrastructure provision and in the event of a developer collapsing leaving the District Council to pick up the responsibility for mitigating the impact of the development. It will also not provide certainty for developers regarding the amount of money which they are required to pay as part of the development and could impact on the level of finance required to fund schemes.

**23(b). Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally?**

Locally – rate setting will require a detailed consideration of local viability. Our experience in setting CIL has shown that even in a single LPA area many different level of viability exists. A nationally set rate (either single or area specific) would not be able to adequately reflect this. It would be impossible to have a single rate as it would incentivise development in the South/South-East and East of England where land values are higher and thus developers will get more profit.

**23(c). Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?**

It should aim to capture the amount of contributions required to deliver infrastructure to support new development.

**23(d). Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area?**

Yes – however at the time money is borrowed, it would be on an anticipated amount of levy being received sometime in the future. If the value of the development goes down or the developer collapses, the local authority could be responsible for repaying a debt they are unable to afford.

**Proposal 20: The scope of the Infrastructure Levy could be extended to capture changes of use through permitted development rights**

**24. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?**

Yes. However without the requirement for seeking consent how will this be enforced? It will add considerable work to LPAs and likely lead to the need for additional staff to support this.

**Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision**

No – it will ensure that Affordable Housing is not the subject of negotiation in the sense of whether or not it will be provided, however inclusion within the levy may make the setting of a levy rate difficult.

**25(a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present?**

No – it should seek to secure the identified need and should require onsite provision in all but exceptional circumstances.

**25(b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities?**

An in-kind payment will ensure that the cost of the affordable housing is reflected in the final payment made under the levy, however rates will have to be set to ensure that the affordable housing contribution does not subsume all the levy receipts. It may be that a minimum affordable housing contribution of 10% similar to the current NPPF is introduced.

**25(c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk?**

Yes - it should be required that if the value secured through in-kind units is greater than the final levy liability, then the developer has no right to reclaim overpayments.

**25(d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality?**

Require that the scheme meets national standards for affordable homes.

**Proposal 22: More freedom could be given to local authorities over how they spend the Infrastructure Levy**

**26. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?**

No - the levy is being charged to fund infrastructure and affordable housing it should not be used to reduce Council Tax or as revenue funding. Local Authorities should be properly funded by central government through general taxation for the provision of public services.

Careful consideration will need to be given to the levels of funding passed to Town & Parish Council's 15% or 25% of the proposed infrastructure levy is significantly more than the current amount passed on through CIL. The District Council would like it to be explicitly set out that the portion the Infrastructure Levy passed to Town and Parish Council's is spent on local infrastructure and facilities as this is what the monies have been collected for.

**26(a). If yes, should an affordable housing 'ring-fence' be developed?**

N/a

## Appendix D

### CHANGES TO THE CURRENT PLANNING SYSTEM

#### Standard Methodology for Assessing Housing Numbers in Strategic Plans

**Q1: Do you agree that planning practice guidance should be amended to specify that the appropriate baseline for the standard method is whichever is the higher of the level of 0.5% of housing stock in each local authority area OR the latest household projections averaged over a 10-year period?**

No Comment

**Q2: In the stock element of the baseline, do you agree that 0.5% of existing stock for the standard method is appropriate? If not, please explain why.**

No Comment

**Q3: Do you agree that using the workplace-based median house price to median earnings ratio from the most recent year for which data is available to adjust the standard method's baseline is appropriate? If not, please explain why.**

Yes

**Q4: Do you agree that incorporating an adjustment for the change of affordability over 10 years is a positive way to look at whether affordability has improved? If not, please explain why.**

No. There is a real danger that this approach will simply inflate need beyond what is actually deliverable. If standard methodology simply dials up housing figures that are not actually deliverable, because developers are not going to precipitate market saturation or ignores the availability of deliverable sites, it will not deliver additional houses - just additional housing figures.

**Q5: Do you agree that affordability is given an appropriate weighting within the standard method? If not, please explain why.**

The District Council believes that the current approach to affordability appropriately weights this factor.

**Do you agree that authorities should be planning having regard to their revised standard method need figure, from the publication date of the revised guidance, with the exception of:**

**Q6: Authorities which are already at the second stage of the strategic plan consultation process (Regulation 19), which should be given 6 months to submit their plan to the Planning Inspectorate for examination?**

Yes

**Q7: Authorities close to publishing their second stage consultation (Regulation 19), which should be given 3 months from the publication date of the revised guidance to publish**

their Regulation 19 plan, and a further 6 months to submit their plan to the Planning Inspectorate?

If not, please explain why. Are there particular circumstances which need to be catered for?

Yes

### **First Homes**

**Q8: The Government is proposing policy compliant planning applications will deliver a minimum of 25% of onsite affordable housing as First Homes, and a minimum of 25% of offsite contributions towards First Homes where appropriate. Which do you think is the most appropriate option for the remaining 75% of affordable housing secured through developer contributions? Please provide reasons and / or evidence for your views (if possible):**

**i) Prioritising the replacement of affordable home ownership tenures, and delivering rental tenures in the ratio set out in the local plan policy.**

**ii) Negotiation between a local authority and developer.**

**iii) Other (please specify)**

**With regards to current exemptions from delivery of affordable home ownership products:**

**Q9: Should the existing exemptions from the requirement for affordable home ownership products (e.g. for build to rent) also apply to apply to this First Homes requirement?**

**Q10: Are any existing exemptions not required? If not, please set out which exemptions and why.**

**Q11: Are any other exemptions needed? If so, please provide reasons and /or evidence for your views.**

**Q12: Do you agree with the proposed approach to transitional arrangements set out above?**

**Q13: Do you agree with the proposed approach to different levels of discount?**

**Q14: Do you agree with the approach of allowing a small proportion of market housing on First Homes exception sites, in order to ensure site viability?**

**Q15: Do you agree with the removal of the site size threshold set out in the National Planning Policy Framework?**

Object– it has the potential to see large sites come forward in inappropriate locations at odds with the existing nature of development. A definite size threshold provides certainty to the local community, developers and the LPA about what is appropriate. Removing it will see endless arguments about what constitutes ‘proportionate in size to the existing settlement’ with regard to individual development.

**Q16: Do you agree that the First Homes exception sites policy should not apply in designated rural areas?**

The First Homes exceptions sites policy should not apply to designated rural areas. The Council believes that this should not only apply to those areas designated as 'rural' under Section 157 of the Housing Act 1985 which are currently identified in the NPPF but also those areas that are defined under Section 17 of the Housing Act 1996. It is under this particular Act that Newark & Sherwood have defined their rural areas.

**Supporting small and medium-sized developers**

**For each of these questions, please provide reasons and / or evidence for your views (if possible):**

**Q17: Do you agree with the proposed approach to raise the small sites threshold for a time-limited period?**

No – this proposal will result in the District Council not being able to secure affordable housing on a range of relatively large sites in the District; including a number of allocated sites. At a time when housing affordability is reducing it is just as important to secure affordable rent and home ownership products on new developments as to deliver market houses. In any event on many sites developer contributions for open space community facilities, Education Libraries will still be sort to mitigate the impact of new development; therefore it is unlikely to negate the need to negotiate S106 contributions.

**(see question 18 for comments on level of threshold)**

**Q18: What is the appropriate level of small sites threshold?**

**i) Up to 40 homes**

**ii) Up to 50 homes**

**iii) Other** – 10 dwellings and above in urban areas and 5 and above in rural areas.

**Q19: Do you agree with the proposed approach to the site size threshold?**

No comment

**Q20: Do you agree with linking the time-limited period to economic recovery and raising the threshold for an initial period of 18 months?**

The District Council objects to the proposal therefore it follows that the shorter period of time that the government raises the threshold the better.

**Q21: Do you agree with the proposed approach to minimising threshold effects?**

The District Council welcomes the Government's proposals to ensure that developers do not avoid providing affordable housing contributions by developing sites in a piecemeal fashion.

**Q22: Do you agree with the Government's proposed approach to setting thresholds in rural areas?**

The Council believes that this should not only apply to those areas designated as 'rural' under Section 157 of the Housing Act 1985 which are currently identified in the NPPF but also those areas that are defined under Section 17 of the Housing Act 1996. It is under this particular Act that Newark & Sherwood have defined their rural areas.

**Q23: Are there any other ways in which the Government can support SME builders to deliver new homes during the economic recovery period?**

The Government could provide grant to SME Builders to deliver affordable housing thus negating the need to raise the threshold.

**Extension of the Permission in Principle consent regime**

**Q24: Do you agree that the new Permission in Principle should remove the restriction on major development?**

No – significant site in the 10-150 category may well be in principal fine but on assessment of the technical detail not be developable in the way envisaged when a full appraisal has been undertaken.

**Q25: Should the new Permission in Principle for major development set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme)? Please provide any comments in support of your views.**

In these circumstances relatively large developments could come forward with significant elements of non-residential development, which may not be appropriate in largely residential areas. A limit on commercial floor space should continue to be set.

**Q26: Do you agree with our proposal that information requirements for Permission in Principle by application for major development should broadly remain unchanged? If you disagree, what changes would you suggest and why?**

Given the size of the developments proposals should indicate a movement strategy setting out how pedestrians, cyclists and cars will access the site and link into the existing network.

**Q27: Should there be an additional height parameter for Permission in Principle? Please provide comments in support of your views.**

The Council supports a height threshold given the potential to develop relatively high density development on smaller sites. This would provide comfort to local residents about what could be developed and certainty to the end developer about what would or would not be acceptable as part of any technical consent application.

**Q28: Do you agree that publicity arrangements for Permission in Principle by application should be extended for large developments? If so, should local planning authorities be subject to a general requirement to publicise the application or**

**Q29: Do you agree with our proposal for a banded fee structure based on a flat fee per hectare, with a maximum fee cap?**

Yes

**Q30: What level of flat fee do you consider appropriate, and why?**

£10,000. A development of 150 dwellings would be up to around 5 hectares. On the basis of 1 hectare costing £4000, 5 hectares would equate to £20,000. Not all developments would be of this scale and therefore a midway charge has been chosen.

**Q31: Do you agree that any brownfield site that is granted Permission in Principle through the application process should be included in Part 2 of the Brownfield Land Register? If you disagree, please state why.**

Yes

**Q32: What guidance would help support applicants and local planning authorities to make decisions about Permission in Principle? Where possible, please set out any areas of guidance you consider are currently lacking and would assist stakeholders.**

Guidance is currently unclear in terms of what considerations can be taken of constraints outside of a site. For example, if a development is likely to lead to unacceptable highway impacts that cannot be mitigated, permission in principle is granted when the Technical Details are likely going to be refused. Clarity regarding such matters should be given.

**Q33: What costs and benefits do you envisage the proposed scheme would cause? Where you have identified drawbacks, how might these be overcome?**

This would not give developers the certainty regarding planning obligations that might be payable on a scheme. Granting of Permission in Principle does not guarantee the Technical Details will be approved and could lead developers into additional costs in the longer term.

**Q34: To what extent do you consider landowners and developers are likely to use the proposed measure? Please provide evidence where possible.**

The District Council has seen limited take up of the permission in principle approach however the recycling of brownfield land continues within the District. In 2018/19 21% of completions and 45% of commitments were on brownfield land. This would suggest that local market circumstances do not require this particular measure to recycle land.

## ECONOMIC DEVELOPMENT COMMITTEE

9 SEPTEMBER 2020

### NEWARK BEACON UPDATE

#### **1.0 Purpose of Report**

- 1.1 The purpose of this report is to update Members on the progress made at the Newark Beacon.

#### **2.0 Background Information**

- 2.1 On 1 October 2018, the management of Newark Beacon was brought in-house and a five year Business Plan (2018 – 2023) was subsequently approved by the Economic Development Committee (21 November 2018)

#### **3.0 Update**

##### **Business Plan**

- 3.1 The Business Plan set out a number of proposals and objectives over a five year timeline. There have been some delays within this five year programme, primarily due to the need to undertake essential works and staffing changes.

##### **Staffing Changes**

- 3.2 Both Centre Manager (CM) and Assistant Centre Manager (ACM) have returned from maternity leave part time as of April and June 2020. The CM has returned on 27.5 hours working Monday, Tuesday, Wednesday and Thursday morning. The ACM has returned on 22.5 hours working Wednesday, Thursday and Friday. This has created a need for a second ACM's position of 30 hours a week. The position has been advertised externally and candidates have been interviewed, with a decision being made the week of publication of this agenda. A verbal update will therefore be provided. The temporary CM left in February 2020 and the temporary ACM's contract finished 31 August 2020. The Centre Support Assistant's maternity leave commenced just after lockdown on 17 April and the two zero hour contract staff, employed last year to cover reception during holidays and sickness, started their joint temporary maternity cover on 4 May 2020. They were both furloughed until 1 August.

A zero hour café relief operator has been employed in January 2020 to provide cover for holidays which will reduce the use of agency staff. The Café team have also been furloughed while the café has been shut. This new employee will be utilised as soon as the café reopens as Covid secure, as one of the team is currently on long term sick.

##### **Essential Works**

- 3.3 Managing the Beacon over the last 19 months has enabled us to identify a range of essential works required to update and maintain the facility to the high standard of service offering we are striving for. We recognise the importance of providing this level of service in an attractive environment to retain existing businesses. Equally we are focussing on providing facilities that appeal to new organisations which may be attracted by new and innovative facilities. The following progress in respect of improvements to the Centre have been made:

Scheme	Status	Cost (approx.)
New website completed & operational	Complete – Nov 18	Nil
Fire Risk Assessment compliance	Complete – Oct 18	£2,000
Fire Alarm upgrade	Complete – Oct 19	£4,000
Telephone system upgrade	Complete – March 19	£4,000
Door Access System replacement	Complete – April 19	£4,000
Kitchen Equipment (Café)	Complete – July 19	£2,000
Kitchen Reorganisation/redecoration (improved storage)	Complete – July 19	£4,000
Redecoration (reception)	Complete – Jan 19	£1,200
Centre Signage replacement	Complete – Oct 18	£4,000
Shared Office/New Meeting Room (inc new Furniture & AV equipment)	Complete – April 19	£20,000
Conference facility upgrade inc. new AV equipment (NB this has replaced the option of the sliding wall and new AV previously reported at circa £20,000)	Complete – Sept 19	£4,000
Reception Upgrade	Complete – March 19	£2,000
Car Park Remarking	Complete – June 19	£1,000
Intruder Alarm upgrade	Complete – May 19	£1000
Communications Room upgrade	Complete – Dec 18	£2,000
Principal Toilet upgrade including Legionella compliance	Complete – Nov 19	£20,000
Carpet Replacement	Completed – Nov 19	£4200
Kitchenette refurbishment (2 )	To programme	Approx. £2,000
Telephone switches	To inspect and update	TBA
End Stairwell Repaint	To programme	£2048
Office 29	August 2020	£4000

### **Covid 19**

- 3.4 The current pandemic has obviously had a negative impact on the centre's income performance. All on site businesses that qualified were offered and received the 10K business rates grant in a timely manner. As an added extra measure of support, all onsite customers were given 25% discount on their rental amount for April, May and June. All virtual customers received a 50% discount for the same months.

There have only been two customers that have given notice during the pandemic, both continue to trade but as leisure industry businesses they could no longer afford the expense of the office. One hopes to return to the centre in 2021.

**Café** - The centre café closed on 20 March and will remain closed until Covid secure status has been achieved, with reopening expected the week commencing 14 September. There will be an initial outlay for restocking the café, especially as there has been a lot of waste from out of date food stocks. All conferencing has ceased and will not resume until the Government allows it – expected 1 October.

A Covid risk assessment and Safe System of Work has been completed. As of 15 June there has been a steady increase in tenants returning to work from the centre. The largest company, UMC Architects, has gone the extra mile to accommodate all their staff to social distancing requirements by leasing two extra offices. They are currently looking at a third temporary office to house new employees.

Office 29 is being furnished to accommodate overflow officers from Castle House as a drop in location in light of social distancing challenges. This includes desks, chairs and screens as well as docking stations and monitors.

The centre management team are looking at all opportunities to increase the offer at the Beacon to make it as attractive as possible for businesses during this difficult time. Potential ideas being explored include; Breaking down larger offices to more small offices; Offering a fully furnished office ready for someone to move in; Flexible terms with shorter lease lengths; Corporate gym membership discount; A relax/breakout room just for the onsite tenants to encourage networking and socialising outside of their own offices.

Services already included in the tenant's lease are:

- Professional business support, provided on site by NSDC
- Reception meet and greet service including telephone answering in company name (Monday to Friday, 8.30am to 5.00pm, excluding bank holidays)
- 24 hour, 7 day a week secure access to the Centre
- Free onsite car parking (subject to availability)
- Business Rates
- Shared Internet access for 0-4 users
- Direct Dial Telephone number with up to 2 extensions and handset hire (Call charges extra)
- Heating, electricity and water
- Newark Beacon as company postal address for mail & parcels
- Shared kitchens
- Toilet facilities
- Water Coolers in common areas
- Maintenance & Cleaning of common areas (kitchens, toilets, etc.)
- Monitored Intruder & Fire Alarm
- Onsite Networking Events
- Discount on meeting room hire

#### **4.0 Performance to Date**

##### **4.1 Rental Surplus**

The 2019/20 Outturn shows the following:

Rental Income (rent and virtual income) was budgeted as £373,000. Actual achieved was £328,885.12, an unfavourable variance of £44,114.88. During the second half of 2019/20 the Virtual Office package was repriced which resulted in the loss of 50% of virtual businesses. The two virtual packages were joined together and the price was doubled but the new higher price has not quite covered the loss in revenue from the business that left. With people now working from home more often but looking to portray a professional

image, we expect virtual office business to increase this financial year. Therefore the virtual office package will again be reviewed both in terms of pricing and offer. A more flexible option is being considered with a 'shopping list' of products and services available for customers to pick and choose the level of service they require.

There was also a significant turnover of businesses moving out of the Beacon due to office relocations or purchasing their own premises.

#### 4.2 **Auxiliary Surplus**

Auxiliary Income which includes catering, hot desking and hire charges was budgeted as £101,990. Actual achieved was £102,025.17 a favourable variance £180.17. The upgrade to the conferencing spaces and toilets has resulted in positive feedback from external customers.

#### 4.3 **Occupancy**

Occupancy in the nineteen months since the Beacon management returned in-house has fluctuated with natural progressions and the current Covid climate. As mentioned above 5 of the 10 vacated businesses occupied medium sized offices (7 workstations) which was reflected in the deficit as less occupiers equals less services charged for. Occupancy in Nov 19 was at 88% (38 occupied offices out of 42 available) this has decreased to 30 offices occupied (71%) in August 2020. The lowest was 64% in July 2020. We monitor tenant management on a daily basis to ensure that we meet tenant expectations and retain the high degree of satisfaction that assists in retaining tenants.

#### 4.4 **Business Support**

Business Support has increased from 2 businesses supported since October 2018 to 7 businesses to 31 March 2019 and from 1 April to 22 October, 9 businesses.

#### 4.5 **Digital Communications**

Further work is required to increase the Beacon's digital footprint. The marketing plan will be reviewed with the Communications Business Unit to identify areas for improvement and the support that is required for the Centre. Social media is a big part of this, including Facebook, LinkedIn and Instagram.

#### 4.6 **Customer Satisfaction**

Customer Satisfaction at the Beacon is measured using a formalised, questionnaire based process. We had a 54% return rate which we are hoping to improve on with future surveys.

Feedback was overwhelmingly good with 50% of respondents rating the Beacon as Excellent, 28.5% as very good and 21.5% as good. No responses were rated below a good.

Tenants were particularly happy with the staff, café and upgraded toilets. Points mentioned for future improvements focused mainly on the 1<sup>st</sup> floor toilets, centre temperature in particular aircon, and parking.

#### 5.0 **Equalities Implications**

5.1 Equalities impact assessments have been completed as appropriate for the activities and actions implemented within this report. Further improvements to the facilities and services offered will continue to be cognisant of equalities and access requirements.

## **6.0 Financial Implications FIN19-20/6445**

6.1 Budgetary provision for the staffing of the Beacon, in the current financial year, will also need to be revisited by Officers in light of maternity cover requirements and changes to staff working hours. The Beacon was £26,604 over budget for agency staff in financial year 19/20 and though future years are unlikely to come close to this expenditure considerations should be made to ensure that unforeseen absence can be covered without having a negative impact on the yearly Outturn.

Another consideration that must be made for future financial years is covering the costs of business rates. The Beacon was £38,140 over budget for business rates in financial year 19/20. This amount is unlikely to ever reduce in future years as business rates are covered by the Beacon for all single occupancy businesses and empty units.

## **7.0 Community Plan – Alignment to Objectives**

7.1 The in-house management of Newark Beacon was driven by the desire improve the quality of the service and business support available to the customer, as well as reduce expenditure and increase revenue in accordance with Newark and Sherwood’s Commercial Strategy and Investment Plan.

## **8.0 Comments of Director**

8.1 I continue to welcome and support the difference made since the Beacon was brought back in house in terms of occupancy and budget, notwithstanding the highlighted challenges in recent months given the pandemic. The centre provides important accommodation to a number of businesses and with future offers and management, we expect occupancy and new business start-ups to increase.

## **9.0 RECOMMENDATIONS that:**

- (a) Members note the report and the achievements made to date; and**
- (b) a further progress report be presented to Committee in March 2021.**

## **Reason for Recommendations**

### **Ongoing reporting on the Business Plan**

#### **Background Papers**

Nil

For further information please contact Becky Farrow on ext 5867

Matt Lamb

Director – Planning & Growth

## ECONOMIC DEVELOPMENT COMMITTEE

9 SEPTEMBER 2020

### PROGRESS ON ECONOMIC GROWTH STRATEGY 2021-2026

#### **1.0 Purpose of Report**

- 1.1 The report outlines the next steps to developing the Newark & Sherwood Economic Growth Strategy.

#### **2.0 Background Information**

- 2.1 In September 2019 Members of Newark & Sherwood District Council undertook a workshop to review and update the Economic Growth Strategy. The purpose of this workshop was to review the 2017 Economic Growth Strategy and examine the Vision, Objectives and Priorities. The four key priorities were defined as; Inward Investment, Business Growth, Employability, Skills & Schools and Infrastructure.
- 2.2 In November 2019 Newark & Sherwood District Council were one of 100 Towns invited to lead on the development of a Town Board with the purpose of bidding for a share of a £3.6bn fund over the period 2020-2026. The intent of the fund was to support the levelling up of regional economies and supporting growth a prosperity. The Town Board met in January 2020 for the first time and started the development of a Newark Place Strategy and Town Investment Plan to bid for £25m. This Strategy and Investment Plan was submitted on 29 July 2020. It is hoped, following discussion with central government, that a final Town Investment Plan with government can be agreed prior to the November Economic Development Committee.
- 2.3 Since March 2020 the United Kingdom has faced with the global Covid-19 Pandemic, which has challenged and strained the economy, with many economists citing that the impacts will continue for many years to come. This started with a national lock down and the population being asked to stay at home, work from home if possible and socially distance. In June 2020 the Country started a phased unlocking of the economy with a strategy of maintaining social distancing and local lock downs considered in areas where rates of infection increased. As part of the reopening of the economy, Councils were provided with a small grant offer to support a safe opening and the creation of an action plan for recovery. This has included immediate actions such as technical support and advice being delivered to retailers, the hospitality sector, and other businesses. The grant can also support longer-term activity, including in our case the appointment of external consultants to work with us to produce a Newark Economic Recovery & Reopening Economies Strategy. This work will be completed in September 2020, with the findings and recommendations coming to the next Economic Development Committee meeting in November 2020.

#### **3.0 Proposals**

- 3.1 The creation of a new Newark & Sherwood Economic Growth Strategy for 2021-2026 needs to consider the three key components of: a) work undertaken to date on the economic growth vision for the District; b) the Newark Place Strategy and Town Investment Plan; and c) the Newark Economic Recovery & Reopening Economies Strategy.

- 3.2 To enable a comprehensive and effective Economic Growth Strategy to be developed the newly appointed Business Manager - Economic Growth will draft the Economic Growth Strategy for 2021-2026 after receiving the Newark Economic Recovery & Reopening Economies Strategy. This will ensure that when Members receive and consider the proposed Strategy it reflects the most up to date evidence, data, research and direction of travel needed for Newark & Sherwood to lead of the economic growth of the District. The Strategy will be structured in such a way as to identify: a) the 'intent'; what we would like to do; b) the 'implementation'; how we will do it; and c) 'the impact'; the achievement it will bring. Further the Strategy will identify proposed interventions that are required and state who is best to lead on certain programmes and projects, what role Newark & Sherwood District Council will have, the likely cost and a timescale to delivery, and the role of partners.
- 3.3 In the development of the Economic Growth Strategy the alignment to existing national and regional policies & strategies, as well as the Newark Community Plan will be identified. The Business Manager will also identify and recommend a proposed connection to other local plans as well as inform Members of the current capacity, resources and tools available to the District to lead, commission, work in partnership, or lobby, to deliver against the desired outcomes. This may result in a future request for additional growth funds, and/or agreement to a structured and prioritised programme of activity focused on a key geography, industry, or programme.
- 3.4 The next steps to delivering the Economic Growth Strategy are;
- 3.4.1 Completion of the Economic Recovery Strategy – 3<sup>rd</sup> week of September 2020
  - 3.4.2 Analysis of all evidence for creation of 1<sup>st</sup> draft of Newark & Sherwood Economic Growth Strategy – 4<sup>th</sup> week of September to end of 1<sup>st</sup> week of October 2020 (2 weeks)
  - 3.4.3 Consultation with key stakeholders on 1<sup>st</sup> Draft of Economic Growth Strategy – 2<sup>nd</sup> week of October to 4<sup>th</sup> week of October (2 weeks)
  - 3.4.4 Adaption and Consideration of consulted responses incorporated into Strategy and Committee Report – 4<sup>th</sup> week of October (1 week)
  - 3.4.5 Economic Development Committee presented Economic Growth Strategy 2021-2026 for approval – 2<sup>nd</sup> week of November 2020
  - 3.4.6 Start of Implementation of Economic Growth Strategy – January 2021.

#### **4.0 Equalities Implications**

- 4.1 There are no equalities implications in the proposed recommendations of this report and the next stages of the development of an Economic Growth Strategy for Newark & Sherwood. The Economic Growth Strategy will have to consider equalities implications in its creation.

#### **5.0 Financial Implications**

- 5.1 There are no financial implications from the recommendations within this report.

## **6.0 Community Plan – Alignment to Objectives**

6.1 The Economic Growth Strategy for Newark & Sherwood 2021-2026 will be aligned to the Newark & Sherwood Community Plan. Currently the Community Plan is being reviewed and the priority that connects and drive the Economic Growth Strategy is identified as “Deliver inclusive and sustainable economic growth.”

## **7.0 Comments of Director(s)**

7.1 The need for a revised Economic Growth Strategy which maximises opportunities presented by the governments levelling up agenda, alongside responding to the clear challenges resulting from the Covid-19 pandemic is greatly needed. The Strategy will set a framework for delivery, alongside partner organisations to ensure residents and businesses are supported as much as possible to be able to respond to ongoing challenges.

## **8.0 RECOMMENDATION**

**That Members note and support the proposed next steps to developing a Newark & Sherwood Economic Growth Strategy 2021-2026.**

### **Reason for Recommendation**

**The report proposes a critical path to delivery of the Newark & Sherwood Economic Growth Strategy. The proposed timeline and interdependencies provide the rationale for the recommendation.**

### **Background Papers**

- Newark & Sherwood Place Strategy and Town Investment Plan, July 2020
- Newark & Sherwood Economic Development Strategy Summary, November 2017

For further information please contact Neil Cuttell, Business Manager - Economic Growth on 07812 506982

Matt Lamb  
Director – Planning & Growth

## **ECONOMIC DEVELOPMENT COMMITTEE**

**9 SEPTEMBER 2020**

### **ECONOMIC DEVELOPMENT REVENUE AND CAPITAL FORECAST OUTTURN REPORT TO 31 MARCH 2021 AS AT 31 JULY 2020**

#### **1.0 Purpose of Report**

1.1 This report compares the Revised Budgets for the period ending 31 March 2021 with the Projected Outturn forecast for the period, based on meetings with Financial Services staff and the appropriate Business Manager. These are based on four months' performance information on the Council's revenue and capital budgets, including:-

- General Fund (GF) Revenue
- Capital Programme

1.2 It was requested by Members at the Policy & Finance Committee during February 2020 that reports were presented to individual Committees, for noting, for them to understand the financial position of their Committee.

#### **2.0 Background Information**

2.1 Attached is the Policy & Finance report to be tabled at 24 September Committee which details the forecast financial position to 31 March 2021 of the Council as at 31 July 2020.

2.2 The current position for the Council is an unfavourable variance of circa £0.574m-£0.774m. This is prior to any return funding from the Nottinghamshire Business Rates Pool, for which S151 Officers across the County are working to review the position.

2.3 The forecast outturn position for the Economic Development Committee is an unfavourable variance of £0.727m. The main reasons for this variance are attached as Appendix A to the attached Policy and Finance Report.

2.4 It should be noted that this position is still an indication of the anticipated outturn position, and officers continue to work throughout the year revising their forecasts. Further forecast reports closer to the financial year end will give a more accurate assessment of the outturn position.

#### **3.0 Financial Implications (FIN20-21/9993)**

3.1 The financial implications are all contained within the report to Policy & Finance Committee 24 September which is attached to this report.

#### **4.0 RECOMMENDATION**

**That the contents this report be noted.**

**Reason for Recommendation**

**To inform Members of the proposed forecast outturn position for Economic Development Committee as at 31 July 2020.**

**Background Papers**

Nil

For further information please contact Nick Wilson 5137

Sanjiv Kohli

Deputy Chief Executive, Director - Resources and Section 151 Officer

**POLICY & FINANCE COMMITTEE**  
**24 SEPTEMBER 2020**

**GENERAL FUND, HOUSING REVENUE ACCOUNT (HRA) & CAPITAL PROJECTED OUTTURN REPORT**  
**TO 31 MARCH 2021 AS AT 31 JULY 2020**

**1.0 Purpose of Report**

1.1 This report compares the Revised Budgets for the period ending 31 March 2021 with the Projected Outturn forecast for the period, based on meetings with Financial Services staff and the appropriate Business Manager. These are based on four months' performance information on the Council's revenue and capital budgets, including:-

- General Fund (GF) Revenue
- Housing Revenue Account (HRA)
- Capital Programme

**2.0 Background Information**

2.1 The Council's Constitution states that the Section 151 Officer shall present to the Policy & Finance Committee, at least twice in each financial year, budgetary control statements showing performance against the approved estimates of revenue expenditure and income. The appropriate Chief Officer will report on any major variances from planned budget performance.

2.2 Where it appears that the amount included under any head of the approved budget is likely to be exceeded or the budgeted amount of income under any head is unlikely to be reached then Business Managers are required to find savings elsewhere in their budget. In circumstances where savings cannot be identified it will be necessary to consult with the Section 151 Officer and ultimately take a report to the Policy & Finance Committee.

**3.0 Proposals**

**Overview of General Fund Revenue Projected Outturn for 2020/21**

3.1 The accounts show a projected unfavourable variance against the revised budget of £1.310m on Service budgets, with an overall unfavourable variance of £1.174m as shown in the table below:

	Original Budget £'m	Revised Budget £'m	Projected Outturn £'m	Variance £'m
Economic Development	2.139	2.093	2.820	0.727
Homes & Communities	2.700	3.218	3.212	(0.006)
Leisure & Environment	5.119	5.120	5.305	0.185
Policy & Finance	4.563	4.919	5.323	0.404
<b>Net Cost of Services</b>	<b>14.521</b>	<b>15.350</b>	<b>16.660</b>	<b>1.310</b>
Other Operating Expenditure	3.904	3.857	25.162	21.305
Finance & Investment Income/Expenditure	(0.009)	(0.183)	0.038	-0.221

Taxation & Non-Specific Grant Income	(19.714)	(20.012)	(41.674)	(21.662)
<b>Net Cost of Council Expenditure</b>	<b>(1.298)</b>	<b>(0.988)</b>	<b>0.186</b>	<b>1.174</b>
Transfer to/(from) Usable Reserves	3.082	2.772	2.772	0.000
Transfer to/(from) Unusable Reserves	(1.784)	(1.784)	(1.784)	0.000
Transfer to/(from) General Reserves	0.000	0.000	(1.174)	(1.174)

- 3.2 As can be seen from the table above there are variances projected in service areas and other budgets. Looking at the underlying trends, the detailed variances by Committee can be further summarised and these are shown at **Appendix A**.
- 3.3 Service Budgets managed by the Business Managers is currently predicting an unfavourable variance of £1.310m and represents 8.5% of the total service budgets.
- 3.4 The main reason for the projected unfavourable variance of £1.310m against service budgets is because the council predicts to receive gross £1.525m less income from sales, fees and charges than budgeted for. To mitigate against this, the Government has introduced a scheme to compensate councils for *“relevant losses, over and above the first 5% of planned income from sales, fees and charges.”* The compensation would equate to 75% of the lost income after a 5% deductible subject to further deductions for other funding received (i.e. income in relation to officers that have been furloughed). The scheme mandates that prior to claiming relevant costs associated with the service must be netted off the budgeted fees and charges income. Guidance around claiming has been received and officers are working towards calculating the impact of this. Based on initial estimates of receiving between £0.400m and £0.600m in compensation for lost sales, fees and charges income, this would reduce the projected overall unfavourable variance of £1.174m to between £0.774m and £0.574m. Should this variance occur, this would need to be funded from reserves. This would be funded from the MTFP reserve of which there is currently sufficient balance to meet this shortfall. This would then impact on the Councils’ current approved MTFP. This will be revised when further information is disclosed regarding the impact of the national Comprehensive Spending Review.

	£’m
Projected overall unfavourable variance (before compensation)	1.174
Estimated compensation for lost sales, fees and charges income	(0.400) - (0.600)
<b>Projected overall unfavourable variance (after compensation)</b>	<b>0.774 – 0.574</b>

- 3.5 Additionally to this, in relation to Business Rates, there is potential for a return of funding from the Nottinghamshire Business Rates Pool. At this stage it cannot be quantified as to the size of this return, as this is based on the performance of all Nottinghamshire Districts. Officers across Nottinghamshire are working to review the position, albeit this will be difficult to predict as the landscape for businesses is currently so volatile. Nottinghamshire S151 officers keep this under review during the year to assess the latest information collated across the County. This will then be fed into future forecast outturn reports.

- 3.6 Non-Service expenditure is expected to have a favourable variance against the revised budget by £0.135m.
- 3.7 The large variances against Other Operating Expenditure and Taxation and Non-Specific Grant Income primarily relate to the council's distribution in the 2020-21 financial year of its £28.752m of Small Business Grant, Retail, Hospitality and Leisure Grant and Local Authority Discretionary Grant allocation. The council distributed £7.450m of this £28.752m in 2019-20, and most of the remainder in April 2020. The £0.221m variance against Finance & Investment Income/Expenditure relates to less than budgeted investment interest income.
- 3.8 It should be noted that this position is still an indication of the anticipated outturn position, and officers continue to work throughout the year revising their forecasts. Further forecast reports closer to the financial year end will give a more accurate assessment of the outturn position.
- 3.9 The council has received £1.483m in funding from the Ministry of Housing, Communities & Local Government (MHCLG) for additional costs as a result of COVID-19. Spend paid for from this funding has been borne centrally rather than by individual services, to ensure that additional costs as a result of COVID-19 can be itemised separately from spend on mainstream services.
- 3.10 **Appendix B** shows the current allocation of this budget. As can be seen, all but £0.027m has been allocated to specific expenditure. This therefore allows scope for further expenditure to be approved for spend as a result of COVID-19 where the need arises.
- 3.11 Updated versions of **Appendix B** will be included in subsequent quarterly forecast outturn reports presented to this Committee. These will include projected spend for the year against each line with a funding allocation.
- 3.12 The council has also been granted, through section 31 grant, monies to support the Collection Fund in relation to the Extended Retail Discount. Businesses within the Retail, Hospitality and Leisure sector do not need to pay any non-domestic rates (NDR, or 'business rates') for 2020/21 due to this relief. Currently the relief amounts to £18.264m. The impact of this is that there will be a large deficit in the Collection Fund at the end of this financial year as business rates invoices that would usually be raised to these businesses will not now be raised into the Collection Fund. However, this is offset by the s31 grant that has been received, but due to accounting regulations the s31 grant is receivable into the General Fund rather than the Collection Fund.
- 3.13 As a result of this, it is anticipated that there will be a large surplus declared on the GF, but this will need to be transferred into reserves in order to meet the shortfall in the Collection Fund for the following year. It has been announced that losses on the Collection Fund will be able to be spread over a three year period, albeit the deficit arising from the extended retail relief will not qualify for spreading and it will only be real losses arising from closure of businesses. Officers are still awaiting guidance from CIPFA who are liaising with MHCLG regarding the mechanics of how this will work in practice.

- 3.14 Analysis from Council Tax and NNDR show that there are movements between the current year and 2019/20 in terms of collection rates. NNDR has seen a slight increase in the collection rate as the proportion of the net debit (adjusted for the additional reliefs) that was outstanding at 31<sup>st</sup> July was 61.92% as opposed to 63.35% at the same stage last year. Council Tax is showing a slight decline in the collection rate as the proportion of the net debit that outstanding at 31<sup>st</sup> July was 66.11% as opposed to 65.52% at the same stage last year.

#### Overview of Projected Housing Revenue Account (HRA) Outturn for 2020/21

- 3.15 With reference to the 'Variance' column in the table below, the accounts show a projected favourable variance against the approved budget of £1.564m for the HRA as follows:

	Original Budget £'m	Revised Budget £'m	Projected Outturn £'m	Variance £'m
Expenditure	17.508	17.382	16.108	(1.274)
Income	(24.255)	(24.128)	(24.418)	(0.290)
<b>Net Cost of HRA Services</b>	<b>(6.746)</b>	<b>(6.746)</b>	<b>(8.310)</b>	<b>(1.564)</b>
Other Operating Expenditure	0.489	0.489	0.489	0.000
Finance & Investment Income/Expenditure	3.789	3.789	3.789	0.000
Taxation & Non Specific Grant Income	(0.520)	(0.520)	(0.520)	0.000
<b>(Surplus)/Deficit on HRA Services</b>	<b>(2.989)</b>	<b>(2.989)</b>	<b>(4.553)</b>	<b>(1.564)</b>
<b>Movements in Reserves</b>				
Transfer to/(from) Usable Reserves	1.628	1.628	2.258	0.630
Transfer to/(from) Unusable Reserves	(6.581)	(6.581)	(6.581)	0.000
Transfer to/(from) Major Repairs Reserve	7.942	7.942	8.876	0.934
<b>Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>

- 3.16 This is the first full financial year in which the budget integrates all expenditure and income that Newark and Sherwood Homes Ltd used to formally manage on the council's behalf.

- 3.17 Since February 2020, officers have been working with budget holders in the Housing, Health and Wellbeing directorate to assess the resources required to manage the council's social housing stock.
- 3.18 A report by Savills in 2018/19 identified the potential for the council to realise £0.950m in savings from reintegrating social housing management services back in-house. Officers have currently identified £1.053m in savings through the deletion of vacant posts and surplus resources within services. £0.332m of this has been reinvested, largely in new posts such as the Director of Housing, Health and Wellbeing's post and the Business Manager posts to be appointed to.
- 3.19 An annual £0.721m is therefore available from savings generated by the reintegration that can be reinvested into the council's social housing management services. It is anticipated that some of these savings will be used in order to strengthen front line services through a restructure that is currently being drafted and costed. It is currently assumed that another £0.091m will be used during the remainder of this financial year.
- 3.20 Due to the current pandemic, the plans identified within the report tabled at the Policy and Finance Committee during April 2020 have not yet been realised and hence the £0.721 above remains unallocated. Proposals will be put forward in terms of the reinvestment of the efficiencies, to the Homes and Communities Committee for consideration and approval. These proposals will be a mixture between reoccurring investment and one off initiatives. Once agreed these will be built into the base HRA financial Business Plan.
- 3.21 The projected outturn for the year is a net transfer to reserves of £1.564m. The prudent level of reserve set on the HRA working balance is still £2m which would remain constant. As proposed in the table above, the favourable variance identified from the efficiencies generated as a result of reintegrating the housing service, would be allocated into a strategic revenue reserve with the balance of the surplus then to be transferred into the Major Repairs Reserve to finance future capital expenditure.
- 3.22 The main reasons for the projected favourable outturn variance of £1.564m are:

	<b>£'m</b>
Services: a significant number of posts temporarily vacant	<b>(0.506)</b>
Savings: minimal use of the savings identified from bringing housing management services back into the council	<b>(0.630)</b>
Anticipated additional rental income	<b>(0.404)</b>
Other small variances	<b>(0.024)</b>
<b>Total</b>	<b>(1.564)</b>

#### **Overview of Projected Capital Outturn 2020/21**

- 3.23 The table below summarises the position for the Capital Programme to the end of July 2020 and is split between General Fund and Housing Revenue Account.

	<b>Revised Approved Budget £'m</b>	<b>Revised budget updated for Approval £'m</b>	<b>Actual Spend to July 2020 £'m</b>	<b>Forecast Outturn £'m</b>
General Fund	37.498	31.517	0.816	31.517

HRA	26.748	25.248	1.219	24.752
<b>Total</b>	<b>64.246</b>	<b>56.765</b>	<b>2.035</b>	<b>56.269</b>

- 3.24 Actual spend to the end of June 2020 was only 1.5% of the revised budget at the time and for the same period in the previous financial year, this was 26%, therefore the COVID-19 lockdown period has had an impact on Capital expenditure. However, during July, a further £1.143m was spent, so whilst this is still low compared to revised budget (3.6%) expenditure is picking up at pace.
- 3.25 Overall the forecast outturn position is anticipated to be a favourable variance of £0.496m. Due to the current pandemic, the HRA investment programme is anticipated not to utilise its budget allocation at this time. Officers will keep this under review and future forecast outturn reports will revise this.
- 3.26 As projects are developed and spending commitments are made, budget requirements can change. It is a requirement that Policy & Finance Committee approve all variations to the Capital Programme. Following the meeting of 25 June 2020, the total approved budget was £64.246m. The additions and amendments that now require approval are detailed in **Appendix C** and summarised as follows:

Additions/Reductions	£0.046m
Reprofiles	-£7.527m
<b>Total</b>	<b>-£7.481m</b>

- 3.27 If these variations are approved, then the revised budget will be reduced to £56.765. A more detailed breakdown at scheme level, including some comments on projects progress, can be found at **Appendices D** (General Fund) and **E** (HRA).

#### Capital Programme Resources

- 3.28 The Capital resources available to the Council are not static. Capital receipts are generated throughout the year, additional grants and contributions are paid to the Council, and borrowing may be increased to fund some projects.
- 3.29 In summary, the forecast outturn of £56.269m (taking account of the current anticipated forecast outturn position) will be financed as follows, with every attempt to minimise the impact on the Council's revenue budget

	<b>General Fund £'m</b>	<b>HRA £'m</b>	<b>Total £'m</b>
Borrowing	19.060	7.599	26.659
External Grants & Contributions	6.389	0.779	7.168
Capital Receipts	0.974	4.853	5.827
Community Infrastructure Levy	0.620	0	0.620
Revenue Contributions	4.474	11.521	15.995
<b>Total</b>	<b><u>31.517</u></b>	<b><u>24.752</u></b>	<b><u>56.269</u></b>

#### Capital Receipts

3.30 The Council has been successful in securing a number of capital receipts for both general fund and HRA in previous years, and continues to do so. The current level of capital receipts is detailed in the table below:

	<b>General Fund £'m</b>	<b>HRA Receipts £'m</b>	<b>HRA 1-4-1 Receipts £'m</b>	<b>Total £'m</b>
<b>Balance at 1st April 2020</b>	<b>1.209</b>	<b>2.440</b>	<b>1.805</b>	<b>5.454</b>
Received up to the end of July 2020	0.000	0.503	0.216	<b>0.719</b>
Estimated receipts for remainder of the financial year	0.000	0.183	0.572	<b>0.755</b>
Approved for financing	0.974	2.710	2.593	<b>6.277</b>
<b>Available Capital receipts balance at 31 March 2021</b>	<b>0.235</b>	<b>0.416</b>	<b>0.000</b>	<b>0.651</b>
Estimated Receipts 2021/22 - 2023/24	2.350	2.232	2.437	<b>7.019</b>
Approved for Financing 2021/22 - 2023/24	0.233	2.115	1.646	<b>3.994</b>
<b>Estimated Uncommitted Balance</b>	<b>2.352</b>	<b>0.533</b>	<b>0.791</b>	<b>3.676</b>

3.31 The Right-to-Buy (RTB) receipts for Replacement Homes (known as 1-4-1 Receipts) are retained through a RTB agreement. Under the terms of that agreement, the RTB receipts have to be spent on new supply of affordable housing within 3 years of arising, or have to be returned to Government with penalty interest applied. The Ministry of Housing, Communities & Local Government (MHCLG) wrote to the council inviting it to enter in to an agreement to make it easier to fulfil the conditions, recognising that the COVID-19 crisis has halted or slowed down development. The council now has an additional six months (until 31 December 2020) to catch up with spending plans.

#### **4.0 Financial Implications (FIN20-21/1512)**

4.1 All of the financial implications are set out in the body of the report.

4.2 As per paragraph 3.14 the HRA is currently predicting an additional transfer of £1.564m to the Major Repairs Reserve.

4.3 With regard to the General Fund revenue outturn, the unfavourable variance of between £0.574m and £0.774m represents a negative variance of between 3% and 4% on the overall General Fund budget.

4.4 With regard to capital, any savings on projects will be assessed and used to meet additional demands, or to fund the Council's Capital Programme in future years.

#### **5.0 RECOMMENDATIONS that:**

**(a) the General Fund projected unfavourable outturn variance of between £0.574 and £0.774 be noted;**

**(b) the Housing Revenue Account projected favourable outturn variance of £1.564m be noted;**

**(c) the variations to the Capital Programme at Appendix D be approved;**

**(d) the Capital Programme projected outturn and financing of £56.269m be noted;**

**Reason for Recommendation**

To update Members with the forecast outturn position for the 2020/21 financial year.

Background Papers      General Fund Monitoring Reports to 31 July 2020  
   Capital Financing Monitoring Reports to 31 July 2020

For further information please contact: Nick Wilson, Business Manager - Financial Services on Ext. 5317; Mohammed Sarodia, Assistant Business Manager - Financial Services on Ext. 5537; or Jenna Norton, Accountant on Ext. 5327

Sanjiv Kohli  
Deputy Chief Executive, Director of Resources and Section 151 Officer

**General Fund (GF) Revenue Outturn Variance Analysis by Committee as at 31 July 2020**

Favourable variances are bracketed and in red - £(0.123)m. Unfavourable variances are in black - £0.123m.

<b>Economic Development - £0.728m</b>	<b>£'m</b>
Newark Civil War Centre (NCWC) & Palace Theatre: largely due to reduced net income (Coronavirus-related)	0.236
Land Charges: reduced income (Coronavirus-related)	0.043
Vicar Water Park/Sconce & Devon Park: reduced events and Rumbles Catering income (Coronavirus-related)	0.028
Growth Technical Support: vacant post	(0.030)
Development Management: vacant posts and additional income expected from planning applications	(0.204)
Planning Policy: delayed implementation of restructure	(0.023)
Newark Beacon: reduced income, such as from catering, hire charges and rents (Coronavirus-related)	0.099
Buttermarket: three-month rent reductions negotiated by tenants (Coronavirus-related)	0.034
Economic Growth: vacant support officer post and Business Manager began post in June 2020	(0.018)
Former M&S Building: Business Rates applicable for the year due to change in budgeted assumptions	0.081
Parking Services Admin: change in budgeted staffing assumptions	(0.012)
Surface Car Parks Newark: reduced income, mainly because fees waived on site (Coronavirus-related)	0.509
Street Scene Grounds Maintenance: income from government furlough scheme	(0.026)
Other small variances	0.010
<b>Total</b>	<b>0.727</b>

<b>Homes &amp; Communities - (£0.006m)</b>	<b>£'m</b>
Private Sector Speech Call: increased number of customers using services	(0.017)
CCTV: reduced income because of customers disputing invoices raised	0.011
<b>Total</b>	<b>(0.006)</b>

<b>Leisure &amp; Environment - £0.185m</b>	<b>£'m</b>
Domestic Refuse: income from government furlough scheme	(0.012)
Domestic Refuse: greater than expected increase in number of garden waste collection customers	(0.064)
Domestic Refuse: reduced provision of household bulky waste service and temporary reduction in price charged	0.015
Newark Livestock Market: reduced income due to financial performance of old tenant in 2019-20 worse than expected and lower rent anticipated to be charged to new tenant	0.245
Other small variances	0.001
<b>Total</b>	<b>0.185</b>

<b>Policy &amp; Finance - £0.405m</b>	<b>£'m</b>
Bank Charges: increased number of debit and credit card transactions	0.013
Council Tax: reduced summons income, as courts currently closed (Coronavirus-related)	0.044
Rent Allowances/Rent Rebates	0.032
Revenues & Benefits: reduced staffing spend, because of vacancies and secondments	(0.045)
Castle House: reduced occupancy of building by external clients and staff car park (Coronavirus-related)	0.076
Corporate Property: vacant business manager and assistant business manager posts	(0.115)
£400,000 saving budgeted for in-year vacancies council-wide (3.5% of total salaries plus oncosts budget)	0.400
Other small variances	(0.001)
<b>Total</b>	<b>0.404</b>

	<b>1.310</b>
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**Appendix B**

**Budgeted 2020/21 use of £1.483m Coronavirus-related government grants**

<b>Service</b>	<b>Budgeted use of £1.483m (£m)</b>
Contribution towards Lorry Park Showers	0.035
Additional costs for Waste Management	0.205
Additional costs for Revenues and Benefits	0.012
Rough sleepers	0.010
ICT upgrades	0.009
Various safety checks	0.011
Hand wash & wipes	0.021
Face masks	0.001
Signs	0.004
Miscellaneous	0.005
Additional cleaning	0.062
Reintegration to Castle House for officers information pack	0.001
Letter to residents within the District that were shielding	0.008
Queue barriers	0.001
Sneeze screens	0.019
Additional security	0.016
Additional Risk assessments	0.014
Void HRA properties	0.012
Beacon drop-in centre	0.005
Hire of vehicles	0.018
Temperature equipment	0.004
Humanitarian Assistance Response Team (HART)	0.025
Reopening high street Grant	0.025
Working from home audit mitigations	0.075
Contribution to Active4Today	0.490
Air handling unit	0.001
Banners/communications materials	0.002
Post-payment assurance work re: Business Grants	0.004
Allocation towards GF bad debt provision	0.100
Allocation towards HRA bad debt provision	0.100
Unallocated	0.027
Contribution towards service unfavourable variance	0.160
<b>Total</b>	<b>1.483</b>

**General Fund Additions**

Project	Capital Description	Additions / Reductions 20-21 £m	Comments
TA3286	Technology Investment	-0.093	See below reprofile re Telephony. Reduce budget down from £145k to £52.5k)
TC3130	Lorry Park Shower Upgrade	0.030	As per Urgency item agreed on 6/7 August 2020
TF6011	Mandatory Disabled Facility Grants	-0.091	Reduce to reflect level of spend confirmed by Better Care Fund
TF6012	Discretionary Disabled Facility Grants	0.092	Increase to reflect level of spend confirmed by Better Care Fund
TF6807	Warm Homes on Prescription	0.107	Increase to reflect level of spend confirmed by Better Care Fund
<b>Total General Fund Additions/Reductions</b>		<b>0.046</b>	
<b>Total Additional/Reductions</b>		<b>0.046</b>	

**General Fund - Reprofileing**

Project	Capital Description	Additions / Reductions 20-21 £m	Comments
TA3286	Technology Investment	0.145	Bring budget forward from 2022/23 regarding telephony
TE3268	Southern Link Road Contribution	-5.667	Reprofile budget to £2m in 2021/22 £9m in 2022/23
TF3228	Homless Hostel	-0.505	Not expecting to spend in 20/21, move to 2021/22
<b>Total General Fund Re profiling</b>		<b>-6.027</b>	

**HRA - Reprofileing**

Project	Capital Description	Additions / Reductions 20-21 £m	Comments
SA1060	Phase 3	-3.549	£2.049 Phase 3 of the development programme is now being grouped into Clusters and £1.5m moved to 2021/22 to take
SA1061	Phase 3 Cluster 1	0.455	Phase 3 Cluster 1 budget from above for 4 sites, 8 units
SA1062	Phase 3 Cluster 2	1.594	Phase 3 Cluster 1 budget from above for 4 sites, 9 units
<b>Total HRA Re profiling</b>		<b>-1.500</b>	
<b>Total Re profiling</b>		<b>-7.527</b>	
<b>Total Variations</b>		<b>-7.481</b>	

## General Fund - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Revised Budget 20-21 (Following P&F 26.06.20)	Revised Budget including Variations for Approval	Actuals to end of July	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
TB6148	Lorry Carpark Extension	R Churchill	0	0	-2,672	0	2,672	0	0	
TC3130	Lorry Park Shower Upgrade	R Churchill	15,000	45,400	0	0	45,400	45,400	0	07.08.20 urgency item during August to increase the budget in order to provide additional showers to make site COVID-secure.
TC3131	Extension to London Road Car Park	B Rawlinson	107,407	107,407	0	0	107,407	107,407	0	07.08.20 scheme currently on hold.
TC3134	Works to SFACC	R Churchill	23,560	23,560	-44,475	30,179	37,856	23,560	0	
TC3135	Works to Buttermarket	P Preece	870,053	870,053	43,568	87,408	739,077	870,053	0	07.08.20 Ground Floor work to be completed by the end of October. Then revisit First Floor PID.
TA3053	Museum Improvements	C Coulton-Jones	211,808	211,808	0	62,967	148,842	211,808	0	
TA3056	NCWC Tudor Hall	C Coulton-Jones	200,000	200,000	0	0	200,000	200,000	0	07.08.20 currently obtaining quotes.
TA3097	Yorke Drive Regeneration and Community Facility	C Clarkson	130,000	130,000	0	0	130,000	130,000	0	
TB3154	Castle Gatehouse Project	C Coulton-Jones	4,025,150	4,025,150	0	967	4,024,183	4,025,150	0	
TB6161	S106 Vicar Water Play Area Improvements	A Kirk	38,296	38,296	38,296	0	0	38,296	0	07.08.20 scheme nearly complete.
TE3268	Southern Link Road Contribution	M Lamb	5,666,666	0	0	0	0	0	0	
TI1001	Joesph Whittaker School Contribution	M Norton	620,000	620,000	0	0	620,000	620,000	0	
	<b>Economic Development Committee</b>		<b>11,907,940</b>	<b>6,271,674</b>	<b>34,717</b>	<b>181,521</b>	<b>6,055,436</b>	<b>6,271,674</b>	<b>0</b>	
TA3286	Information Technology Investment	D Richardson	490,830	543,330	214,927	134,096	194,307	543,330	0	
TF2000	CCTV Replacement Programme	A Batty	140,500	140,500	0	0	140,500	140,500	0	
TF3221	Southwell Flood Mitigation	A Batty	453,421	453,421	0	0	453,421	453,421	0	
TF3227	Lowdham Flood Alleviation	A Batty	200,000	200,000	0	0	200,000	200,000	0	
TF3228	Homeless Hostel	L Monger	1,505,000	1,000,000	0	53,146	946,855	1,000,000	0	07.08.20 need to reprofile budget. went our for expression of interest in April and wasn't a great response - so further work to be carried out. start on site could be early 2021.
TF6011	Private Sector Disabled Facilities Grants	A Batty	852,661	761,782	35,048	4,451	722,283	761,782	0	
TF6012	Discretionary DFG	A Batty	47,660	140,000	31,027	0	108,973	140,000	0	

Project	Capital Description	Project Manager	Revised Budget 20-21 (Following P&F 26.06.20)	Revised Budget including Variations for Approval	Actuals to end of July	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
TF6807	Warm Homes on Prescription	L Monger	73,253	179,939	2,611	9,613	167,716	179,939	0	12.08.20 since the beginning of the financial year, only emergency work is being carried out until the recovery group approve restarting business as usual. Currently £33k committed for urgent work. Revisit the budget and potential rephasing in Q2.
TF6809	Fairholme Park (Ollerton) Conversion to Mains Gas	L Monger	97,488	97,488	0	0	97,488	97,488	0	12.08.20 44 Gas connections completed and home surveys delayed due to COVID but have recommenced in August. Invoices expected following completion of work.
	<b>Homes &amp; Communities Committee</b>		<b>3,860,813</b>	<b>3,516,460</b>	<b>283,613</b>	<b>201,306</b>	<b>3,031,542</b>	<b>3,516,460</b>	<b>0</b>	
TA1215	Leisure Centre Car Park Extension	A Hardy	0	0	-5,814	5,138	676	0	0	
TA1216	Dukeries LC New Pool	A Hardy	2,928,852	2,928,852	26,331	4,915	2,897,606	2,928,852	0	07.08.20 start on site due 1.9.20.
TA1217	Southwell Leisure Centre Improvements	A Hardy	1,500,000	1,500,000	0	0	1,500,000	1,500,000	0	07.08.20 conversations are taking place with SLCT with a view to an update report to P&F. Feasibility and business case to do.
TA1219	S106 - Blidworth LC Steam & Sauna Facility	R Churchill	23,754	23,754	16,504	0	7,250	23,754	0	07.08.20 Scheme is complete, snags to do.
TB2253	Vehicles & Plant (NSDC)	A Kirk	912,410	912,410	0	70,958	841,452	912,410	0	07.08.20 most of the vehicles in the replacement programme are on order.
TB6153	Cricket Facilities Kelham Rd - S106	A Hardy	0	0	0	0	0	0	0	
TB6154	S106 Community Facilities Provision Community & Activity Village	A Hardy	156,183	156,183	0	0	156,183	156,183	0	07.08.20 payable on commencement of phase due, due October 20.
TB6162	Loan to Newark Academy	A Hardy	240,000	240,000	0	0	240,000	240,000	0	07.08.20 school unable to accept the loan. Need to seek alternative.
TC3136	Climate Change	M Finch	30,000	30,000	0	0	30,000	30,000	0	
TC3137	Brunel Drive Door Entry System	A Kirk	42,227	42,227	16,270	12,484	13,473	42,227	0	07.08.20 fire alarms still to be complete, will be complete by early September.
	<b>Leisure &amp; Environment Committee</b>		<b>5,833,426</b>	<b>5,833,426</b>	<b>53,292</b>	<b>93,495</b>	<b>5,686,639</b>	<b>5,833,426</b>	<b>0</b>	
TC1000	New Council Offices	R Churchill	286,025	286,025	129,045	15,375	141,605	286,025	0	07.08.20 final retention release due during August.
TC2000	Land Acquisition	R Churchill	1,090,760	1,090,760	0	0	1,090,760	1,090,760	0	07.08.20 relevant deals are being progressed.
TC3016	Legionella Remedial Works	R Churchill	133,412	133,412	22,921	58,221	52,270	133,412	0	07.08.20 scheme due for completion by 1st October
TC3138	Lord Hawke Way Remedial Work & Bond	E Langtry	384,150	384,150	0	0	384,150	384,150	0	
TG1002	Contribution to Robin Hood Hotel	R Churchill	2,591,610	2,591,610	292,606	0	2,299,004	2,591,610	0	07.08.20 back in site now following lockdown. Due to reach PC in Feb 2021

Project	Capital Description	Project Manager	Revised Budget 20-21 (Following P&F 26.06.20)	Revised Budget including Variations for Approval	Actuals to end of July	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
TG1003	Loan to Arkwood Developments	N Wilson	11,409,849	11,409,849	0	0	11,409,849	11,409,849	0	
	Policy & Finance Committee		15,895,806	15,895,806	444,573	73,595	15,377,638	15,895,806	0	
<b>TOTALS</b>										
			37,497,986	31,517,367	816,194	549,917	30,151,255	31,517,367	0	

## HRA - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Revised Budget 2021 (Following P&F 26.06.20)	Revised Budget including Variations for Approval	Actuals to end of July	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
<b>PROPERTY INVESTMENT PROGRAMME</b>										
S91100	ROOF REPLACEMENTS	A Hayward	0	0	0	0.00	0	0	0	
S91115	Roof Replacement Works	A Hayward	200,000	200,000	-5,143	205,143.03	0	200,000	0	04.08.20 starting work end of Aug complete by Dec 20
S91116	Flat Roof Replacement Wrk	A Hayward	200,000	200,000	52,021	147,978.86	0	200,000	0	04.08.20 47 flat roof replacements completed to date.
<b>S711</b>	<b>ROOF REPLACEMENTS</b>		<b>400,000</b>	<b>400,000</b>	<b>46,878</b>	<b>353,121.89</b>	<b>0</b>	<b>400,000</b>	<b>0</b>	
S91200	KITCHEN & BATHROOM CONVERSIONS	A Tutty	0	0	0	0.00	0	0	0	
S91218	Kit & Bathrooms	A Tutty	1,500,000	1,500,000	-25,653	917,054.46	108,598	1,000,000	-500,000	04.08.20 work restarted in July. Not expecting to spend the full budget due to delay in starting but this is revisited every month.
<b>S712</b>	<b>KITCHEN &amp; BATHROOM CONVERSIONS</b>		<b>1,500,000</b>	<b>1,500,000</b>	<b>-25,653</b>	<b>917,054.46</b>	<b>108,598</b>	<b>1,000,000</b>	<b>-500,000</b>	
S91300	EXTERNAL FABRIC	G Bruce	100,000	100,000	0	0.00	100,000	100,000	0	
S91336	External Fabric Works	G Bruce	200,000	200,000	-2,592	200,000.00	2,592	200,000	0	04.08.20 contract awarded. Start work mid August.
<b>S713</b>	<b>EXTERNAL FABRIC</b>		<b>300,000</b>	<b>300,000</b>	<b>-2,592</b>	<b>200,000.00</b>	<b>102,592</b>	<b>300,000</b>	<b>0</b>	
S91400	DOORS & WINDOWS	D Bamford	0	0	0	0.00	0	0	0	
S91412	Doors & Windows Works	D Bamford	170,000	170,000	-3,739	169,132.26	4,607	170,000	0	04.08.20 57 properties due to be completed in this year.
<b>S714</b>	<b>DOORS &amp; WINDOWS</b>		<b>170,000</b>	<b>170,000</b>	<b>-3,739</b>	<b>169,132.26</b>	<b>4,607</b>	<b>170,000</b>	<b>0</b>	
S91500	OTHER STRUCTURAL	G Bruce	50,000	50,000	4,756	16,360.00	28,884	50,000	-0	
S91511	Walls Re-Rendering	M Carman	0	0	3,906	0.00	0	3,906	3,906	
S91534	Gutter Repairs	A Hayward	50,000	50,000	0	0.00	50,000	50,000	0	
<b>S715</b>	<b>OTHER STRUCTURAL</b>		<b>100,000</b>	<b>100,000</b>	<b>8,662</b>	<b>16,360.00</b>	<b>78,884</b>	<b>103,906</b>	<b>3,906</b>	
S93100	ELECTRICAL	A Hayward	0	0	0	0.00	0	0	0	
S93115	Rewires	A Hayward	600,000	600,000	-14,174	579,034.93	35,139	600,000	-0	04.08.20 8 rewires following start in July. Expected to spend full budget.
<b>S731</b>	<b>ELECTRICAL</b>		<b>600,000</b>	<b>600,000</b>	<b>-14,174</b>	<b>579,034.93</b>	<b>35,139</b>	<b>600,000</b>	<b>-0</b>	
S93500	HEATING	D Bamford	0	0	0	0.00	0	0	0	
S93510	Heating/Boilers	D Bamford	550,000	550,000	25,015	466,556.42	58,428	550,000	-0	04.08.20 147 properties currently with the contractor.
<b>S735</b>	<b>HEATING</b>		<b>550,000</b>	<b>550,000</b>	<b>25,015</b>	<b>466,556.42</b>	<b>58,428</b>	<b>550,000</b>	<b>-0</b>	
S93600	ENERGY EFFICIENCY	D Bamford	0	0	0	0.00	0	0	0	
S93624	EE Boilers	D Bamford	150,000	150,000	16,378	0.00	133,622	150,000	-0	
<b>S736</b>	<b>ENERGY EFFICIENCY</b>		<b>150,000</b>	<b>150,000</b>	<b>16,378</b>	<b>0.00</b>	<b>133,622</b>	<b>150,000</b>	<b>-0</b>	
S95100	GARAGE FORECOURTS	A Hayward	0	0	0	0.00	0	0	0	
S95109	Garages	A Hayward	25,000	25,000	0	0.00	25,000	25,000	0	
S95115	Resurfacing Works	A Hayward	75,000	75,000	74,956	0.00	44	75,000	-0	04.08.20 scheme complete
<b>S751</b>	<b>GARAGE FORECOURTS</b>		<b>100,000</b>	<b>100,000</b>	<b>74,956</b>	<b>0.00</b>	<b>25,044</b>	<b>100,000</b>	<b>-0</b>	
S95200	ENVIRONMENTAL WORKS	M Carman	150,000	150,000	0	0.00	150,000	150,000	0	
S95203	Car Parking Schemes	D Roxburgh	250,000	250,000	0	0.00	250,000	250,000	0	04.08.20 Identified sites as part of the new build programme to satisfy planning conditions.

Project	Capital Description	Project Manager	Revised Budget 2021 (Following P&F 26.06.20)	Revised Budget including Variations for Approval	Actuals to end of July	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
S95250	Communal Lighting	M Carman	20,000	20,000	0	0.00	20,000	20,000	0	
S95251	Door Entry Systems	D Bamford	0	0	0	0.00	0	0	0	
S95252	Flood Defence Systems	D Bamford	10,000	10,000	0	0.00	10,000	10,000	0	
S95253	Play Areas	L Powell	20,000	20,000	0	0.00	20,000	20,000	0	04.08.20 Spend due to occur at the back end of the financial year. Agreed to add additional equipment at Cherry Holt.
S95254	Estate Remodelling	D Roxburgh	65,000	65,000	9,218	19,987.00	31,959	61,164	-3,836	
S95291	Parking Works	D Roxburgh	0	0	0	0.00	0	0	0	
S95293	Fencing Works	G Bruce	0	0	3,836	0.00	0	3,836	3,836	
<b>S752</b>	<b>ENVIRONMENTAL WORKS</b>		<b>515,000</b>	<b>515,000</b>	<b>13,054</b>	<b>19,987.00</b>	<b>481,959</b>	<b>515,000</b>	<b>0</b>	
S97100	ASBESTOS	A Hayward	0	0	0	0.00	0	0	0	
S97115	Asbestos Surveys	A Hayward	30,000	30,000	1,593	27,800.00	608	30,001	1	04.08.20 surveys continued through lockdown due to essential services
S97116	Asbestos Removal	A Hayward	20,000	20,000	311	11,522.35	8,167	20,000	-0	04.08.20 removals started in May.
<b>S771</b>	<b>ASBESTOS</b>		<b>50,000</b>	<b>50,000</b>	<b>1,903</b>	<b>39,322.35</b>	<b>8,775</b>	<b>50,000</b>	<b>0</b>	
S97200	FIRE SAFETY	M Carman	50,000	50,000	1,560	5,984.00	42,456	50,000	0	
S97218	Fire Risk Assessments	M Carman	150,000	150,000	0	0.00	150,000	150,000	0	04.08.20 works completed on receipt of risk assessment reports.
S97221	Fire Doors Various Locations	D Bamford	0	0	0	0.00	0	0	0	
<b>S772</b>	<b>FIRE SAFETY</b>		<b>200,000</b>	<b>200,000</b>	<b>1,560</b>	<b>5,984.00</b>	<b>192,456</b>	<b>200,000</b>	<b>0</b>	
S97300	DDA IMPROVEMENTS	L Powell	20,000	20,000	6,400	11,000.00	2,600	20,000	-0	04.08.20 Completed work at Burton Court. Accessible Kitchens being carried out at Community Centres. All budget will be spent.
<b>S773</b>	<b>DDA IMPROVEMENTS</b>		<b>20,000</b>	<b>20,000</b>	<b>6,400</b>	<b>11,000.00</b>	<b>2,600</b>	<b>20,000</b>	<b>-0</b>	
S97400	DISABLED ADAPTATIONS	L Powell	0	0	0	0.00	0	0	0	
S97416	Major Adaptations	L Powell	440,000	440,000	14,639	396,064.32	29,296	440,000	-0	04.08.20 only external works carried out due to lockdown. It is expected that this budget will be fully spent due to the level of referrals.
S97417	Minor Adaptations	L Powell	30,000	30,000	0	26,319.50	3,680	30,000	-0	04.08.20 until the end July contractor was only carrying our emergency work. Still expect to fully spend budget due to referrals.
S97418	Adaptation Stair Lift/Ho	L Powell	30,000	30,000	16,606	11,951.50	1,442	30,000	-0	04.08.20 committed full budget.
<b>S774</b>	<b>DISABLED ADAPTATIONS</b>		<b>500,000</b>	<b>500,000</b>	<b>31,245</b>	<b>434,335.32</b>	<b>34,419</b>	<b>500,000</b>	<b>-0</b>	
S97500	LEGIONELLA	M Carman	30,000	30,000	0	13,833.06	16,167	30,000	0	04.08.20 Surveys due to start again during August. Works will be carried out following reports.
<b>S791</b>	<b>UNALLOCATED FUNDING</b>		<b>30,000</b>	<b>30,000</b>	<b>0</b>	<b>13,833.06</b>	<b>16,167</b>	<b>30,000</b>	<b>0</b>	
S99100	PROPERTY INVESTMENT CONTINGENCY	M Carman	50,000	50,000	0	0.00	50,000	50,000	0	
S99101	Housing Capital Fees		378,800	378,800	0	0.00	378,800	378,800	0	
<b>S791</b>	<b>UNALLOCATED FUNDING</b>		<b>428,800</b>	<b>428,800</b>	<b>0</b>	<b>0.00</b>	<b>428,800</b>	<b>428,800</b>	<b>0</b>	
	<b>PROPERTY INVESTMENT</b>		<b>5,613,800</b>	<b>5,613,800</b>	<b>179,894</b>	<b>3,225,722</b>	<b>1,712,090</b>	<b>5,117,705</b>	<b>-496,095</b>	
<b>AFFORDABLE HOUSING</b>										
SA1030	HRA Site Development	Kevin Shutt	0	0	0	1,741	-1,741	-0	-0	



## URGENCY ITEMS - MINUTE OF DECISION

### Delegation arrangements for dealing with matters of urgency

Paragraph 7.2.1 of the Council's Constitution provides that Chief Officers may take urgent decisions if they are of the opinion that circumstances exist which make it necessary for action to be taken by the Council prior to the time when such action could be approved through normal Council Procedures. They shall, where practicable, first consult with the Leader and Chairman (or in their absence the Vice-Chairman) and the Opposition Spokesperson of the appropriate committee.

Given the current emergency in respect of the Covid 19 pandemic and the decision taken to suspend committee meetings while social distancing measures continue, the urgency decision provision under Paragraph 7.2.1 of the Council's Constitution has been widened to extend the consultation to include the Leaders of all the political groups on the Council.

**Subject:** British Cycling Grant Funding Application

**Appropriate Committee:** Economic Development

**Details of Item** (including reason(s) for use of urgency procedure):

Recommendation that Newark and Sherwood District Council submits an expression of interest for £750,000 of British Cycling Grant Funding for a new recreational cycling facility for all at Thoresby Vale, Edwinstowe.

If successful, this grant will be fully match-funded by Harworth Group PLC with direct investment, land allocation and benefit in kind. Although applications can be submitted at any time and decisions will be made every 12 weeks, we understand the expressions of interest window may close soon and we recommend taking action now in order not to miss a valuable opportunity to bid.

With the British Cycling Grant Funding and match-funding by Harworth Group PLC, the project will be cost neutral for the Council.

The proposed cycling facility will form part of the regionally significant Thoresby Vale residential-led regeneration scheme on the 181 Ha former Thoresby Colliery site within Sherwood Forest. As a family-oriented, inclusive facility, the project matches key aims of both the Nottinghamshire County Council Visitor Economy Strategy and the Newark & Sherwood District Council Tourism Strategy to "develop Edwinstowe / Forest Corner as a major visitor hub for Sherwood Forest" and deliver "an engaging and distinctive green and active countryside experience" appealing to a growing market seeking "active, family-friendly pursuits". The proposed scheme will complement the developing Sherwood Forest offer of connecting people with the natural environment and the historic forest landscape, helping to improve the experience for residents and visitors. Together with other development plans for Thoresby Vale, including a new primary school, country park, leisure employment space, zip

wire and the highest viewpoint for miles around, the cycling hub will help to support economically the existing services and facilities in Edwinstowe and Ollerton.

The scheme will be predominantly a family recreational (mass market) facility to encourage new people to take up cycling. It will incorporate a number of connected facilities including: recreational cycling (as well as walking and running) trails of varying levels; cycle hire; café; learn-to-ride area delivering many aspects of the British Cycling Ready Set Ride programme; 'pump' / play track; skills area. However, the site also lends itself to some challenging off-road cycling, due to the gradients, which would allow for gravity style events (downhill or dual slalom events). This would place the facility as the only one in the East Midlands (according to British Cycling representatives) with the ability to offer this type of cycling. Two specialist disability cycling experts have also been engaged to ensure that the cycling provision is genuinely accessible for all.

As well as a cycling provision, it is envisaged that the heritage Workshop building will accommodate complementary uses such as bouldering/climbing wall for all abilities and a collection point for the zip wire. The project will also create a very friendly, unintimidating social gathering environment for friends and families of all ages and abilities with opportunities for people to be active and become involved in volunteering.

The rest of the site will aspire to embed active travel and Sport England will be engaged to encompass active design principles wherever possible.

Should the phase one expression of interest to British Cycling be successful, Newark and Sherwood District Council and Harworth Group will work together with stakeholders on a business plan to identify the optimum operating model for the scheme.

### **Decision**

Agreement by all Members to submit the Expression of Interest

### **Members Consulted:**

Councillor David Lloyd	7 <sup>th</sup> May 2020
Councillor Keith Girling	6 <sup>th</sup> May 2020
Councillor Paul Peacock	5 <sup>th</sup> May 2020
Councillor Peter Harris	5 <sup>th</sup> May 2020
Councillor Gill Dawn	5 <sup>th</sup> May 2020

Signed



Date: 7<sup>th</sup> May 2020

## **URGENCY ITEMS - MINUTE OF DECISION**

### **Delegation arrangements for dealing with matters of urgency**

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Given the current emergency in respect of the Covid 19 pandemic and the decision taken to suspend committee meetings while social distancing measures continue, the urgency decision provision under Paragraph 7.2.1 of the Council's Constitution has been widened to extend the consultation to include the Leaders of all the political groups on the Council.

**Subject: First Homes Consultation Council Response**

**Appropriate Committee: Economic Development Committee**

**Details of Item** (including reason(s) for use of urgency procedure):

The Government is currently consulting on its proposals for a First Home scheme which will seek to secure significant discounts for local people on their first home. Whilst the Council is supportive of the aims of the government in this respect it is concerned that it could have significant implications on securing affordable homes and place significant administrative burdens on the District Council.

The Council needs to formally respond by the 1<sup>st</sup> May and therefore as no committees are meeting an urgent decision is required. The District Council response is attached to this minute.

**Members Consulted:**

**All members of Economic Development Committee via email on the 24<sup>th</sup> April 2020**

Including the Chairman, Vice Chairman, Opposition Spokesperson of the Committee

Leader of the Council 29<sup>th</sup> April 2020

Leader of the Opposition 29<sup>th</sup> April 2020

Leader of the Liberal Democrat Group 29<sup>th</sup> April 2020

Leader of the Independent Group 29<sup>th</sup> April 2020

Signed



Date: 7<sup>th</sup> May 2020

Question		Response
1	<p>a) Do you agree with a minimum discount of 30% (but with local flexibility to set a higher one)?</p> <p>b) If not, what should the minimum discount be? i) 20% ii) 40% iii) Other (please specify)</p>	The Council supports discount for sale products as part of the overall affordable housing contribution, but not at the expense of providing homes for those in greatest housing need. The discount should be set at a level that reflects affordability issues in the locality.
2	<p>a) Should we set a single, nationally defined price cap rather than centrally dictate local/regional price caps?</p> <p>b) If yes, what is the appropriate level to set this price cap? i. £600,000 ii. £550,000 iii. £500,000 iv. £450,000 v. Other (please specify)</p>	No. The cap should be set locally, given the countrywide variance in property prices. Setting a national cap has the potential in areas of lower value to destabilise rather than incentivise the housing market, because there is less value in scheme after implementing the discount.
3	<p>a) If you disagree with a national price cap, should central Government set price caps which vary by region instead?</p> <p>b) If price caps should be set by the Government, what is the best approach to these regional caps?</p> <p>i) London and nationwide ii) London, London surrounding local authorities, and nationwide iii) Separate caps for each of the regions in England iv) Separate caps for each county or metropolitan area v) Other (please specify)</p>	The cap should be set in line with entry level property prices for both younger people and families at a local level. i.e. Local authority area.
4	Do you agree that, within any central price caps, Local Authorities should be able to impose their own caps to reflect their local housing market?	Yes agree
5	Do you agree that Local Authorities are best placed to decide upon the detail of local connection restrictions on First Homes?	Yes. Local authorities are best placed to use the S106 local connection criteria for first homes that is used for affordable housing.
6	When should local connection restrictions fall away if a buyer for a First Home cannot be found? i. Less than 3 months ii. 3 - 6 months iii. Longer than 6 months iv. Left to Local Authority discretion.	The Council currently used 6 months (this is from the confirmation of sale and not at exchange of contracts).
7	In which circumstances should the first-time buyer prioritisation be waived?	None.

8	<p>a) Should there be a national income cap for purchasers of First Homes?  b) If yes, at what level should the cap be set?  c) Do you agree that Local Authorities should have the ability to consider people’s income and assets when needed to target First Homes?</p>	<p>Yes. On a sliding scale that reflects local incomes. £80,000 in the Nottinghamshire area is considered a medium-high household income that would not normally require public subsidy to purchase entry level properties. The cap for Nottinghamshire should be £60,000</p>
9	<p>Are there any other eligibility restrictions which should apply to the First Homes</p>	<p>There should not necessarily be an age limit given that many older people wish to move from private rent at a much later stage in their lives.</p>
10	<p>a) Are Local Authorities best placed to oversee that discounts on First Homes are offered in perpetuity?  b) If no, why?</p>	<p>Local Planning Authorities already monitor other affordable homes products including discount market for sale. The extent to which Local Authorities should ‘police’ the system however is questioned.</p>
11	<p>How can First Homes and oversight of restrictive covenants be managed as part of Local Authorities’ existing affordable homes administration service?</p>	<p>Management of the in perpetuity restrictions for this type of housing require additional government funding. Understanding the role the legal system will play in this should be explored.</p>
12	<p>How could costs to Local Authorities be minimised?</p>	<p>There may be case for the legal system to ensure that any new purchasers meet the requirements, however the information should be monitored by the Local Authority.</p>
13	<p>Do you agree that we should develop a standardised First Home model with local discretion in appropriate areas to support mortgage lending?</p>	<p>Yes</p>
14	<p>Do you agree that it is appropriate to include a mortgage protection clause to provide additional assurance to lenders?</p>	<p>This will likely be necessary given the scale proposed and is now being requested by Registered Providers of affordable housing to assist with lending.</p>
15	<p>For how long should people be able to move out of their First Home and let it out (so it is not their main or only residence) without seeking permission from the Local Authority? i. Never ii. Up to 6 months iii. 6- 12 months iv. Up to 2 years v. Longer than 2 years vi. Other (please specify)</p>	<p>For a period of up to two years. Sub-letting is prohibited in the majority of affordable housing.</p>

16	Under what circumstances should households be able to move out of their First Home and let it for a longer time period? i. Short job posting elsewhere ii. Deployment elsewhere (Armed Forces) iii. Relationship breakdown iv. Redundancy v. Caring for relative/friend vi. Long-term travelling vii. Other (please specify)	Short job posting, armed forces, caring for elderly, illness. Restrictions apply for affordable housing in most circumstances but how attractive the restrictions will be to potential purchasers needs to be explored.
17	Do you agree that serving members and recent veterans of the Armed Forces should be able to purchase a First Home in the location of their choice without having to meet local connections criteria?	Yes
18	What is the appropriate length of time after leaving the Armed Forces for which veterans should be eligible for this exemption? i. 1 year ii. 2 years iii. 3-5 years iv. Longer than 5 years	Longer than 5 years
19	Are there any other ways we can support members of the Armed Forces and recent veterans in their ability to benefit from the First Homes scheme?	Awareness at the point of leaving the Forces.
20	Which mechanism is most appropriate to deliver First Homes? i. Planning policy through changes to the National Planning Policy Framework and guidance ii. Primary legislation supported by planning policy changes	Planning policy through changes to the National Planning Policy Framework
21	Which do you think is the most appropriate way to deliver First Homes? i. As a percentage of section 106 affordable housing through developer contributions ii. As a percentage of all units delivered on suitable sites.	As a percentage of all units delivered.
22	What is the appropriate level of ambition for First Home delivery? i. 40% of section 106 ii. 60% of section 106 iii. 80% of section 106 iv. Other	To be set locally and linked to need. The figures quoted are too high and will diminish the availability of housing for rent and shared ownership and impact on affordability.
23	Do you agree with these proposals to amend the entry-level exception site policy to a more focused and ambitious First Homes exception site policy?	No. Neither entry level or first homes will meet all the identified need on an exception site. The affordable housing type and tenure should determine the numbers and types of affordable dwellings required.

24	<p>a) Do you think there are rare circumstances where Local Authorities should have the flexibility to pursue other forms of affordable housing on entry-level exception sites, because otherwise the site would be unviable?</p> <p>b) If yes, what would be an appropriate approach for Local Authorities to demonstrate the need for flexibility to allow other forms of affordable housing on a specific entry level exception site?</p>	<p>a) Yes. Sites should meet need.</p> <p>b) Through a parish housing needs survey</p>
25	<p>What more could the Government do to encourage the use of the existing rural exception site policy?</p>	<p>Funding should be provided for a smaller number of affordable homes to be built on schemes.</p>
26	<p>What further steps could the Government take to boost First Home delivery?</p>	<p>Funding that does not include S106 contributions. This should replace help to buy that benefited people who could afford to buy.</p>
27	<p>Do you agree that the proposal to exempt First Homes from the Community Infrastructure Levy would increase the delivery of these homes?</p>	<p>Dependent on the percentage of first homes requested this could result in a loss of CIL contributions to the authority which would have a negative impact on the amount of infrastructure that could be delivered.</p>
28	<p>Do you think the Government should take steps to prevent Community Infrastructure Levy rates being set at a level which would reduce the level of affordable housing delivered through section 106 obligations?</p>	<p>CIL levels already have to be set to ensure that they allow for the necessary contributions to be made this is based on detailed evidence. The need to legislate in this way could be avoided by Local Authorities being given the freedom to set percentages of First Homes required on new development rather than through national policy.</p>
29	<p>a) What equality impacts do you think the First Homes scheme will have on protected groups?</p> <p>b) What steps can the Government take through other programmes to minimise the impact on protected groups?</p>	<p>The scheme detracts from providing affordable rent and shared ownership on exception sites and S106 and impacts upon people who have affordability issues. Purchasing a property, even discounted is not an option for an ever increasing part of the population.</p>

30	Q30. Do you have any other comments on the First Homes scheme?	The Council supports the aims of the First Home approach but has concerns regarding the effectiveness of the scheme as currently designed particularly including it within S106 contributions.
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## **URGENCY ITEMS - MINUTE OF DECISION**

### **Delegation arrangements for dealing with matters of urgency**

Paragraph 7.2.1 of the Council's Constitution provides that Chief Officers may take urgent decisions if they are of the opinion that circumstances exist which make it necessary for action to be taken by the Council prior to the time when such action could be approved through normal Council Procedures. They shall, where practicable, first consult with the Leader and Chairman (or in their absence the Vice-Chairman) and the Opposition Spokesperson of the appropriate committee.

Given the current emergency in respect of the Covid 19 pandemic and the decision taken to suspend committee meetings while social distancing measures continue, the urgency decision provision under Paragraph 7.2.1 of the Council's Constitution has been widened to extend the consultation to include the Leaders of all the political groups on the Council.

### **Subject: Removal of BT Payphones Consultation – Council Response**

### **Appropriate Committee: Economic Development Committee**

### **Details of Item** (including reason(s) for use of urgency procedure):

BT are currently consulting us on the plan to remove the following payphone kiosks;

- Church Street Bilsthorpe
- Corner of Winthorpe Rd Meering Avenue Newark
- Corner of Clarke Ave Churchill Drive Newark
- Corner of Boundary Rd Bowbridge Road Newark

It proposed that the District Council objects to the removal of all of these payphones. The Bilsthorpe kiosk is the only one remaining in the village and the level of usage of the three kiosks in Newark indicates that these are community facilities that should be maintained.

The Council needs to formally respond by the 1<sup>st</sup> May and therefore as no committees are meeting an urgent decision is required. The District Council response is attached to this minute.

### **Members Consulted:**

All members of Economic Development Committee via email on the 24<sup>th</sup> April 2020.

Including the Chairman, Vice Chairman, Opposition Spokesperson of the Committee

Leader of the Council 29<sup>th</sup> April 2020

Leader of the Opposition 29<sup>th</sup> April 2020

Leader of the Liberal Democrat Group 29<sup>th</sup> April 2020

Leader of the Independent Group 29<sup>th</sup> April 2020

A handwritten signature in black ink, appearing to read "Mark", is positioned in the upper left quadrant of the page.

Signed

Date 7<sup>th</sup> May 2020

	Telephone Number	Address	Post Code	Number of calls in last 12 months	Posting Completed Date	Agree/Adopt/Reject	Comments/Reasons
1	01623870271	NR JN CROMPTON RD PCO1 CHURCH STREET BILSTHORPE NEWARK	NG22 8QE	25	27/01/2020	Object	Bilsthorpe Parish Council object to the removal of this kiosk and the District Council supports them. It is the only public telephone left in the village and the Parish Council informs us that not all residents have landlines to use if mobile networks fail. The telephone could also be needed for emergency use or if a resident's mobile phone did not work. The 2011 census found that the village had 3375 residents, and there is no alternative payphone within a reasonable walking distance.
2	01636703153	PCO KIOSK 703153 CNR WINTHORPE RD MEERING AVENUE NEWARK	NG24 2BL	50	28/01/2020	Object	This kiosk is in a residential area and potentially serves a large number of houses. The area around this kiosk is characterised by relatively low rates of home ownership so it is likely that some local people will not have land lines.
3	01636703175	PCO KIOSK 703175 CNR CLARKE AVE CHURCHILL DRIVE NEWARK	NG24 4NG	325	28/01/2020	Object	This kiosk is in a residential area and potentially serves a large number of houses. The area around this kiosk is characterised by relatively low rates of home ownership so it is likely that some local people will not have land lines. The Chairman of the Economic Development Committee commented that this kiosk is in a very deprived area and may be a lifeline to those who cannot afford a mobile phone. A Member for Devon Ward pointed out that that is where this kiosk is located and they would like it to be retained because it is a deprived area.

	Telephone Number	Address	Post Code	Number of calls in last 12 months	Posting Completed Date	Agree/Adopt/Reject	Comments/Reasons
4	01636703179	PCO KIOSK 703179 CNR BOUNDARY RD BOWBRIDGE ROAD NEWARK	NG24 4BY	118	28/01/2020	Object	This kiosk is in a residential area and potentially serves a large number of houses. This kiosk is close to Newark Hospital and therefore may be required for emergency use. The Chairman of the Economic Development Committee commented that this kiosk is in a very deprived area and may be a lifeline to those who cannot afford a mobile phone. A Member for Devon Ward pointed out that that is where this kiosk is located and they would like it to be retained because it is a deprived area.

## **URGENCY ITEMS - MINUTE OF DECISION**

### **Delegation arrangements for dealing with matters of urgency**

Paragraph 7.2.1 of the Council's Constitution provides that Chief Officers may take urgent decisions if they are of the opinion that circumstances exist which make it necessary for action to be taken by the Council prior to the time when such action could be approved through normal Council Procedures. They shall, where practicable, first consult with the Leader and Chairman (or in their absence the Vice-Chairman) and the Opposition Spokesperson of the appropriate committee.

Given the current emergency in respect of the Covid 19 pandemic and the decision taken to suspend committee meetings while social distancing measures continue, the urgency decision provision under Paragraph 7.2.1 of the Council's Constitution has been widened to extend the consultation to include the Leaders of all the political groups on the Council.

### **Subject:**

Local Discretionary Business Grants Fund

### **Appropriate Committee:**

Policy & Finance / Economic Development

### **Details of Item**

In response to the Coronavirus, COVID-19, the government announced there would be support for small businesses, and businesses in the retail, hospitality and leisure sectors, delivered through the Small Business Grant Fund and the Retail, Leisure and Hospitality Grant Fund. As of Friday 29/5/2020 2,125 grant awards have been made under this scheme totalling £25,090,000.

Outside of this scheme the government announced on 2<sup>nd</sup> May 2020 that funding will be provided for an additional discretionary fund aimed at small and micro businesses who were not eligible for the Small Business Grant Fund or the Retail, Leisure and Hospitality Fund.

The design and administration of this fund will fall under the remit of billing authorities (City, District and Borough Councils within Nottinghamshire).

The cost to local authorities of these grant payments will be met in one of two ways:

Where local authorities have or plan to spend all of the grants fund allocation for the Small Business Grants Fund and Retail, Hospitality and Leisure Grants Fund, they will receive an additional payment of 5% of their estimated usage of the Small Business and Retail, Hospitality and Leisure grants fund allocation as at 4<sup>th</sup> May 2020 (using a grant under section 31 of the Local Government Act 2003).

Local authorities that, having taken all reasonable steps to provide grants to eligible businesses for the Small Business Grants Fund and/or the Retail, Hospitality and Leisure Grants Fund, still have unspent initial grants funds allocation, will fund the grants from this unspent residual (again to the value of 5% of the estimated usage of the Small Business and Retail, Hospitality and Leisure grants fund allocation as at 4<sup>th</sup> May 2020). Local authorities with a projected underspend of more than 5% cannot allocate awards above their 5% threshold.

The value of this fund for Newark and Sherwood District Council is £1,237,500.

The attached scheme has been modelled and designed on the guidance issued by the Government and in particular the Department for Business, Energy, Innovation and Skills (BEIS).

Whilst the scheme is discretionary to some extent, government guidance is quite prescriptive, with the following being mandatory requirements:

- i. Businesses which have received cash grants from any central government Covid-19 related scheme are ineligible for funding from the Discretionary Grants Fund. However, businesses which have received funding via the SEISS or CJRS schemes can receive grants under the Discretionary Grants Fund.
- ii. Only businesses which were trading on 11 March 2020 are eligible for this scheme.
- iii. Companies that are in administration, are insolvent or where a striking-off notice has been made are not eligible for funding under this scheme.

The guidance also states that local schemes should take into account businesses with relatively high ongoing fixed property-related costs and businesses which can demonstrate that they have suffered a significant fall in income.

Newark and Sherwood District Council has led (with Rushcliffe BC) and designed its proposed discretionary scheme in consultation with all other Nottinghamshire LA's with the aim of ensuring that there is a broadly similar scheme across the whole of the County which ensures that all businesses that apply to the scheme are subject to the same criteria.

In addition, a number of meetings have taken place with the regional representative for BEIS during which this proposed scheme has been discussed and with representatives from all Nottinghamshire Authorities to ensure there is parity with the guidance (see above).

This includes fixed grants to the value of £25,000, £10,000 and any amount under £10,000 for which local authorities have discretion to make payments such as providing support for micro businesses with fixed costs or support for businesses that are crucial for their local authorities.

### **Equalities Implications**

The scheme has been designed taking into account issued government guidance and in consultation with all Nottinghamshire billing authorities.

Claims to this scheme will be assessed on an individual basis taking into account the proposed criteria and guidelines – this will ensure that all awards are made in a consistent and transparent basis and that there will be a broadly similar scheme across the whole of the County.

An on-line application form has been provided which is available for all businesses to use, alternatively this could be provided in alternative format if requested.

### **Financial Implications**

The value of this fund for Newark and Sherwood District Council is £1,237,500. The scheme will cease once this fund has been exhausted.

### **Revenue Current Year**

This policy is funded wholly by central government and hence there are no financial implications in delivering this scheme attributable to NSDC.

### **Decision**

The attached Local Discretionary Business Grants Fund scheme is approved as a matter of urgency so that claims under this scheme from local businesses can be considered/assessed and awarded with immediate effect.

### **Reason for Decision**

To provide urgent and immediate support to small local businesses that have not been able to obtain grant funding support from the small business and retail/hospitality/leisure grant scheme.

### **Members Consulted:**

#### **Policy & Finance Committee**

Cllr. David Lloyd  
Cllr. Paul Peacock

#### **Economic Development Committee**

Councillor Keith Girling  
Councillor Neal Mitchel

#### **Group Leaders**

Councillor Mrs Gill Dawn  
Councillor Peter Harris

Signed:



Sanjiv Kohli  
Deputy Chief Executive/Director – Resources/Section 151 Officer

Date: 2 June 2020

## **LOCAL DISCRETIONARY BUSINESS GRANTS FUND**

**Businesses may only apply for funding under this discretionary grant scheme if the business meets the following eligibility criteria:**

### **1. Eligibility for other Grant Funding**

1.1 This discretionary grant funding is only available for businesses that are not eligible for other government support schemes. Businesses which have received cash grants, or are eligible to receive grants, from any central government COVID related scheme are ineligible for funding from the Discretionary Grants Fund. Such grant schemes include but are not limited to:

- Small Business Grant Fund
- Retail, Hospitality and Leisure Grant
- The Fisheries Response Fund
- Domestic Seafood Supply Scheme (DSSS).
- The Zoos Support Fund
- The Dairy Hardship Fund

1.2 Businesses who have applied for the Coronavirus Job Retention Scheme are eligible to apply for this scheme.

1.3 Businesses who have applied for the Self Employment Income Support Scheme are eligible to apply for this scheme, however priority may be given to those businesses who are not eligible for grant under the Self Employment Income Support Scheme.

### **2. Profile of Qualifying Businesses**

- a) Small and micro businesses, as defined in Section 33 Part 2 of the Small Business, Enterprise and Employment Act 2015 and the Companies Act 2006.
- i. To be a small business, a business must satisfy two or more of the following requirements in a year:
- Turnover of not more than £10.2 million
  - Balance sheet total not of more than 5.1 million
  - Number of employees: a headcount of staff of less than 50
- ii. To be a micro business, a business must satisfy two or more of the following requirements in a year (any payment to be capped at a maximum of £10,000):
- i. Turnover of not more than £632,000
  - ii. Balance sheet total of not more than £316,000
  - iii. Number of employees: a headcount of staff of not more than 10
- b) Businesses with relatively high ongoing fixed property-related costs - 15% of overheads (excluding cost of sales).
- c) Businesses which can demonstrate that they have suffered a significant fall in income - 80% of income from 1 April 2020 to 31 May 2020) due to the COVID-19 crisis

- d) Businesses which occupy property, or part of a property, with a rateable value or annual rent or annual mortgage payments below £51,000.
- e) Only businesses which were trading on 11 March 2020 are eligible for this scheme.
- f) Companies that are in administration, or insolvent or where a striking-off notice has been made are not eligible for funding under this scheme.

### 3. Amount of Grant Allocation:

#### 3.1 The amount of allocation complements the government's Small Business Grants Fund and the Retail Hospitality and Leisure Grants Fund, except that businesses applying for funding under this scheme will need to provide evidence of meeting the qualifying criteria set out in (4) below:

- Small businesses in shared offices or other flexible workspaces, such as units in industrial parks, science parks and incubators which do not have their own business rates assessment but pay rent up to £15,000 per year may be eligible to a grant of £10,000, provided the business meets the qualifying criteria in (4) below.
- Small businesses in shared offices or other flexible workspaces, such as units in industrial parks, science parks and incubators which do not have their own business rates assessment but pay an annual rent between £15,001 and £51,000 may be eligible for a grant of £25,000, provided the business meets the qualifying criteria in (4) below.
- Charity properties in receipt of charitable business rates relief which would otherwise have been eligible for Small Business Rates Relief or Rural Rate Relief, may be eligible for a grant of £10,000, provided the charity meets the qualifying criteria in (4) below.
- Discretionary grant payments of up to £10,000 may be made to the following businesses, provided the business meets the qualifying criteria in (4) below:
  - Businesses that are domiciled in the District/Borough/City who have not been eligible for other grant schemes as stated in section 1 above.
  - The amount of grant awarded to those businesses eligible for the Self Employed Income Support Scheme, will be based on 25% of the annual rent or equivalent property charge that is attributable to the business (as detailed below at (4) iii. as applicable on the 11<sup>th</sup> March 2020), **up to a maximum of £10,000.**
  - The amount of grant awarded to those businesses that do not qualify for the Self Employed Income Support Scheme will be based on 50% of the annual rent or equivalent property charge that is attributable to the business (as detailed below at (4) iii. as applicable on the 11<sup>th</sup> March 2020), **up to a maximum of £10,000.**

#### 3.2 Assessment Process:

All applications will be assessed on a case by case basis. The application form will set out particulars of the evidence that will need to be included with the application for grant. The applicant will need to demonstrate ALL of the following:

- i. The business is not eligible for any other government grant scheme listed in (1) above.
- ii. The businesses has relatively high (more than 15% of overheads) ongoing fixed property-related costs. Evidence required will include (but not limited to a signed lease agreement, signed licence agreement, or a certificate signed by the business accountant of the property charge within the business' financial statements relating to 6 months prior to 31<sup>st</sup> May 2020 (this equally applies to businesses operating from home premises). The evidence must demonstrate the actual cost to the business. A copy of the previous years' accounts will be requested.
- iii. The business has suffered an income loss of at least 80% for the 2 months from 1 April 2020 to 31 May 2020. This will be evidenced by a comparison with the business income for the same period in 2019 or, for businesses trading for less than 12 months, a comparison with average income for the trading months prior to 1 March 2020. Evidence of proof will include documents from bank, certified documentation from your accountant or financial advisers.
- iv. To evidence trading prior to 11 March 2020; examples of evidence include (but not limited to) for companies registration number with Companies House, for charities registration with the Charity Commissioner for sole traders and partnerships the UTR reference number from HMRC
  - **Insufficient evidence could result in any claim being rejected.**
  - **There will only be one grant award per business from this fund**
  - **The decision to award a grant will be final with no right of appeal.**

#### **4. Taxation**

- 4.1 Grant income received by a business is taxable therefore funding paid under the Local Authority Discretionary Grants Fund will be subject to tax. Only businesses which make an overall profit once grant income is included will be subject to tax.

#### **5. Declarations**

- **Applicants to this grant will require to make the following declarations on the application form:** All successful businesses will be required to declare that by accepting the grant payment, the business confirms that they are eligible for the grant scheme, including that any payments accepted will be in compliance with State Aid requirements.
- All successful businesses will be required to make a declaration that the business is a Small or Micro businesses, as defined in Section 33 Part 2 of the Small Business, Enterprise and Employment Act 2015 and the Companies Act 2006.
- All successful businesses will be required to make a declaration that the business has not received or is not eligible to receive any other government grants listed in section 1.

**Any business caught falsifying their records to gain additional grant will face prosecution and any funding issued will be subject to recovery.**

**6. Closing date for Applications.**

- 6.1 The total available fund for grant payments under this scheme is £.....All applications will be evaluated as quickly as possible and payments will be made in June, with the closing date for applications of 30th June 2020. The drawdown of the funding amount of £.....will be kept under constant review and the council reserves the right to shorten or lengthen the closing date dependant on the value of grants awarded during the month of June. No further payments will be made once the fund is exhausted unless further Government funding is provided.

**29 May 2020**



Department for  
Business, Energy  
& Industrial Strategy

# Grant Funding Schemes

Local Authority Discretionary Grants Fund –  
guidance for local authorities



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## About this guidance

1. This guidance is intended to support local authorities in administering the Local Authority Discretionary Grants Fund announced on 1 May 2020. This guidance applies to England only.
2. This guidance sets out the criteria which local government should consider as they manage the Local Authority Discretionary Grants Fund. This does not replace [existing guidance](#) for the Small Business Grant Fund (SBGF) or the Retail Hospitality and Leisure Grant Fund (RHLGF).
3. Local authority enquiries on this measure should be addressed to [businessgrantfunds@beis.gov.uk](mailto:businessgrantfunds@beis.gov.uk). Businesses seeking information should refer to their local authority for further information on their discretionary scheme.

## Introduction

4. In response to the Coronavirus, COVID-19, the government announced there would be support for small businesses, and businesses in the retail, hospitality and leisure sectors, delivered through the Small Business Grant Fund and the Retail, Leisure and Hospitality Grant Fund.
5. This additional fund is aimed at small and micro businesses who were not eligible for the Small Business Grant Fund or the Retail, Leisure and Hospitality Fund.

## How will the grants be provided?

6. Local authorities will be responsible for delivering grants to eligible businesses. Section 1 of the Localism Act 2011 provides all local authorities with the vires to make these payments.
7. The cost to local authorities of these grant payments will be met in one of two ways:
  - Where they have or plan to spend all of the grants fund allocation for the Small Business Grants Fund and Retail, Hospitality and Leisure Grants Fund, they will receive an additional payment of 5% of their funding allocation (using a grant under section 31 of the Local Government Act 2003).
  - Local authorities that, having taken all reasonable steps to provide grants to eligible businesses for the Small Business Grants Fund and/or the Retail, Hospitality and Leisure Grants Fund, still have unspent initial grants funds allocation, will fund the grants from this unspent residual. Local authorities with a projected underspend of more than 5% cannot allocate awards above their 5% threshold.
8. In either case, we will continue to monitor each local authority's spend performance for the Small Business, Retail, Hospitality and Leisure Grants Funds and the Local Authority Discretionary Grants Fund and ensure they have sufficient funding and the correct 5% cap for the Discretionary Grants Fund and will top up funding where necessary.

9. We will use the data return from local authorities of Monday 4th May 2020, which includes a projection of spend totals for the Small Business and Retail, Hospitality and Leisure Grants Funds, as the baseline for calculating either:
  - The 5% funding envelope that each local authority can utilise to meet the costs of this discretionary grants scheme, where they have residual funding available;
  - Or, the allocation of the additional amount of grant to be paid to those local authorities expecting to have no residual funding or not enough residual funding from the initial allocation of Small Business and Retail, Hospitality and Leisure Grants Funds.
10. This is a baseline to provide the fixed minimum 5% allocation for each local authority, to give certainty. We do not want to penalise local authorities that subsequently manage to achieve a higher number of business hereditaments supported and grants awarded; their 5% allocation will be adjusted upwards.
11. We are committed to meeting the delivery costs to local authorities for this scheme and will meet associated New Burdens costs.
12. Local authorities that will be responsible for making payments to businesses and which will receive funding from government are billing authorities in England.
13. This grant scheme widens access to support to businesses who are struggling to survive due to the Corona virus shutdown but are unable to access other grant funding. Local authorities should make payments as quickly as possible to support struggling businesses. We anticipate that the first payments made under the scheme will be received by businesses by early June.

## How much funding will be provided to businesses?

14. Local authorities may disburse grants to the value of £25,000, £10,000 or any amount under £10,000. The value of the payment to be made to a business is at the discretion of the local authority.
15. Grants under the Local Authority Discretionary Grants Fund are capped at £25,000.
16. The next level payment under the Local Authority Discretionary Grants Fund is £10,000.
17. Local authorities have discretion to make payments of any amount under £10,000. It will be for local authorities to adapt this approach to local circumstances, such as providing support for micro-businesses with fixed costs or support for businesses that are crucial for their local economies. We expect that payments of under £10,000 may be appropriate in many cases.
18. In taking decisions on the appropriate level of grant, local authorities may want to take into account the level of fixed costs faced by the business in question, the number of employees, whether businesses have had to close completely and are unable to trade online and the consequent scale of impact of COVID-19 losses.
19. Bearing in mind the above, local authorities should set out clear criteria for determining the appropriate level of grant to give businesses clarity.

## Who will benefit from these schemes?

20. These grants are primarily and predominantly aimed at:
- Small and micro businesses, as defined in Section 33 Part 2 of the Small Business, Enterprise and Employment Act 2015 and the Companies Act 2006.
  - Businesses with relatively high ongoing fixed property-related costs
  - Businesses which can demonstrate that they have suffered a significant fall in income due to the COVID-19 crisis
  - Businesses which occupy property, or part of a property, with a rateable value or annual rent or annual mortgage payments below £51,000.
21. To be a small business, under the Companies Act 2006, a business must satisfy two or more of the following requirements in a year—
- Turnover: Not more than £10.2 million
  - Balance sheet total: Not more than 5.1 million
  - Number of employees: a headcount of staff of less than 50
22. To be a micro business, under the Companies Act 2006, a business must satisfy two or more of the following requirements—
- Turnover: Not more than £632,000
  - Balance sheet total: Not more than £316,000
  - Number of employees: a headcount of staff of not more than 10
23. We want local authorities to exercise their local knowledge and discretion and we recognise that economic need will vary across the country, so we are setting some national criteria for the funds but allowing local authorities to determine which cases to support within those criteria.
24. We are asking local authorities to prioritise the following types of businesses for grants from within this funding pot:
- Small businesses in shared offices or other flexible workspaces. Examples could include units in industrial parks, science parks and incubators which do not have their own business rates assessment;
  - Regular market traders with fixed building costs, such as rent, who do not have their own business rates assessment;
  - Bed & Breakfasts which pay Council Tax instead of business rates; and
  - Charity properties in receipt of charitable business rates relief which would otherwise have been eligible for Small Business Rates Relief or Rural Rate Relief.

25. The list set out above is not intended to be exhaustive but is intended to guide local authorities as to the types of business that the government considers should be a priority for the scheme. Authorities should determine for themselves whether particular situations not listed are broadly similar in nature to those above and, if so, whether they should be eligible for grants from this discretionary fund.
26. Where limits to funding available for this scheme require local authorities to prioritise which types of businesses will receive funding, it will be at the local authorities discretion as to which types of business are most relevant to their local economy. There will be no penalty for local authorities because of their use of discretion to prioritise some business types.
27. Local authorities should set out the scope of their discretionary grant scheme on their website, providing clear guidance on which types of business are being prioritised, as well as the rationale for the level of grant to be provided (either £25,000, £10,000 or less than £10,000).
28. Local authorities may wish to consider collaborating as they design their discretionary schemes to ensure there is consistency where they are working across a functional economic area (e.g. a Mayoral Combined Authority or Local Enterprise Partnership area) and may want to engage with MCAs and LEPs to ensure alignment and reduce duplication with other local discretionary business grants that may have been established.

## Eligibility

29. This grant funding is for businesses that are not eligible for other support schemes. Businesses which are eligible for cash grants from any central government COVID-related scheme (apart from SEISS) are ineligible for funding from the Discretionary Grants Fund. Such grant schemes include but are not limited to:
  - Small Business Grant Fund
  - Retail, Hospitality and Leisure Grant
  - The Fisheries Response Fund
  - Domestic Seafood Supply Scheme (DSSS).
  - The Zoos Support Fund
  - The Dairy Hardship Fund
30. Businesses who have applied for the Coronavirus Job Retention Scheme are eligible to apply for this scheme.
31. Businesses who are eligible for the Self-Employed Income support scheme (SEISS) are eligible to apply for this scheme as well.
32. Only businesses which were trading on 11 March 2020 are eligible for this scheme.
33. Companies that are in administration, are insolvent or where a striking-off notice has been made are not eligible for funding under this scheme.

## Who will receive this funding?

34. It is recognised that local authorities will need to run some form of application process.
35. This will allow local authorities to undertake proportionate pre-payment checks to confirm eligibility relative to their local scheme and to allow each local authority to determine how to use its discretion in relation to the appropriate level of grant. Prepayment checks must include confirming that by accepting payments recipients are in compliance with State aid rules.
36. Local authorities must use their discretion in identifying the right person to receive this funding, based on their application process.
37. The local authority must call or write to the business, stating that by accepting the grant payment, the business confirms that they are eligible for the grant scheme, including that any payments accepted will be in compliance with State aid requirements. Suggested wording for State aid declarations is included at Annex B.

## Will these grant schemes be subject to tax?

38. Grant income received by a business is taxable therefore funding paid under the Local Authority Discretionary Grants Fund will be subject to tax.
39. Only businesses which make an overall profit once grant income is included will be subject to tax.

## Managing the risk of fraud

40. The government will not accept deliberate manipulation and fraud - and any business caught falsifying their records to gain grant money will face prosecution and any funding issued will be subject to claw back, as may any grants paid in error.
41. The government Grants Management Function and Counter Fraud Function will make their digital assurance tool, Spotlight, available to local authorities, and will offer support in using the tool and interpreting results. Alongside other checks conducted by local authorities, the tool can help with pre-payment and post payment assurance. We also want local authorities to work with us and each other in identifying and sharing good practice, including protecting eligible businesses which may be targeted by fraudsters pretending to be central or local government or acting on their behalf.

## Post event assurance

42. Post payment, the government Grants Management Function and Counter Fraud Function will support local authorities to carry out post-event assurance work to identify high risk payments.

## Monitoring and reporting requirements

43. Local authorities will be required to report on their progress in developing and delivering the Local Authority Discretionary Grant Fund weekly to BEIS alongside the existing reporting on the Small Business Grants Fund and Retail, Hospitality and Leisure Grants Fund. Criteria for local authority schemes must be published and shared with BEIS.
44. Once the scheme is developed and payments are made, reports from June onward will cover:
  - Numbers of businesses provided £25,000 grants
  - Numbers of businesses provided £10,000 grants
  - Numbers of businesses provided less than £10,000 grants
  - Total funding paid out in relation to the discretionary grant scheme paying less than £10,000
  - Expected date of completion of all grant payments to businesses
  - Issues encountered in implementing the scheme to allow BEIS to support development of solutions with local authorities.
45. We will also contact a sample of LAs each month to:
  - Check they are awarding in line with the mandatory criteria;
  - Understand the ways in which they are using their discretion.
46. Annex A contains information on Post Payment Monitoring requirements.

## State aid

47. The United Kingdom left the EU on 31 January 2020, nonetheless under the Withdrawal Agreement the State aid rules continue to apply during a transition period, subject to regulation by the EU Commission. The local authority must be satisfied that all State aid requirements have been fully met and complied with when making grant payments, including, where required, compliance with all relevant conditions of the EU State aid De-Minimis Regulation, the EU Commission Temporary Framework for State aid measures to support the economy in the current COVID-19 outbreak, the approved COVID-19 Temporary Framework for UK Authorities, and any relevant reporting requirements to the EU Commission.
48. Local authorities have a discretion to make payments to eligible recipients under either the De Minimis rules or the COVID-19 Temporary Framework for UK Authorities (provided all the relevant conditions are met).
49. Payments of up to and including £10,000 can be provided under the De Minimis rules, meaning applicants can receive up to €200,000 of aid within a three year period.
50. Payments of up to and including £25,000 (or £10,000 where the De Minimis threshold has been reached) should be paid under the COVID-19 Temporary Framework for UK Authorities. Local authorities should note the conditions attached to the Temporary Framework, including the €800,000 threshold per undertaking (€120,000 per

undertaking active in the fishery and aquaculture sector or €100 000 per undertaking active in the primary production of agricultural products), and requirement for recipients to declare they were not an undertaking in difficulty on 31 December 2019. An 'undertaking in difficulty' is defined by GBER (2014) as an undertaking in which at least one of the following circumstances occurs:

- a) In the case of a limited liability company (other than an SME that has been in existence for less than three years), where more than half of its subscribed share capital has disappeared as a result of accumulated losses. This is the case when deduction of accumulated losses from reserves (and all other elements generally considered as part of the own funds of the company) leads to a negative cumulative amount that exceeds half of the subscribed share capital.
- b) In the case of a company where at least some members have unlimited liability for the debt of the company (other than an SME that has been in existence for less than three years), where more than half of its capital as shown in the company accounts has disappeared as a result of accumulated losses.
- c) Where the undertaking is subject to collective insolvency proceedings or fulfils the criteria under its domestic law for being placed in collective insolvency proceedings at the request of its creditors.
- d) Where the undertaking has received rescue aid and has not yet reimbursed the loan or terminated the guarantee, or has received restructuring aid and is still subject to a restructuring plan.
- e) In the case of an undertaking that is not an SME, where, for the past two years:
  - i) The undertaking's book debt to equity ratio has been greater than 7.5 and
  - ii) The undertaking's EBITDA interest coverage ratio has been below 1.0.

51. Annex B of this guidance contains two sample declarations which local authorities may wish to use with either payments under the De Minimis rules or under the COVID-19 Temporary Framework for UK Authorities. Where local authorities have further questions about De Minimis or other aspects of State aid law, they should seek advice from their legal department in the first instance.

## Annex A: Post-payment reporting

### Background

1. Local authorities will be required to report weekly to BEIS on the Local Authority Discretionary Grants Fund, alongside the existing reporting on the Small Business Grants Fund and Retail, Hospitality and Leisure Grants Fund
2. Reports will cover:
  - Numbers of businesses provided £25,000 grants
  - Numbers of businesses provided £10,000 grants
  - Numbers of businesses provided less than £10,000 grants
  - Total funding paid out in relation to the discretionary grant scheme paying less than £10,000
  - Expected date of completion of all grant payments to businesses
  - Issues encountered in implementing the scheme to allow BEIS to support development of solutions with local authorities
3. The return will be completed using the DELTA Reporting system.

### Process

4. Local authorities are required to complete the weekly return for BEIS by 10am Monday (from early June), reporting on the previous Monday – Sunday period.
5. Each weekly report will only cover grants provided by local authorities to eligible business during the period of the previous week as per paragraph 4. The Cities and Local Growth Unit will consolidate the reports to create a cumulative total and monitor progress against the allocation of funding per local authority.

### Definitions

<b>Total number of grants provided under each level of the scheme (£25,000; £10,000; and less than £10,000)</b>	Number of grants paid (in that week) to the eligible businesses identified by the local authorities.
<b>Total funding paid out in relation to the discretionary grant scheme paying less than £10,000</b>	This should reflect the amount of money paid in grants against the under £10k grant in the reporting week under this scheme.
<b>Expected Date of Completing all payments to Eligible Businesses</b>	Date at which the local authorities believes it will have provided all grants under the scheme.
<b>Comments</b>	Highlight in this box issues that local authorities are encountering while implementing the schemes.

## Annex B: State aid – Sample paragraphs that could be included in letters to grant recipients

### Template to send to beneficiaries of aid awarded based on the UK COVID-19 Temporary Framework<sup>1</sup>

Dear [Name of Aid Recipient]

#### **Confirmation of State Aid received under the COVID-19 Temporary Framework for UK Authorities scheme**

Following the outbreak of the Coronavirus, the European Commission has approved schemes to aid businesses affected by the Coronavirus outbreak on the basis of their Temporary Framework, including the COVID-19 Temporary Framework scheme for the UK.

The maximum level of aid that a company may receive is €800 000 (€120 000 per undertaking active in the fishery and aquaculture sector or €100 000 per undertaking active in the primary production of agricultural products). This is across all UK schemes under the terms of the European Commission's Temporary Framework. The Euro equivalent of the Sterling aid amount is calculated using the Commission exchange rate<sup>2</sup> applicable on the date the aid is offered.

Any aid provided under this scheme will be relevant if you wish to apply, or have applied, for any other aid granted on the basis of the European Commission's Temporary Framework. You will need to declare this amount to any other aid awarding body who requests information from you on how much aid you have received. You must retain this letter for four years after the conclusion of the UK's transition from the EU and produce it on any request from the UK public authorities or the European Commission.

Aid may be granted to undertakings that were not in difficulty (within the meaning of Article 2(18) of the General Block Exemption Regulation<sup>3</sup>) on 31 December 2019, but that faced difficulties or entered in difficulty thereafter as a result of the COVID-19 outbreak<sup>4</sup>.

This aid is in addition any aid that you may have received under the De Minimis regulation allowing aid of up to €200,000 to any one organisation over a three fiscal year period (i.e. your current fiscal year and previous two fiscal years), and any other approved aid you have received under other State aid rules, such as aid granted under the General Block Exemption Regulation.

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<sup>1</sup> Approval reference.

<sup>2</sup> [https://ec.europa.eu/info/funding-tenders/how-eu-funding-works/information-contractors-and-beneficiaries/exchange-rate-infoeuro\\_en](https://ec.europa.eu/info/funding-tenders/how-eu-funding-works/information-contractors-and-beneficiaries/exchange-rate-infoeuro_en)

<sup>3</sup> <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:02014R0651-20170710>

<sup>4</sup> If you are an undertaking in difficulty within the meaning of Article 2(18) of the General Block Exemption Regulation you may still be entitled to de minimis aid if you have received less than €200,000 in de minimis aid in the last three years. You should contact us if you consider that you may qualify for de minimis aid on this basis.

### **Confirmation of State aid received under x Scheme, and Undertaking in Difficulty status**

Please sign the attached statement confirming your eligibility, in principle, for aid.

I confirm that I have received the following aid under measures approved within the European Commission's Temporary Framework between March 2020 and December 2020.

I confirm that my undertaking was not in difficulty (within the meaning of Article 2(18) of the General Block Exemption Regulation) on 31 December 2019.

<b>Body providing the assistance/ aid</b>	<b>Value of assistance (in €)</b>	<b>Date of assistance</b>

### **Declaration**

<b>Company</b>	
<b>Company Representative Name</b>	
<b>Signature</b>	
<b>Date</b>	

## Template to send to beneficiaries of aid awarded based on De Minimis Rules

Dear [ ]

The value of the grant payment to be provided to [name of undertaking] by [name of local authority] is £ [ ] (Euros [ ]).

This award shall comply with the EU law on State aid on the basis that, including this award, [name of undertaking] shall not receive more than €200,000 in total of de minimis aid within the current financial year or the previous two financial years). The de minimis Regulations 1407/2013 (as published in the Official Journal of the European Union L352 24.12.2013) can be found at:

<http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2013:352:0001:0008:EN:PDF>

Amount of de minimis aid	Date of aid	Organisation providing aid	Nature of aid

I confirm that:

- 1) I am authorised to sign on behalf of \_\_\_\_\_[name of undertaking]; and
- 2) \_\_\_\_\_[name of undertaking] shall not exceed its De minimis threshold by accepting this grant payment.

SIGNATURE:

NAME:

POSITION:

BUSINESS:

ADDRESS:

I confirm that I wish to accept the grant payment in relation to the above premises.

DATE:

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## URGENCY ITEMS - MINUTE OF DECISION

### Delegation arrangements for dealing with matters of urgency

Paragraph 7.2.1 of the Council's Constitution provides that Chief Officers may take urgent decisions if they are of the opinion that circumstances exist which make it necessary for action to be taken by the Council prior to the time when such action could be approved through normal Council Procedures. They shall, where practicable, first consult with the Leader and Chairman (or in their absence the Vice-Chairman) and the Opposition Spokesperson of the appropriate committee.

Given the current emergency in respect of the Covid 19 pandemic and the decision taken to suspend committee meetings while social distancing measures continue, the urgency decision provision under Paragraph 7.2.1 of the Council's Constitution has been widened to extend the consultation to include the Leaders of all the political groups on the Council.

### **Subject: Car Parking Charges Review – Covid-19**

#### **Appropriate Committees:**

Leisure & Environment  
Policy & Finance  
Economic Development

#### **Details of Item** (including reasons for use of urgency procedure):

Members may be aware that since the start of the Covid-19 pandemic enforcement of parking charges for NSDC car parks has been frozen, meaning that car parks have essentially been 'Free of Charge' since 4<sup>th</sup> April 2020. External communications have focused on the ability of car parking availability to be utilised by key workers and the wider community accessing essential shops and services which remained open (such as pharmacies for example).

As the economy slowly reopens (non-essential retail can open from 15<sup>th</sup> June, with others sectors likely to follow on 4<sup>th</sup> July) it is necessary for us to revisit when we will again enforce car parking charges. For awareness Nottinghamshire County Council have informed all Districts that on-street parking enforcement will resume imminently.

Some local authorities are reintroducing charging regime in full from 1<sup>st</sup> July 2020. Others are considering offering a short period of free parking whilst the economy reopens.

#### **Current Car Parking Capacity**

Within the last 2/3 weeks there has been a noticeable increase in the use of the Council's car parks to such a degree that most of our car parks are now close to capacity on most days of the week. This is a position which exists without the majority of Newark shops being open for trading. There is a concern that if we simply extended free parking on an all-day basis that shops which are re-opening would simply not benefit. This is aside from the significant financial impacts for the Authority from the loss of all car parking income.

In order to strike a balance between assisting the reopening of the economy and actually creating a level of car parking capacity for shoppers to use it is proposed that a 2 hour free parking regime be adopted until 31<sup>st</sup> August 2020 (between the hours of 08.00-17.59). It is also recommended, again until 31<sup>st</sup> August, that parking after 18.00 continues to be free in terms of assisting the night-time economy. From 1<sup>st</sup> September all car parking tariffs would be reinstated to previous levels.

In order to affect this change all parking machine software would be amended and additional signage would be installed. In practical terms customers would obtain a 0-2 hour 'Free Parking' ticket by pressing the ticket issue button on the parking machine. This would need to be displayed inside the vehicle.

Members are advised that this proposed recommendation will come at a significant cost for the 2 month period suggested. This is in addition to revenue income already lost. It is proposed that communications are clear that this is a time-limited measure in order to assist re-opening.

### **Equalities Implications**

Members will be aware that our car parks are subject to statutory requirements in operating to adhere to relevant equalities legislation. The new regime would also be subject to a Covid-Secure risk assessment that will consider any equalities implications.

### **Financial Implications**

Members will be aware that the pandemic has already inevitably impacted upon car parking fee income with the service not collecting fees since the lockdown began. It is estimated that the proposals for free parking for 2 hours for this additional 2 months will lead to an assumed loss of around £50,000 (based on comparison to last year's figures). There is an additional cost of £3,000 to implement software and signage changes. This additional cost can be funded from the Government funding received relating to Covid-19.

In context, the annual income estimated for car parking is £843,000. Based on current forecasting (which assumes this proposal for 2 hours free parking is approved and that car parks are not full from the start), it is expected that fees will be £348,133 for this year, an overall loss, due to Covid-19 of £494,867. This assumes a reduction of 40% usage for the remaining 9 months of the year. This loss, as with any other financial consequences of Covid-19 will be presented to Government.

### **Decision**

**That between 1<sup>st</sup> July and 31<sup>st</sup> August, inclusive, NSDC adopts a policy of free parking between 18.00-07.59hrs and the first 2 hours between the hours of 08.00-18.00 Monday-Sundays (inclusive).**

### **Reason for Decision**

To assist with reopening the economy as the Covid-19 lockdown restrictions are lifted.

### **Members Consulted:**

Councillor David Lloyd – Leader NSDC, Chairman – Policy & Finance	11 <sup>th</sup> June 2020
Councillor Paul Peacock – Leader of Opposition	10 <sup>th</sup> June 2020
Councillor Gill Dawn – Leader, Independent Group	11 <sup>th</sup> June 2020
Councillor Peter Harris – Leader, Liberal Democrat Group (no reply)	10 <sup>th</sup> June 2020
Councillor Roger Jackson – Chairman, Leisure & Environment	10 <sup>th</sup> June 2020
Councillor Keith Girling – Chairman, Economic Development	11 <sup>th</sup> June 2020



Signed: .....  
Director – Growth & Regeneration

Date: 11 June 2020

## **URGENCY ITEMS - MINUTE OF DECISION**

### **Delegation arrangements for dealing with matters of urgency**

Paragraph 7.2.1 of the Council's Constitution provides that Chief Officers may take urgent decisions if they are of the opinion that circumstances exist which make it necessary for action to be taken by the Council prior to the time when such action could be approved through normal Council Procedures. They shall, where practicable, first consult with the Leader and Chairman (or in their absence the Vice-Chairman) and the Opposition Spokesperson of the appropriate committee.

Given the current emergency in respect of the Covid 19 pandemic and the decision taken to suspend committee meetings while social distancing measures continue, the urgency decision provision under Paragraph 7.2.1 of the Council's Constitution has been widened to extend the consultation to include the Leaders of all the political groups on the Council.

**Subject: Newark Towns Fund – Submission of Town Investment Plan  
Heritage Action Zone – Entering into Contract with Historic England**

**Appropriate Committee: Policy & Finance and Economic Development Committees**

**Details of Item** (including reason(s) for use of urgency procedure):

That the Chief Executive, utilising officer delegated powers will:

1. Submit to the Ministry for Housing, Communities & Local Government (MCHLG) a copy of the Newark Town Investment Plan (TIP), as approved by the Newark Towns Board on or before 31 July 2020; and
2. Will enter into a contract on behalf of Newark & Sherwood District Council with Historic England for Newark to become a Heritage Action Zone (HAZ)

### **Newark Towns Fund and Town Investment Plan**

In November 2019 Newark-On-Trent was one of 100 towns nationally identified as eligible to apply to Government for up to £25m. Proposals were required to be worked up via and approved by a Towns Board and reflected in the submission of a draft Towns Investment Plan to Government.

The Newark Towns Board has now met on 5 occasions and has worked to develop and agree Newark's challenges, an overall strategy for change and a number of flagship ambitious, transformational and critically deliverable projects with various organisations and industry. This strategy and investment is contained within a draft TIP which will now be presented to Government, which was approved by the Newark Towns Board on 17 July 2020. The TIP remains draft and not for publication until such time as the Government has agreed its contents and signed Heads of Terms with the Council to fund the projects. Such terms will be presented in due course, if, as, and when negotiations with the Government progress.

The TIP development process has involved extensive consultation with partners, the public, and local government. There have been 6 no. meetings of Towns Board sub groups which have focused on themes of 1) Education, Business and Skills, 2) Infrastructure, 3) Town Centre & Culture. There have been at least two presentations to all Town and Parish Councils within the towns fund area in addition to two briefings of all Members of the District Council. Public consultation was done remotely, using an online survey (over 1700 responses), CVS telephone interviews and a creative writing competition for schools in lockdown on the future of Newark.

Cohort 1 of Towns Fund TIP submission must be made on or before 31 July 2020. After that, there is an up to 2 month period of negotiation with Government to agree Heads of Terms and a final TIP. There is then an up to 12 month period to develop businesses cases and draw down monies on any agreed projects. It is expected updates will be provided to the September and November cycles of Committee, notably Economic Development and Policy and Finance.

### **Heritage Action Zone (HAZ)**

In May 2019 Historic England launched a Heritage High Street Action Fund (known as a HAZ) aimed at finding new ways to champion and revive historic high streets. 69 high streets across England, including Newark were successful at this expression of interest stage.

Since that time officers have been working with colleagues from Historic England to refine the HAZ boundary (Appendix 1) and agree the scope of the proposals, which will be:

- Urgent condition surveys and appraisals of key heritage at risk within the HAZ area, (including the Corn Exchange and former White Hart Inn);
- Shop front and upper floors 'development guide';
- Public realm and way-finding feasibility and visioning;
- Review of the local council tax and business rate regime to encourage repurposing and better utilisation of floor space, including upper floors;
- Tenant Advice document which will provide advice on how to approach lease and repair arrangements and good practice for re-negotiating leases (on both sides);
- Publication of a local book on Newark Heritage by Historic England.
- Creation of a cultural program of events, led by Inspire but created and delivered by a Cultural Consortium including NSDC.

In tandem with the above, the Newark Conservation Area Appraisal is to be completed by the end of 2020.

### **Equalities Implications**

One of the key aims of the Cultural Programme is to engage with all members of the community. This work is on-going and will continue through the lifetime of the HAZ Scheme. We anticipate that new groups will form and we will make it a priority to seek out 'hard to reach' communities and encourage people to participate in our community and cultural activities and events. We are committed to moving from engagement and participation to partnership working and co-production with our communities.

## **Financial Implications**

### **Towns Fund Revenue**

Work to complete the TIP has been absorbed within the £162,019 awarded to the Council as part of its Towns Fund revenue allocation as part of the launch of the Towns Fund Prospectus in November 2019. Any additional revenue commitments will be sought from an additional revenue 'ask' as part of the TIP negotiation with Government

### **Towns Fund Capital**

Some of the TIP proposals are on Council-owned land. Any detailed business case(s) for projects developed would need to be worked through in consultation with the Council. All will be subject to separate decisions, depending on budgetary timings by the Policy & Finance Committee and/or Full Council.

### **HAZ Revenue Current Year**

For the current financial year, a total of £47,750 was expected to be committed by NSDC. This includes a contribution towards the HAZ officer post (this will be slightly less than anticipated due to the delay in appointment from April) and the tax and rates review. Modest sums would go towards key buildings such as the Corn Exchange and former White Hart. Historic England's contribution for this financial year is £86,250. See Appendix 2 for summary.

### **HAZ Revenue Future Years**

For year 2021/22, NSDC contribution is £42,750  
2022/23 - £23,250  
2023/24 - £11,250

The total expenditure over the whole 4 years is £125k.

The remaining monies will be made up of £275k from Historic England and £150k from the private sector (eg. businesses who will contribute to shop front replacements).

## **Decision**

1. Submit to the Ministry for Housing, Communities & Local Government (MCHLG) a copy of the Newark Town Investment Plan (TIP), as approved by the Newark Towns Board on or before 31 July 2020; and
2. Entering into a contract on behalf of Newark and Sherwood District Council with Historic England for Newark to become a Heritage Action Zone (HAZ)

## **Reason for Decision**

To secure funding for the transformational regeneration of the town and to protect and enhance the towns listed and non-listed assets.

**Members Consulted:**

Councillor David Lloyd	22 <sup>nd</sup> July 2020
Councillor Keith Girling	22 <sup>nd</sup> July 2020
Councillor Paul Peacock	29 <sup>th</sup> July 2020
Councillor Peter Harris	Voicemail on 22 <sup>nd</sup> July 2020
Councillor Gill Dawn	22 <sup>nd</sup> July 2020

Signed 

Date: 29 July 2020

**APPENDIX 1**

