

**ALLOCATIONS & DEVELOPMENT MANAGEMENT DPD ISSUES PAPER FRAMEWORK**

**Section 1 – Introduction & Context**

- 1.1 This section will set out the purpose of the Issues Paper explain the various component parts and how people can become involved in the consultation.

**Section 2 – Compliance with the NPPF**

- 2.1 In July 2018, the Government published an updated NPPF. Under transitional arrangements the Amended Core Strategy was examined using the previous 2012 NPPF so although not legally required, a review has been undertaken to understand where the policies of the Amended Core Strategy differs from new national policy. This will be outlined within the consultation paper but, in broad terms, it was found that the policies of the Amended Core Strategy are in line with the provisions of the NPPF (2018). Only one area has changed to the extent that the Council will need to address this through the Plan Review. This concerns the Affordable Housing requirements and contribution thresholds in Core Policy 1- the implications of this are outlined later.
- 2.2 In two areas the Amended Core Strategy is more detailed than the NPPF requires. The previous NPPF (2012) mentions tourism in connection with town centre and rural economy uses, with Core Policy 7 addresses tourism much more extensively than national policy. However this is not necessarily out of line, especially considering the important contribution tourism makes to the economy of the District. National town centre policy is slightly adjusted, with reference to secondary retail frontages now omitted. Presently these are defined in Newark Town Centre, but as outlined later in this report the designation is proposed to be subject to detailed review. However it is not considered that the absence of a reference within the NPPF necessarily rules out the continued use of secondary frontages.
- 2.3 The Allocations & Development Management DPD has also been reviewed to check for compliance with the revised National Planning Policy Framework (NPPF) published in 2018. It was considered that the allocations in this document were broadly compliant, although amendments may be necessary to take account of new information, changed circumstances or in response to amendments to the Core Strategy. In some cases development management policies, while not containing material that is non-compliant, could be amended through the addition of material in response to policy changes introduced by the 2018 NPPF. Greater detail on the compliance of development management policies will be provided in the consultation paper. Consultees will then be asked whether they agree with the assessment of compliance and whether there are any other matters which need addressing.

**Section 3 – Affordable Housing Policy**

- 3.1 The NPPF now includes a number of different provisions regarding Affordable Housing policy which were not previously included in national policy. The main differences between the two approaches are:

- That previously Affordable Housing could not be secured on sites of 10 or less (i.e. 11 or more) and now they can be secured on sites of 10 or more;
- That alongside the dwelling number trigger a combined gross floor space of more than 1000sqm was also included however now this has been replaced with 0.5 hectares trigger; and
- 10% of new dwellings to be available for affordable home ownership (with a range of exemptions to this).

3.2 Previous national policy informed the production of Core Policy 1 in the Amended Core Strategy, which carries a threshold of 11 units or more or those that have a combined gross floor space of more than 1000sqm. In order to ensure that delivery is maximised it is proposed that a new affordable housing policy will be developed through the next stage of the Plan Review. Consultees will be asked whether they agree with the proposed updating of Core Policy 1.

#### **Section 4 - Town Centres and Retail**

- 4.1 Policy DM11 within the Allocations & Development Management DPD supplements the town centre and retail content of the Amended Core Strategy, providing additional detail. The last public consultation on amendments to the policy was carried out as part of the 'Preferred Approach Town Centre & Retail Paper' in January 2017. Broadly the proposed amendments were intended to bring the way the policy operates fully into line with national policy and new content within the Amended Core Strategy, as well as responding to the findings of the Town Centre & Retail Study (December 2016).
- 4.2 The next stage of the Plan Review will pick matters up from the Preferred Approach Town Centre and Retail consultation, addressing the limited actions identified in the consultation responses document. In addition since January 2017 the challenges which Town Centres face in order to remain healthy and vital have increased. This is reflected locally in the recent closure of the Marks and Spencer store in Newark Town Centre, and the approval of two significant out-of-town designer outlet retail schemes in neighbouring South Kesteven District.
- 4.3 Newark Town Centre as the District's largest Centre is most at threat from these wider market trends, as well as the competition from out-of-town/out-of-centre retailing and higher order Centres elsewhere. The historic nature of Newark Town Centre, whilst offering an exceptional setting, can also act as a constraint to modern retailer formats and requirements. With retailers closely scrutinising the performance of their stores and seeking to rationalise property portfolios there is the possibility that further high profile closures may occur. Accordingly it is important that an appropriate and realistic strategy is developed to support the continued health and vitality of the centre, and the Council is committed to delivering this alongside partners.
- 4.4 In order for this strategy to be successful the Development Plan, where appropriate, needs to be able to support its delivery. In this respect some of the new content in the Amended Core Strategy will be helpful, but it is also crucial that Policy DM11 and town centre designations on the Policies Map do not present obstacles to supporting positive change. The Primary and Secondary Shopping Frontages seek to maintain

retail as the dominant use within key areas of the centre, and so have the potential to create such an obstacle. It is therefore proposed that the consultation document will identify the approach towards their management and extents as an area for detailed review. Stakeholders will also be invited to suggest other areas which they feel would similarly benefit from review.

- 4.5 Presently Policy DM11 includes the requirement that leisure development outside of centres exceeding 2,500 sqm demonstrate their acceptability in terms of the impact on relevant centres. However in order to ensure that this is compatible with the likely need to increase the leisure function of centres this issue will also be identified as an area for review. Finally whether the proposed exclusion of small-scale retail development in rural communities from application of the sequential and impact tests should cross reference the local impact thresholds in CP8 will be highlighted as an issue for consultation.

### **Section 5 - Open Break Review**

- 5.1 Three 'Open Breaks' are currently defined around the Newark Urban Area - at Coddington, Farndon and Winthorpe (Policy NUA/OB/1 in the Allocations & Development Management DPD). Their purpose is to restrict development in order to ensure that the settlements retain their separate identities and characteristics, and to prevent coalescence in locations where there is a pressure for development. They are longstanding designations present, in some form or other, within each successive Statutory Development Plan covering the Newark Area – from the Newark Town Map (amendment to the County Development Plan) in 1964 through to inclusion within the Allocations & Development Management DPD (2013). The extent of the current designations, and associated policy wording, was subject to examination as part of the Allocations & Development Management DPD in December 2012. The Plan, in its modified form, was found sound and so by implication the Inspector was satisfied with the approach. Notwithstanding this recent examination a review is now underway, examining whether the continued use of the designations is justified, and if so what their extents should be and how they should be managed. The results of this review will inform detailed content within the next stage of the review, and so at this stage only broad input over the principle of review will be sought from consultees.

### **Section 6 - Gypsy and Traveller Provision**

- 6.1 Following confirmation that the Amended Core Strategy Inspector had concluded the previous Gypsy and Traveller Accommodation Assessment (GTAA) and resulting pitch requirements to be unsound, a new assessment was commissioned. It is through this process that new pitch requirements will be established and included within the Amended Allocations & Development Management DPD – fulfilling the commitment within Core Policy 4 of the Amended Core Strategy. The assessment has been progressed as efficiently as possible, but despite the progress made the consultation paper will come too soon for proposed pitch requirements to be included. The consultation paper will nonetheless outline the context around the new GTAA and Amended Core Strategy in greater detail.

- 6.2 In order that future pitch requirements can be met there will be the need for gypsy and traveller site allocation to occur through the Amended Allocations & Development Management DPD. Core Policy 4 provides a spatial framework for doing so, detailing that future pitch provision will be located in line with the Spatial Strategy (Spatial Policies 1 and 2), with the focus of efforts being to secure additional provision in and around the Newark Urban Area. Key to shaping the approach to site identification will therefore be the future of Tolney Lane, which represents the main gypsy and traveller community in Newark.
- 6.3 The location of Tolney Lane however results in the site (including the single point of access/egress onto Great North Road) being subject to varying degrees of flood risk – with some areas falling within the functional floodplain. Once climate change allowances are factored in, then the level of flood risk is exacerbated. Therefore to assist with the site allocations process a study is currently underway. The purpose being to understand the technical feasibility of removing the area from flood risk entirely or introducing measures to mitigate the extent of current risk. It is anticipated that the results of the study will be able to be detailed in the consultation paper. Beyond this, given the need to find suitable land a ‘call for sites’ will also be included, whereby landowners can put forward their land for consideration. The final question will invite consultees to highlight any additional issues relating to gypsy and traveller issues, which should be picked up as part of the review.

## **Section 7 - Open Space**

- 7.1 This chapter will set out that the Council has begun a review of its Green Space Strategy. Whilst the District Council does own and manage two country parks, a small number of nature reserves and open space within Council Housing estates most open space is owned and maintained by Parish and Town Councils, sports clubs and local charities. The new Strategy will set out the overall aims for all open space in the District and provide an understanding of what new open space is required. This work commenced with a survey of Town & Parish Councils to understand the current status of open space in each community. This work will inform the production of an audit of the Districts’ open space and the production of updated open space standards which will be used to help inform the type of open space provided as part of new development. This section will ask a number of questions regarding open space and future requirements including Local Green Space Designations.

## **Section 8 - Housing & Employment Allocations**

8.1 This section will consider the responses to consultation which occurred on the Preferred Approach to settlements and sites and the current status of the allocations for housing and employment in the plan and potential opportunity sites in Newark Urban Area. A more detailed analysis of the comments received will be available on line. Set out below are the summaries of dwelling requirements, completions, commitments, remaining allocations and residual dwellings for each settlement and area of the district where houses have been allocated. The information below confirms that at present we will not need to seek any additional allocations for housing in the major settlements of the District. The paper will include maps for each settlement with site status included, please see [http://www.cartogold.co.uk/newark\\_sherwood/map.htm](http://www.cartogold.co.uk/newark_sherwood/map.htm) for detailed mapping.

### 8.2 Newark Area

<b>Settlement</b>	<b>Overall Requirement of New Dwellings by Area</b>	<b>Total Net Completions 01/04/13 - 31/03/19</b>	<b>Commitments as at 01/04/2019</b>	<b>Dwellings with permission that may not be delivered during the plan period</b>	<b>Residual requirement to be found</b>	<b>Remaining Allocations</b>	<b>Total deliverable from remaining allocations</b>	<b>Approximate Residual Dwelling Numbers to be found 2019 -2033</b>
<b>Newark Urban Area Totals</b>	<b>5284</b>	<b>1025</b>	<b>5043</b>	<b>2027</b>	<b>1243</b>	<b>3619</b>	<b>2355</b>	<b>0</b>
<b>Collingham Totals</b>	<b>176</b>	<b>86</b>	<b>123</b>	<b>0</b>	<b>-33</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sutton on Trent Totals</b>	<b>44</b>	<b>2</b>	<b>64</b>	<b>0</b>	<b>-22</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Newark Area Totals</b>	<b>5504</b>	<b>1116</b>	<b>5230</b>	<b>2027</b>	<b>1243</b>	<b>3619</b>	<b>2355</b>	<b>0</b>

## Newark Urban Area Allocations

Allocation Number	Allocation Name	Current Status
NAP 2A	Land South of Newark	Total Capacity 3150 - Outline permission for 2913 dwellings; 2 parcels for 237 dwellings under construction.
NAP 2B	Land East of Newark	Total Capacity 1000 – Allocated in Amended Core Strategy
NAP 2C	Land Around Fernwood	Total Capacity 3200. 1 parcel for 1050 dwellings under construction; Outline consent for 350 dwellings, 1800 dwellings allocated
NUA/Ho/1	Land at the end of Alexander Avenue and Stephen Road	Proposed for de-allocation (originally for 20 dwellings)
NUA/Ho/2	Land South of Quibells Lane	Previously proposed for Gypsy and Traveller use, now proposed to be for residential, number to be determined
NUA/Ho/3	Land on Lincoln Road	Allocated for 24 dwellings
NUA/Ho/4	Yorke Drive Estate and Lincoln Playing Fields	Allocated for 230 dwellings (Outline consent for 190 net increase approved after monitoring period)
NUA/Ho/5	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road	Proposed to be re-designated as an Opportunity Site (Originally for 200 dwellings)
NUA/Ho/6	Land between 55 and 65 Millgate	Allocated for 10 dwellings
NUA/Ho/8	Land on Bowbridge Road	Allocated for 66 dwellings. To be increased to 86 due to care home permission lapsing
NUA/Ho/9	Land on Bowbridge Road (Newark Storage)	Allocated for 150 dwellings
NUA/Ho/10	Land North of Lowfield Lane	Allocated for 120. More land has become available, allocate for 170.
NUA/MU/3	NSK factory, Northern Road	Allocated for 150 dwellings.
NUA/MU/4	Land at Bowbridge Road	Originally Allocated for 115 – 60 self-contained Extra Care Units complete. 55 Dwellings allocated

### Collingham Allocation

Allocation Number	Allocation Name	Current Status
Co/MU/1	Land in between Swinderby Road and Station Road	Total Capacity 140 – 2 parcels for 75 dwellings under construction, 60 extra care units with full permission and 5 units remain allocated

### Sutton on Trent Allocations

Allocation Number	Allocation Name	Current Status
ST/MU/1	Land in between Swinderby Road and Station Road	Total Capacity 50 – Site under construction

### 8.3 Southwell Area

Settlement	Overall Requirement of New Dwellings by Area	Total Net Completions 01/04/13 - 31/03/19	Commitments as at 01/04/2019	Dwellings with permission that may not be delivered during the plan period	Residual requirement to be found	Remaining Allocations	Total deliverable from remaining allocations	Approximate Residual Dwelling Numbers to be found 2019 -2033
<b>Southwell Totals</b>	<b>264</b>	118	148	<b>0</b>	<b>-2</b>	111	<b>111</b>	<b>0</b>
<b>Farnsfield Totals</b>	<b>211</b>	180	57	<b>0</b>	<b>-26</b>	0	<b>0</b>	<b>0</b>
<b>Totals for Southwell Area</b>	<b>475</b>	<b>298</b>	<b>205</b>	<b>0</b>	<b>-28</b>	<b>111</b>	<b>111</b>	<b>0</b>

### Southwell Allocations

Allocation Number	Allocation Name	Current Status
So/Ho/1	Land East of Allenby Road	Total Capacity 67: Site under construction
So/Ho/2	Land South of Halloughton Road	Total Capacity 38: Full permission
So/Ho/3	Land at Nottingham Road	Total Capacity 33: Site Complete
So/Ho/4	Land East of Kirklington Road	Allocated for 45
So/Ho/5	Land off Lower Kirklington Road	Outline consent for 12, residual 48 dwellings allocated
So/Ho/6	Land at The Burgage (Rainbows)	Total Capacity 25 – Site Complete
So/Ho/7	Southwell Depot	Allocated for 15. To be increased to 18 due to removal of Bypass protection line
So/MU/1	Land at the former Minster School	Proposed for De-allocation (originally for 13)

### Farnsfield Allocations

Allocation Number	Allocation Name	Current Status
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	Total Capacity 60: Site under construction
Fa/MU/1	Ash Farm, Cockett Lane	Total 106: Site complete

8.4 Nottingham Fringe Area

Settlement	Overall Requirement of New Dwellings by Area	Total Net Completions 01/04/13 - 31/03/19	Commitments as at 01/04/2019	Dwellings with permission that may not be delivered during the plan period	Residual requirement to be found	Remaining Allocations	Total deliverable from remaining allocations	Approximate Residual Dwelling Numbers to be found 2019 - 2033
Lowdham	9	6	6	0	-3	4	4	0
<b>Totals for Nottingham Fringe</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>-3</b>	<b>4</b>	<b>4</b>	<b>0</b>

**Lowdham Allocations**

Allocation Number	Allocation Name	Current Status
Lo/Ho/1	Land adjacent to 28 Epperstone Road	Outline consent for 1; residual 4 dwellings allocated
Lo/Ho/2	Land to the South East of Brookfield, Epperstone Road	Total capacity 5: Site complete

8.5 Sherwood Area

Settlement	Overall Requirement of New Dwellings by Area	Total Net Completions 01/04/13 - 31/03/19	Commitments as at 01/04/2019	Dwellings with permission that may not be delivered during the plan period	Residual requirement to be found	Remaining Allocations	Total deliverable from remaining allocations	Approximate Residual Dwelling Numbers to be found 2019 -2033
<b>Ollerton &amp; Boughton Totals</b>	<b>793</b>	442	578	178	<b>-49</b>	120	<b>120</b>	<b>0</b>
<b>Edwinstowe Totals</b>	<b>660</b>	69	933	0	<b>-342</b>	50	<b>50</b>	<b>0</b>
<b>Bilsthorpe Totals</b>	<b>264</b>	79	261	7	<b>-69</b>	136	<b>136</b>	<b>0</b>
<b>Sherwood Area Totals</b>	<b>1717</b>	<b>590</b>	<b>1772</b>	<b>185</b>	<b>-460</b>	<b>306</b>	<b>306</b>	<b>0</b>

**Ollerton & Boughton Allocations**

Allocation Number	Allocation Name	Current Status
OB/Ho/1	North of Wellow Road	Total Capacity 147: Site under construction
OB/Ho/2	Land adjacent to Hollies Close	Total Capacity 40: Full permission for extra care scheme
OB/Ho/3	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	Total Capacity 88: Site Complete
OB/MU/1	Land at the rear of Petersmiths Drive	Total Capacity 305: Full permission
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road	Allocated for 120

### Edwinstowe Allocations

<b>Allocation Number</b>	<b>Allocation Name</b>	<b>Current Status</b>
ShAP 4	Land at Thoresby Colliery	Total Capacity 800: Outline permission granted.
Ed/Ho/1	Land to the East of Rufford Road	Total Capacity 67: Site under construction
Ed/Ho/2	Land to the North of Mansfield Road	Allocated for 50

### Bilsthorpe Allocations

<b>Allocation Number</b>	<b>Allocation Name</b>	<b>Current Status</b>
Bi/Ho/1	Adj Wycar Leys Kirklington Road	Proposed for De-allocation (originally for 20)
Bi/Ho/2	Noble Foods	Allocated for 55; site and capacity to be increased to 136 incorporate adjacent land where residential permission had lapsed
Bi/MU/1	Land to the East of Kirklington Road	Total Capacity 85: Outline consent

## 8.6 Mansfield Fringe Area

Settlement	Overall Requirement of New Dwellings by Area	Total Net Completions 01/04/13 - 31/03/19	Commitments as at 01/04/2019	Dwellings with permission that may not be delivered during the plan period	Residual requirement to be found	Remaining Allocations	Total deliverable from remaining allocations	Approximate Residual Dwelling Numbers to be found 2019 - 2033
<b>Rainworth Totals</b>	<b>264</b>	200	75	0	<b>-11</b>	100	<b>100</b>	<b>0</b>
<b>Clipstone Totals</b>	<b>660</b>	369	409	0	<b>-118</b>	120	<b>120</b>	<b>0</b>
<b>Blidworth Totals</b>	<b>176</b>	41	17	0	<b>118</b>	155	<b>155</b>	<b>0</b>
<b>Mansfield Fringe Area Totals</b>	<b>1100</b>	<b>610</b>	<b>501</b>	<b>0</b>	<b>-11</b>	<b>375</b>	<b>375</b>	<b>0</b>

### Rainworth Allocations

Allocation Number	Allocation Name	Current Status
Ra/Ho/1	Land North of Top Street	Total Capacity 52: Full permission
Ra/Ho/2	Land to the East of Warsop Lane	1 parcel for 160 dwellings under construction; residual 100 dwellings allocation
Ra/MU/1	Land at Kirklington Road	Proposed for De-allocation (originally for 6)

### Blidworth Allocations

Allocation Number	Allocation Name	Current Status
Bl/Ho/1	Land at Dale Lane	Allocated for 55
Bl/Ho/2	Belle Vue Lane	Total Capacity 21: Site Complete
Bl/Ho/3	Land South of New Lane	Allocated for a maximum 100 dwellings
Bl/Ho/4	Land at Dale Lane Allotments	Proposed for De-allocation (originally for 45)

**Clipstone Allocation**

<b>Allocation Number</b>	<b>Allocation Name</b>	<b>Current Status</b>
Cl/MU/1	Land at the former Clipstone Colliery	Allocated for 120

- 8.7 There are a number of proposed amendments to allocations to reflect changes on the ground and there are a small number of allocations we are proposing to deallocate. There will be questions about this and also a question which asks if any other sites are no longer appropriate.

### **Employment Requirements & Allocations**

- 8.8 The employment land requirements set out in the Amended Core Strategy are for 83.1 hectares set out below is the overall employment land supply for the District:

	<b>Hectares</b>
Requirement	83.1
Land which has been developed since 2011	38.42
Land which has Planning Permission (as at 31 March 2018)	63.35
Land allocated in Amended Core Strategy	25
Land which continues to be suitable for allocation	47.45
<b>Total Provision</b>	<b>174.22</b>

As with the housing supply position there continues to be a sufficient supply of sites available to meet the Plan requirements.