



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**NEWARK & SHERWOOD LOCAL DEVELOPMENT  
FRAMEWORK**

**Plan Review**

**Preferred Approach - Strategy**

**July 2016**

## Document Passport

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### **Title: Newark and Sherwood Plan Review – Preferred Approach - Strategy**

Review of the Newark & Sherwood Local Development Framework Core Strategy and Allocations

**Status:** Consultation document on the Council's Preferred Approach for Strategy in the Plan Review.

**Summary:** This document sets out the various options and the Preferred Approach to strategy that the Council is proposing in its review of the Core Strategy DPD and Allocations & Development Management DPD to ensure that the policies and proposals within the DPDs are still fit for purpose.

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**Consultation Summary:** As part of the Preferred Approach consultation, the District Council will organise a series of public consultation events and meetings with various consultees including Hard to Reach Groups.

**Date of Approval for Consultation:** 13 July 2016

**Route of Approval for Consultation:** LDF Task Group 13 July 2016 following delegated authority for Economic Development Committee on 15 June 2016.

**Consultation period:** 29 July 2016 until 23 September 2016, at 5.00 p.m.

Copies are to be deposited at Kelham Hall (open between 8.30 a.m. and 5.15 p.m. Monday to Thursday and 8.30 a.m. to 4.45 p.m. on Friday), the District's libraries and the Council's website: [www.newark-sherwooddc.gov.uk/planreview](http://www.newark-sherwooddc.gov.uk/planreview)

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**After the consultation:** The District Council will consider the responses made to this document, along with those relating to the other Preferred Approach consultations in the Autumn, which will inform the preparation of a Draft Plan which will be subject to a period of representation in Winter 2016. The finalised document will be submitted to the Secretary of State for examination by an independent Planning Inspector.

**Estimated Date of Final Adoption:** May 2017

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Planning Policy Business Unit  
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## 1.0 Introduction

- 1.1 The District Council is responsible for the planning system at the local level in Newark & Sherwood. Through the development of local planning policy and the decision making on individual planning applications we aim to promote sustainable development.
- 1.2 In order to ensure that this continues to be the case we regularly review our planning policy. We are currently undertaking such a review which we refer to as 'Plan Review.' The first formal stage of the review was undertaken in October and November 2015, with an Issues Paper consultation which set out the scope of the review and potential approaches to addressing them.
- 1.3 Since then work has been progressing on preparing our 'Preferred Approach' to the Plan Review. This has included considering the issues paper consultation, preparing the evidence base and working up the preferred approach. During this time work on various elements of the evidence base have been delayed and the Council has decided that we will carry out a two stage preferred approach consultation, starting with our preferred approach to strategy. The scope and amended timetable of the Preferred Approach stage are as follows:

Preferred Approach	Scope	Timeline
Strategy	<ul style="list-style-type: none"><li>• Spatial Strategy includes housing and employment targets</li><li>• Housing policy including affordable housing and gypsy and travellers housing requirements</li><li>• Minor Changes to other Spatial and Core Policies</li></ul>	July to September 2016
Settlements & Sites	<ul style="list-style-type: none"><li>• Results of review of suitability of allocations and potential new sites</li><li>• Changes to Area policies to reflect new circumstances</li></ul>	September and October 2016
Town Centre & Retail	<ul style="list-style-type: none"><li>• Strategy for Town Centre, District Centres and Local Centres</li><li>• Consequential changes to Town Centre and Retail policies</li></ul>	September and October 2016

- 1.4 We will be carrying out consultation events and talking to stakeholders throughout the whole period we are consulting on our various Preferred Approach consultation reports. As well as publishing the documents we will be holding public drop in sessions in various communities within the District, attending stakeholder meetings and publicising the issues via social media and we will inform the nearly 2000 people

on our consultation database. If you want to find out about the latest consultations please register with us via: [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info) or by ringing 01636 650000.

### **Consultation on the Preferred Approach – Strategy**

- 1.5 If you want to comment on the Preferred Approach – Strategy report and what we are proposing then there are a number of ways to respond:

*Online:* we have a new consultation website which can be reached by logging on to: [www.newark-sherwooddc.gov.uk/planreview](http://www.newark-sherwooddc.gov.uk/planreview)

*Email:* Email us via [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info) electronic comments forms are available on the website

*Post:* Write to Planning Policy, Newark & Sherwood District Council, Kelham Hall, Newark, Nottinghamshire, NG23 5QX

- 1.6 The Consultation runs from Friday 29<sup>th</sup> July until Friday 23<sup>rd</sup> September 2016.

### **Consultation on the Community Infrastructure Levy Review**

- 1.7 The Council is also reviewing its Community Infrastructure Levy (CIL) which was adopted in 2011. The CIL is a charge that local authorities in England and Wales can require of most types of new development in their area (based on pounds per square metre) in order to pay for the infrastructure needed to support development. CIL charges will be based on the size, type and location of the development proposed.

- 1.8 The review will use updated valuation information to test what levels of CIL, if any, can be charged in the District and on which development types. The level of required infrastructure that CIL can fund will also be reviewed via the update to our Infrastructure Delivery Plan (IDP). The IDP sets out what infrastructure is needed to support the levels of proposed development in the District. The first stage of consultation on the CIL Review will be in September and October alongside the other Preferred Approach consultations.

## **2.0 Context & Approach**

- 2.1 Planning Policy is set out by government in its National Planning Policy Framework (NPPF), and accompanying National Planning Practice Guidance (PPG). These set the principals for local policy making. Local policy prepared by Newark & Sherwood District contained in Development Plan Documents (DPDs) are the most important documents when making planning decisions regarding development proposals because Section 38(6) of Planning & Compulsory Purchase Act 2004 requires that

determination "be made in accordance with the plan unless material considerations indicate otherwise". Alongside DPDs the District Council also produces supplementary guidance known as Supplementary Planning Documents (SPDs); together these make up the Newark & Sherwood Local Development Framework. Parish and Town Councils and Neighbourhood Forums (where there is no Parish Council) can now prepare Neighbourhood Plans at Parish Level as well. Once approved by local referendum they also become part of the Framework.

- 2.2 The Newark & Sherwood Local Development Framework is currently made up of the following documents:

Core Strategy DPD	Adopted March 2011
Allocations & Development Management DPD	Adopted July 2013
SPDs on Developer Contributions, Affordable Housing, Landscape Character Assessment, Wind Energy, Householder Development, Conversion of Traditional Rural Buildings, Shopfront & Advertisement Design Guide	Adopted at various points over the last three years.
Statement of Community Involvement	Adopted January 2015
Local Development Scheme	Adopted April 2016

- 2.3 The principal aim of the Plan Review is to ensure that the allocations and policies contained within the two DPDs continue to be appropriate, up-to-date and effective. The Inspector who examined our Allocations & Development Management DPD concluded that because the plan had been prepared during the recession that an early review should be conducted to test if the market had recovered enough to continue to deliver the various elements of the plan.
- 2.4 Significantly, since the Core Strategy was adopted the NPPF has been adopted. This national policy includes requirements to prepare a single DPD called a 'Local Plan' rather than a number of smaller separate documents and to prepare housing targets in a different way. Housing targets must be worked out at a Housing Market Area level by Local Planning Authorities working together rather than by the Regional Plan setting a figure for Council's to follow. Therefore because our other development targets (such as employment and retail) are linked to housing targets we are reviewing them as well. We are also reviewing the various elements of the evidence base which support the plan especially in relation to infrastructure and viability.
- 2.5 The NPPF requirement to produce a single Local Plan rather than a series of DPDs means that we are integrating our Plan Review work with the work we are doing on producing a Gypsy and Traveller DPD. This will allow us to have this element of planning considered as part of the broader strategy.

- 2.6 Our overall approach to the Plan Review is that we will only seek to amend or replace those elements of the DPDs where they are no longer appropriate. Those remaining elements of the Plan stay in place.
- 2.7 The Issues Paper consultation which was undertaken in October and November 2015 provided a range of responses to the various issues that the District Council set out. In total 73 individuals and organisations responded. You can see what was said in response to it at [www.newark-sherwooddc.gov.uk/planreview](http://www.newark-sherwooddc.gov.uk/planreview) which also includes an overall summary of responses. Throughout this Preferred Approach report you will see reference to individual elements of the consultation and how this has influenced the development of the Preferred Approach on a particular area. The report goes on to set out the current context for the policy; options for moving forward, where appropriate; our preferred approach; and proposed amendments to policy. After each amended policy the Council has set out a consultation question.
- 2.8 This Preferred Approach – Strategy concentrates on two major areas of policy which required updating since the Core Strategy was produced, namely the Spatial Strategy; (how the Vision and Objectives will be delivered through the location and amount of growth in Newark & Sherwood) and the Housing Policies. It also contains proposed amendments to other Spatial and Core Policies in the Plan which requires updating to reflect the NPPF. The table below show which policies from the Core Strategy are covered in this document and which are not:

<b>Policy Name and Number</b>	<b>Document Covered</b>
<b>Spatial Policy 1 - Settlement Hierarchy</b>	Strategy – Spatial Strategy Chapter
<b>Spatial Policy 2 - Spatial Distribution of Growth</b>	
<b>Spatial Policy 3 - Rural Areas</b>	
<b>Spatial Policy 4A - Extent of the Green Belt</b>	
<b>Spatial Policy 4B - Green Belt Development</b>	
<b>Spatial Policy 5 - Delivering Strategic Sites</b>	
<b>Spatial Policy 6 - Infrastructure for Growth</b>	Strategy – Minor Policy Amendments Chapter
<b>Spatial Policy 7 - Sustainable Transport</b>	
<b>Spatial Policy 8 - Protecting and Promoting Leisure and Community Facilities</b>	
<b>Spatial Policy 9 - Selecting Appropriate Sites for Allocation</b>	
<b>Core Policy 1 - Affordable Housing Provision</b>	Strategy – Housing Policies Chapter
<b>Core Policy 2 - Rural Affordable Housing</b>	
<b>Core Policy 3 - Housing Mix, Type and Density</b>	
<b>Core Policy 4 - Gypsies &amp; Travellers and Travelling Showpeople - New Pitch Provision</b>	
<b>Core Policy 5 - Criteria for Considering Sites for Gypsies &amp; Travellers and Travelling Showpeople</b>	
<b>Core Policy 6 - Shaping our Employment Profile</b>	Strategy – Minor Policy

<b>Core Policy 7 - Tourism Development</b>	Amendments Chapter
Core Policy 8 - Retail Hierarchy	<b>To be covered in the Preferred Approach – Town Centre &amp; Retail Paper</b>
<b>Core Policy 9 - Sustainable Design</b>	Strategy – Minor Policy Amendments Chapter
<b>Core Policy 10 - Climate Change</b>	
<b>Core Policy 11 - Rural Accessibility</b>	
<b>Core Policy 12 - Biodiversity and Green Infrastructure</b>	
<b>Core Policy 13 - Landscape Character</b>	
<b>Core Policy 14 - Historic Environment</b>	
NAP 1 - Newark Urban Area	<b>To be covered in the Preferred Approach – Settlements &amp; Sites Paper</b>
NAP 2A - Land South of Newark	
NAP 2B - Land East of Newark	
NAP 2C - Land around Fernwood	
NAP 3 - Newark Urban Area Sports and Leisure Facilities	
NAP 4 - Newark Southern Link Road	
SoAP 1 - Role and Setting of Southwell	
SoAP 2 - Brackenhurst Campus - Nottingham Trent University	
ShAP 1 - Sherwood Area and Sherwood Forest Regional Park	
ShAP 2 - Role of Ollerton & Boughton	
MFAP 1 - Mansfield Fringe Area	

Those sites which have been allocated and have not yet gained planning permission will be reviewed as part of the Settlements & Sites Preferred Approach paper. It is anticipated that once the Preferred Approach consultations are completed formal amendments will be prepared and representations sought before the plan is submitted early in the New Year (Appendix A contains a detailed breakdown of the process).

### **Integrated Impact Assessment & Habitat Regulations Assessment**

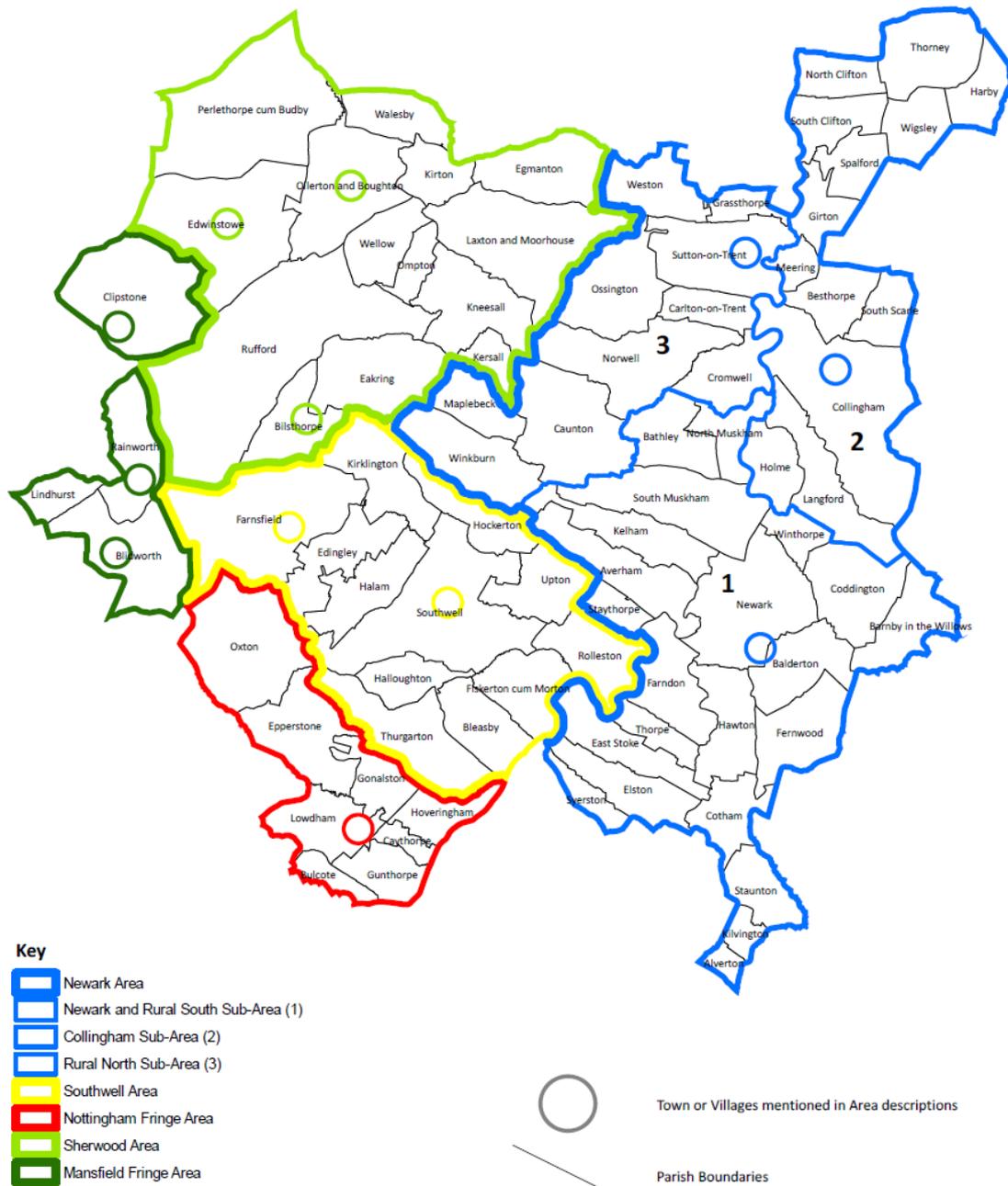
- 2.9 Alongside the production of the Plan the Council we will also subject those elements of the plan under review to testing for sustainability, equality and health impacts (an Integrated Impact Assessment - IIA), and its impact on nature conservation sites protected by international legislation (a Habitats Regulation Assessment - HRA). The latest stage of the IIA has been produced alongside this Preferred Approach Document and the full details of the IIA and the HRA are available at [www.newark-sherwooddc.gov.uk/planreview](http://www.newark-sherwooddc.gov.uk/planreview).

### **Plan Period**

- 2.10 As part of the Issues Paper consultation it was proposed that because our evidence regarding housing targets and employment targets runs to 2033 that a new plan period should be adopted to reflect this and that the Plan Period should be 2013 to

2033. The overwhelming response was that this was an appropriate approach. However a number of Parish Council's considered that 2033 was a much too long a time frame. Any development Plan is an attempt at a point in time to set out a vision for the District over a relatively long time period, the current Core Strategy is no different. Furthermore it is likely that whilst the current Plan, as amended by the results of this review, will continue for some time the Council will be required to review it before 2033 in line with the NPPF requirement to keep plans up to date. Therefore the Council's Preferred Approach is to set the Plan Period from 2013 to 2033.

**Figure 1 - Areas of Newark & Sherwood**



## **3.0 Spatial Strategy**

### **Main towns and Villages – Spatial Policies 1 & 2**

- 3.1 In order to ensure that the Council's Spatial Strategy is in line with the National Planning Policy Framework the housing and employment targets are being updated to reflect the latest research. These are lower targets than were previously approved through the Core Strategy. Those targets were set by the Regional Planning Body, through the Regional Plan, which based the distribution of dwellings according to its policy of Urban Concentration and areas with growth point status which was in line with the government's approach at that time. That situation has now changed, Regional Plans have been abolished and government guidance is clearly set out in the National Planning Policy Framework and the accompanying Planning Practice Guidance. The Framework, at paragraph 14, requires the local planning authority to positively plan to meet its objectively assessed needs. The Strategic Housing Market Assessment was commissioned to evaluate the full objectively assessed housing need for the three authorities in the Housing Market Area; and the Employment Land Feasibility Study was commissioned for the housing market area and the neighbouring Nottingham Core Housing Market Area in accordance with the guidance which accompanies the National Planning Policy Framework.

#### **Housing Target**

- 3.2 At the Issues Paper stage we proposed that the housing target for Newark and Sherwood should be set at the level of the Objectively Assessed Need (OAN) figure derived from the Nottingham Outer Strategic Housing Market Assessment (SHMA). As discussed in the report this differs from the previous target set out in the Regional Plan which was influenced by both planning policy and land supply issues throughout the Region. The full OAN established through the SHMA is for 454 dwellings per annum over the period 2013 to 2033. This gives a total figure of 9080 dwellings to be built over the 20 year period.

#### **Consultation Response - Housing Target**

- 3.3 There was a mixed response to using the OAN figure as the housing target for Newark & Sherwood with a number of respondents supporting the figure and some suggesting it was too high with insufficient infrastructure to support that level of development. The majority of the responses from the development industry seek a range of higher annual figures. Specific representations suggested that the SHMA materially under-estimates the OAN, which should in fact be between 500 and 550 dpa having regard to demographic and economic projections, and market signals.

- 3.4 At a recent Appeal decision in Farnsfield, one Inspector disagreed with the annual requirement figure, noting that the information for the whole HMA was not before her. She agreed with the appellants with regard to demographic and economic projections and concluded that on the balance of the evidence available to her, a reasonable assessment of the Full Objectively Assessed Need for Newark & Sherwood would be in the order of 550 dwellings per annum. However, the Council disagrees with the Inspectors reasoning, particularly with regards to the position on migration/unattributable population change and employment issues.

### **Potential Options**

#### ***Option 1 – Housing Requirement is the SHMA Objectively Assessed Need figure of 9080 dwellings between 2013 to 2033 – 454 dwellings per annum***

- 3.5 Ashfield, Mansfield and Newark & Sherwood District Councils, who form the Nottingham Outer Housing Market Area, commissioned consultants G L Hearn, in conjunction with Justin Gardner of JG Consulting, to produce a Strategic Housing Market Assessment (SHMA) for the housing market area. The SHMA has been produced in line with planning policy guidance and covers the period 2013 to 2033.
- 3.6 The National Planning Policy Framework states that Councils should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. The SHMA concludes that the full objectively assessed need for Newark & Sherwood is an annual dwelling requirement of 454 dwellings per annum, giving a total requirement of 9080 dwellings over the period 2013 to 2033.
- 3.7 It is likely that the sites currently allocated within the Core Strategy and Allocations & Development Management DPD can accommodate this level of development with limited change needing to be proposed. An assessment of the current deliverability of allocations is taking place and site specific proposals will be consulted on at a later date.

#### ***Option 2 – Housing Requirement is 11,000 dwellings between 2013 to 2033, based on 550 dwellings per annum***

- 3.8 In November 2015 a Public Inquiry was held to consider an appeal against the refusal to grant outline planning permission for the erection of up to 48 dwellings at Southwell Road, Farnsfield. Although the Inspector acknowledged that the SHMA will be tested in due course as part of the development plan process and full details in relation to the HMA as a whole were not before her, she considered that it was necessary for her to reach an evidence based conclusion about the FOAN for Newark

& Sherwood, before assessing whether there is any shortfall in housing supply to meet that need. She concluded that on the balance of the evidence available to her, with particular regard to demographic change, economic growth, and contributing to meeting the need for affordable housing, a reasonable assessment of the Full Objectively Assessed Need for Newark & Sherwood would be in the order of 550 dwellings per annum. This would mean a target of 11,000 dwellings over the period 2013 to 2033.

- 3.9 Providing sufficient sites to accommodate 11,000 dwellings could provide a greater number of sites which would meet the requirements to provide for affordable housing. The Government have indicated their intention to make provision in legislation for developers to provide starter homes, which will be sold at below market price, as part of affordable housing provision. This is considered further in the Housing Policy Section.
- 3.10 It is possible that additional sites/locations may be needed to ensure that sufficient land can be brought forward to meet the requirements to maintain a rolling 5 Year Land Supply. If the authority cannot show sufficient suitable, deliverable sites on which developers could realistically build the number of dwellings required over the five year period, including any shortfall which has built up and the appropriate buffer as set out in the NPPF, then the policies in the Development Plan will be considered out of date and less weight can be attached to them in determining applications.

*Option 3 – Housing Requirement is an intermediate figure of 10, 000 dwellings between 2013 to 2033, based on a figure of 500 dwellings per annum*

- 3.11 A third option would be to plan for 500 dwellings per annum or a housing requirement of 10,000 dwellings between 2013 to 2033. This figure sits between the figure of 454 identified in the Councils SHMA and the 550 dwellings per annum as suggested by the Inspector at the Farnsfield Inquiry.
- 3.12 A figure of 500 dwellings per annum would be an uplift of approximately 10% on top of the identified Objectively Assessed Need figure and planning practice guidance sets out that an increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.

**Preferred Approach**

- 3.13 The Council's preferred approach is **Option 1**. As part of the SHMA process enquiries were made of the authorities who are adjacent to the Housing Market Area to see if they would be seeking to have any unmet need in their authority areas provided elsewhere through the duty to co-operate. It has been confirmed that the adjacent

authorities both within and outside of the HMA are intending to make sufficient provision for their own requirements. We engage with our neighbours on a regular basis to ensure that we understand their current planning positions.

- 3.14 In order to be assured of meeting the housing requirement, it will be necessary to have sufficient sites to more than meet the requirement. Some sites may be developed for greater numbers than indicated in the Plan whilst other may bring forward less. Some sites may no longer be deliverable due to a change in land ownership or other material considerations coming to light which may prevent development of sites as anticipated.
- 3.15 Using the SHMA OAN figure of 9080 dwellings over the twenty year period would meet the needs of the area as required by the NPPF. This figure is not a maxima and adopting this figure as the housing target would not prevent additional sustainable, currently unidentified, sites which are in accordance with the development plan from coming forward.
- 3.16 A number of developers disagreed with the findings of the SHMA, believing that the Full Objectively Assessed Need was more likely to be 500 or 550 dwellings per annum, a total requirement of 10,000 or 11,000 dwellings over the plan period. One of those developers was heard by the Inspector at the Farnsfield Inquiry, and as noted above, the Inspector agreed with the appellants in that case with particular regard to the position on migration and unattributable Population Change (UPC), economic forecasts and market signals. However, the District Council does not agree with the Inspectors decision for the following reasons:

#### [Migration and Population Change](#)

- 3.17 As part of the Review of the Plan, specialist consultants were commissioned to update the evidence base which will inform the Review process. In October 2015, the District Council along with Ashfield and Mansfield District Councils published the final version of the Nottingham Outer Strategic Housing Market Assessment Report. This document has been commissioned by the three Authorities who together form the Nottingham Outer Housing Market Area.
- 3.18 The Planning Practice Guidance which accompanies the NPPF sets out the approach for assessing the full objectively assessed housing need, providing clarity on how elements of the NPPF should be interpreted. The Nottingham Outer SHMA follows the approach set out in the Guidance and sets the full objectively assessed need as 454 dwellings per annum for Newark & Sherwood.
- 3.19 The Inspector noted that “I heard evidence on the final draft of the SHMA, which identifies a HMA that covers the area of N&S and two adjacent local authority

administrative areas, those of Ashfield and Mansfield. There is nothing before me that leads me to consider that the identified HMA is inappropriate.” The Inspector went on to note that “The SHMA will be tested in due course as part of the development plan process and full details in relation to the HMA as a whole are not before me.”

- 3.20 When looking at the issue of longer term migration trends and unattributable population change (UPC) the Inspector accepted the appellants view that the longer term migration figure is appropriate. It is accepted that an adjustment to take account of longer term migration trends results in an identified need for some 499 dpa for N&S. However, the Council contends that it is necessary to make an adjustment to this figure to take into account the SNPP adjusted for UPC in order to ensure that the overall figure for the HMA would be sufficiently accurate in relation to individual local authority areas, particularly in respect of Mansfield. Such an adjustment would reduce the level of housing need for N&S to 446 dpa. Indeed the Inspector accepts that the HMA is greater than that of the administrative area of N&S but concludes that the Full Objectively Assessed Need for Mansfield is not a matter that is before her as part of the appeal.
- 3.21 The SHMA however, uses professional judgement in arriving at these figures, looking at outputs across all areas and using a consistent approach. By not considering the whole HMA it is difficult to get the full picture. It is considered that the lack of consideration of the HMA is a shortcoming in the approach taken by the inspector which is in conflict with both the NPPF and Planning Practice Guidance.

#### [Economic Circumstances](#)

- 3.22 A key issue considered at the appeal was whether any adjustment to the housing provision would be required to take account of economic circumstances and market signals. In examining this issue, the Inspector referred to the evidence on economic growth being derived from the Employment Land Forecasting Study (ELFS) produced by Nathaniel Litchfield and Partners (NLP) for the Councils which make up the Nottingham Core and Outer Housing Market Areas. The Inspector acknowledges that the use of a common source may be useful, but considered that “it is nonetheless important to consider whether this forecast appears reasonable in relation to the particular circumstances of the area and to understand the subsequent implications for housing growth.”
- 3.23 The Councils have produced a detailed Position Statement: Farnsfield Appeal Decision and the economic forecasts set out in the Employment Land Forecasting Study, which provides full details of why the Councils feel the Inspector erred in coming to her conclusions on this matter. The position statement is available to view

on the website [www.newark-sherwooddc.gov.uk/planreview](http://www.newark-sherwooddc.gov.uk/planreview). The position in brief summary is detailed below.

- 3.24 In this appeal decision, the Inspector accepted the appellant's argument that job forecasts contained in ELFS may have underestimated the level of likely job growth in Newark and Sherwood and also that the participation rates used for older workers were too optimistic. In reaching these conclusions the Inspector considered that the balance of the evidence provided suggests that some further upward adjustment to the demographic housing need figures is likely to be justified in this case.
- 3.25 Whilst acknowledging the Inspector's conclusions are based on a planning judgement the HMA Councils consider it important to counter the Inspector's criticisms of ELFS which is considered by the HMA Councils to be a robust part of the evidence base. In so doing the HMA Councils have written to NLP and Experian for advice and more explanation on their forecasts.
- 3.26 It is concluded that if the assumed increase in activity rates were not to occur then the growth in the labour force would be significantly curtailed with lower economic activity and job demand as a result locally, regionally and nationally. In this context, the Inspector's report includes conclusions that are difficult to reconcile:
- the Experian forecasts which are more optimistic than other national forecasts underestimate economic growth when compared to past trends; and
  - That the participation rates used in the same Experian forecasts are too optimistic.
- 3.27 On the one hand, it could be argued that the Experian policy-on forecasts may already be on the high side but reflect the policy aspirations of the various partners. On the other hand, if the forecast participation rates used by Experian are too high the forecasts would show far less economic growth nationally, with fewer jobs to fill, higher unemployment and consequently less need for in migration. Experian concur that the implications of lower economic activity rates would need to be tested by rerunning the results through the same model which would result in there being less jobs overall.
- 3.28 It is accepted that there are inherent uncertainties in forecasting future levels of economic output and jobs. However, the scenarios based on employment forecasts are able to make informed assumptions about likely changes in future, particularly those of a demographic nature such as an aging workforce but also changes in the sectoral distribution of jobs with the shift to service based jobs and increasing dominance of Nottingham City as a service centre location. The HMA Councils consider that the ELFS Policy-on forecasts reflect the policy aspirations of the various key stakeholders and provide a robust basis for the future planning of the two HMAs.

## Market Signals and Affordable Housing

- 3.29 The Inspector goes on to note that an uplift of 8 dwellings would not have any material effect on the relationship of the demand for housing to its supply. She notes “I recognise that house prices are affected by macro-economic issues and the housing market in N&S does not operate in isolation. Nonetheless, this does not justify making only a very limited adjustment to the supply within N&S. If such an approach were followed more widely, then broader issues regarding affordability would remain unresolved.”
- 3.30 The Inspector makes the following conclusion: “Bringing together the above factors, I consider that the minimum housing need figure resulting from demographic change for N&S should be 499 dpa. Furthermore, in order to achieve a meaningful level of upward adjustment, which I consider to be necessary for the above reasons to reflect likely future economic growth, address issues of affordability and make some contribution towards meeting the identified need for affordable housing within the area, I conclude that, on the balance of the evidence available to me, a reasonable assessment of the FOAN for N&S would be in the order of 550 dpa.”
- 3.31 However, the Local planning authority believes the uplift needs to be understood in the context of the Planning Practice Guidance (PPG). Para 019 of the PPG is clear that a market signals adjustment is to be applied to the starting point. For the whole HMA the final number (1,310 dpa) is some 22% higher than the start point (1,074 dpa).
- 3.32 Wherever possible, the District Council will seek to secure affordable housing provision in accordance with the amended provisions of Core Policy 1. The Council’s Strategic Housing Business Unit is also actively engaged in the direct delivery of affordable housing along with working in partnership with registered affordable housing providers and developers. Whilst the Council could set a higher housing target in order to boost the supply of affordable housing, this would potentially divert housing from adjacent authorities. If all the local Councils are seeking to meet their own need then increasing the level of housing provision in any district will have to draw additional population in from other areas. Whilst there is clearly a need for affordable housing provision within the District, it is not as acute as in many other parts of the country. The full objectively assessed need of the District is already based on an increase from the original demographic starting point. It is not considered appropriate to further increase the housing target as a means of providing more affordable housing as affordable units can only be secured on eligible sites over the Government threshold, where they are viable. The Council will seek to maximise the provision of affordable housing and starter homes in accordance with Core Policy 1 alongside the direct delivery of affordable housing.

- 3.33 Although the Inspector was persuaded by the developers evidence at the appeal, further investigations have clarified that the approach taken with regards to the economic activity rates and job projections were based on incorrect assumptions. The correct forum for testing the results of the SHMA is through the Development Plan Process. This point was also noted by the Inspector. The Council considers that the SHMA represents the best evidence presently available in respect of housing need, which is capable of being a robust and sound assessment of that need.

**Question 1:** Do you agree with the Council's Preferred Approach to the housing target? If you think a different target should be used, please set out which Option, or other figure, you think is most appropriate along with your reasons.

### **Employment Target**

- 3.34 The Issues paper discussed the need for the employment and housing targets to be aligned. The Employment Land Feasibility Study (ELFS), jointly commissioned with the Authorities of the Nottingham Core and Outer housing Market Areas, sets a range of provision for new employment land from 62.6 to 74.5 hectares for industrial/storage and distribution uses (B1c/B2/B8 and 91,192 sqm to 113,040 sqm for office and research establishments (B1a/b).

### **Consultation Response**

- 3.35 The majority of respondents support the target range for new employment although Newark Town Council disagreed with the proposed approach, saying that the starting point for calculations of future targets may be flawed because the document does not 'reflect the current reduction in existing employment sites'. The development industry noted that the upper target should not be treated as a maximum figure and the Council should plan for sufficient flexibility to deliver a strong and prosperous economy. It was further noted that flexibility is required to accommodate proposals with atypical plot densities/employment densities within new buildings.

### **Preferred Approach**

- 3.36 The Council commissioned the Employment Land Feasibility Study jointly with the other Councils in the Nottingham Outer and Nottingham Core Housing Market Areas. At the time of the issues paper it was proposed to use the range of figures produced as the employment target.
- 3.37 In order to allocate land for B1a/b uses an assumption of 40% plot coverage has been made and floor space calculated for 2 storey developments. Whilst it is likely

that office development in town centres will be developed as a much higher level of plot coverage (i.e. the office floor space, on one or more storeys, could cover the whole site with no dedicated parking facilities provided) larger office or research establishments on employment estates are more likely to be developed with areas of car parking and landscaping provided and in some instances may be single storey. It is therefore considered that an average plot ratio of 40% is a reasonable assumption to calculate the area of land required.

3.38 The four scenarios identified through the Employment Land Feasibility Study expressed in hectares of land are therefore:

	1. Job Growth based on Experian Baseline	2. Job Growth with Experian Data and LEP jobs target	3. Labour Supply Housing Requirements	4. Projections Based on Past Completions continue
B1c/B2 and B8 (Ha)	66.40	71.36	74.53	62.60
B1a/b (Ha)	11.40	11.72	12.11	14.13
Total	77.80	83.08	86.64	76.73

3.39 However, all the other authorities within both the Core and Nottingham Outer Housing Market Areas are using the figures which were produced taking account of the D2N2 Local Enterprise Partnership [LEP], or 'Policy-On' scenario 2. This makes an additional allowance over and above the Experian projections to allow for the growth strategy set out in the LEP's Strategic Economic Plan. This scenario is only 3.5 hectares below the highest scenario. Under the Duty to Cooperate, it is considered that using the same scenario as all the other partner authorities in the Housing Market Area would be more appropriate.

3.40 As can be seen above, the largest requirement for B1c/B2/B8 is from the labour supply housing requirements whilst for office/research establishments the projection based on past trends is greatest. When looking at the requirements in total it can be seen that the largest requirement is that based on the labour supply. However, in order to ensure meeting the target, allowing sufficient flexibility for a choice of sites and to accommodate proposals with atypical plot densities/employment densities within new buildings as noted in the consultation responses, it is likely that more than sufficient land will continue to be identified.

**Question 2:** Do you agree with the Council's Preferred Approach to the employment target?

If you think a different target should be used, please set out which Scenario, or other figure, you think is most appropriate along with your reasons.

### **Settlement percentage distribution**

- 3.41 It was agreed by the Inspector that consideration would be given to reducing housing targets in Lowdham and Blidworth as part of the Plan Review if it was not possible to meet the percentages set out. Whilst detailed work on available sites and delivery is still on going, it is clear that sufficient land is unlikely to be available or deliverable within the settlements as constrained by the Green Belt. As noted below, it is not intended to review the Green Belt boundaries as part of the plan review process. It will therefore be necessary to re-assess the settlement percentages as expressed in Spatial Policy 2 Spatial Distribution of Growth.
- 3.42 The earlier than anticipated closure of Thoresby Colliery in July 2015 has also had an impact on the Sherwood Area. The Sherwood Area objectives seek to encourage the regeneration and redevelopment of the former mining communities of the area. At the time of the Core Strategy, Thoresby Colliery was the District's last working deep mine employing approximately 600 people. Proposals have been put forward as part of the Plan Review for the re-development of the colliery site to accommodate housing, employment and leisure uses on the restored tip site which would link in to the adjacent Sherwood Forest and relocated Visitor Centre. This opens up the opportunity for a new strategic site in the west of the District.

### ***Option 1 - Include Land at the Former Thoresby Colliery Edwinstowe as a Strategic Site***

- 3.43 Edwinstowe is currently identified as a Principal Village and was allocated 20% of the housing growth set out for Principal Villages (2.5% in total). The strategy for Edwinstowe was one of securing Sustainable Communities: to secure and support the role of Service Centres and Principal Villages identified for this approach, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.
- 3.44 We are currently investigating what the impacts of redeveloping this site could be. There will obviously need to be consideration given to the potential impacts of any new development on the important national and local nature conservation sites which surround Thoresby Colliery. Infrastructure improvements will also need to be considered with particular regard to any possible impacts or improvements to the Ollerton roundabout as well as additional needs which may arise for facilities within or adjacent to Edwinstowe as a result of development. The District Council is keen to gather views on whether or not the principle of the redevelopment of this site is acceptable.

- 3.45 Harworth Estates, who are proposing the development of the site, believe that this would support the retention of existing facilities and amenities within Edwinstowe itself whilst creating an opportunity for new community facilities within the development which will be for the benefit of everyone in the area. It also suggests that the development would lend support to any future proposals for extending the Robin Hood Line due to increased passenger numbers.

*Option 2 – Do not Include Land at the Former Thoresby Colliery Edwinstowe as a Strategic Site*

- 3.46 An alternative option is to not allocate the site. The site is subject of a restoration condition which should return the land to a greenfield site. The closure of the colliery and the loss of employment to the local area have already taken place.
- 3.47 Edwinstowe is already identified as a sustainable community where development proposals should seek to meet local housing need and provide support for employment to provide local jobs.

**Preferred Approach**

- 3.48 The Council's preferred approach is to allocate the former Thoresby Colliery site as a strategic mixed use for the west of the District. The opportunity presented by this site could help to bring more significant employment provision to the west of the district than can be provided under the current strategy. Developing the whole site for a mix of housing, employment, leisure and nature conservation uses will allow for more significant community benefits to be provided which could be of benefit to the wider area. The incorporation of additional green space could provide alternative destinations which would take the pressure off some of the Districts more sensitive sites.
- 3.49 However, if we accept Thoresby Colliery as a strategic site, the level of development anticipated would be beyond that of just securing and supporting the role of Edwinstowe as a Principal Village. The strategy for development at Edwinstowe would therefore now more appropriately be one of regeneration where the District Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing. The provision of this strategic mixed use site linked to the existing community of Edwinstowe would move it away from being a Principal Village to one with a greater range of local facilities which would sit more comfortably within the spatial hierarchy as a Service Centre.
- 3.50 We have adjusted the housing and employment percentages to reflect Edwinstowe's proposed new status as a Service Centre which is a focus for regeneration. This has led to a percentage reduction in overall provision in Newark Urban Area, which reflects the longer lead in timescales for the Strategic Sites than was originally

anticipated at the time of the Examination of the Core Strategy. This has also resulted in other Service Centre changing modestly. We have also reduced the level of development in Blidworth and Lowdham, and adjusted the other Principal Villages to reflect proposals on the ground. This leads to the following:

## Spatial Policy 1

### Settlement Hierarchy

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

#### Settlements central to delivering the Spatial Strategy

<b>Sub-Regional Centre</b>	<p><b>Features</b> - Major centre in the Sub-Region, containing services and facilities for the District.</p> <p><b>Function</b> - To be the focus for housing and employment growth in Newark &amp; Sherwood and the main location for investment for new services and facilities within the District.</p> <p>The Sub-Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood.</p> <p>The extent of the main built-up areas of the Sub-Regional Centre will be defined by an Urban Boundary.</p>
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<b>Service Centres</b>	<p><b>Features</b> - Service Centres have a range of local facilities, <u>normally</u> including a secondary school, good public transport and local employment.</p> <p><b>Function</b> - Act as a focus for service provision for a large local population and a rural hinterland.</p> <p>The following communities have been designated as Service Centres within the various Areas of the District:</p>
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Southwell Area	Southwell
Sherwood Area	Ollerton & Boughton, <u>Edwinstowe</u>
Mansfield Fringe Area	Clipstone, Rainworth

The extent of the main built-up areas of Service Centres will be defined by an Urban Boundary.

<p><b>Principal Villages</b></p>	<p><b>Features</b> - Principal Villages which have a good range of day to day facilities – primary school, food shop, health facilities, employment or access to nearby employment and complement the role of Service Centres.</p> <p><b>Function</b> - Act as secondary focus for service provision in each Area. Support for service provision in these locations to assist rural accessibility.</p> <p>The following communities have been designated as Principal Villages within the various Areas of the District:</p> <table border="1" data-bbox="547 663 1385 864"> <tr> <td>Newark Area</td> <td>Collingham, Sutton-on-Trent</td> </tr> <tr> <td>Southwell Area</td> <td>Farnsfield</td> </tr> <tr> <td>Nottingham Fringe</td> <td>Lowdham</td> </tr> <tr> <td>Sherwood Area</td> <td>Bilsthorpe, Edwinstowe</td> </tr> <tr> <td>Mansfield Fringe</td> <td>Blidworth</td> </tr> </table> <p>The extent of the main built-up areas of the Principal Villages will be defined by Village Envelopes.</p>	Newark Area	Collingham, Sutton-on-Trent	Southwell Area	Farnsfield	Nottingham Fringe	Lowdham	Sherwood Area	Bilsthorpe, Edwinstowe	Mansfield Fringe	Blidworth
Newark Area	Collingham, Sutton-on-Trent										
Southwell Area	Farnsfield										
Nottingham Fringe	Lowdham										
Sherwood Area	Bilsthorpe, Edwinstowe										
Mansfield Fringe	Blidworth										
<p><b>Other Villages in Newark &amp; Sherwood</b></p>											
<p>Within the Green Belt development will be considered against Spatial Policy 4B Green Belt Development.</p> <p>Within the rest of the District development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas.</p>											

**Question 3:** Do you agree with the Council’s Preferred Approach to change the status of Edwinstowe within the Settlement Hierarchy to accommodate a strategic site at Thoresby Colliery?  
If you think a different approach is more appropriate, please provide details along with your reasons.

## Spatial Policy 2

### Spatial Distribution of Growth

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

- 1. Supporting the Sub-Regional Centre of Newark Urban Area** (Newark, Balderton and Fernwood). Newark Urban Area will be the main location for new housing and employment growth in the District. Newark Town Centre will act as a focus for new retail, cultural and leisure development. To support such growth the District Council and its partners will work together to secure and provide new infrastructure, facilities and services.
- 2. Regeneration.** Within Service Centres and Principal Villages identified for regeneration, the District Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing.
- 3. Securing Sustainable Communities.** To secure and support the role of Service Centres and Principal Villages identified for this approach, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

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

Location	Strategy	Percentage of Housing Growth
<b>Sub-Regional Centre</b> Newark Urban Area	Support for the Sub-Regional Centre	<b>60% of overall growth</b>
<b>Service Centres</b>		<b>30% of overall growth</b>
Ollerton & Boughton	Regeneration	<b>30%</b> of Service Centre growth
Rainworth	Regeneration	<b>10%</b> of Service Centre growth
Southwell	Sustainable Communities	<b>10%</b> of Service Centre growth
Clipstone	Regeneration	<b>25%</b> of Service Centre growth
<u>Edwinstowe</u>	<u>Regeneration</u>	<b>25%</b> of <u>Service Centre growth</u>
<b>Principal Villages</b>		<b>10% of overall growth</b>

Bilsthorpe	Regeneration	<b><u>30%</u></b> of Principal Village growth
Blidworth	Regeneration	<b><u>20%</u></b> of Principal Village growth
Collingham	Sustainable Communities	<b><u>20%</u></b> of Principal Village growth
Farnsfield	Sustainable Communities	<b><u>24%</u></b> of Principal Village growth
Lowdham	Sustainable Communities	<b><u>1%</u></b> of Principal Village growth
Sutton-on-Trent	Sustainable Communities	<b><u>5%</u></b> of Principal Village growth

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

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

3.52 The Table below compares the Housing targets and residual requirements between those in the Core Strategy and what is now proposed in the Plan Review. It should be noted that both the Core Strategy and Plan Review Requirements take account of completions and planning permissions in the rest of the District before apportioning the percentages to the settlements central to the delivery of the spatial strategy. The requirements set out in the table below are therefore 14,182 (Requirement 14,800) for the core Strategy and 8,806 (9080) for the Plan Review. The residual requirement takes account of dwellings completed from the beginning of the plan periods to the dates noted, as well as current planning permissions.

Settlement	Core Strategy Requirement (2006- 2026)	Plan Review Preferred Approach Requirement (2013 – 2033)	Core Strategy Residual Requirement (as at 1 April 2009)	Plan Review Residual Requirement (as at April 2016)
Newark Urban Area	9913	5284	7760	2324
<b>Service Centres</b>	<b>2832</b>	<b>2642</b>	<b>1864</b>	<b>959</b>
Ollerton & Boughton	1133	793	513	206
Rainworth	425	264	421	77
Southwell	425	264	294	151
Clipstone	850	660	636	-21
Edwinstowe	n/a	660	n/a	545
<b>Principal Villages</b>	<b>1416</b>	<b>881</b>	<b>990</b>	<b>420</b>
Bilsthorpe	354	264	232	121
Blidworth	354	176	300	138
Collingham	142	176	117	124
Edwinstowe	283	n/a	121	n/a
Farnsfield	142	211	109	-4
Lowdham	71	9	65	3
Sutton on Trent	71	44	46	37

3.53 Although the detailed work on existing allocations and their delivery is still being completed, the following table sets out the Plan Review Residual Requirement and then includes an allowance for existing allocations, which do not yet have the benefit of planning permission, to give a better picture of the current position. This table is only indicative at this stage and may be subject to change once the detailed work is completed. It should be noted that where permission has been granted subject to the signing of a S106 legal agreement (and therefore not yet counted in the planning permission figures) for a larger number of dwellings than shown in the allocation, this figure has been used instead.

Settlement	Plan Review Residual Requirement (as at April 2016)	Allowance for existing allocations still to gain planning permission	Approximate Residual Dwelling Numbers to be found
Newark Urban Area	2324	5971	-3647
<b>Service Centres</b>	<b>959</b>	<b>960</b>	<b>-1</b>
Ollerton & Boughton	206	370	-164
Rainworth	77	190	-113

Southwell	151	230	-79
Clipstone	-21	120	-99
Edwinstowe	545	50*	<b>495</b>
<b>Principal Villages</b>	<b>420</b>	<b>412</b>	<b>8</b>
Bilsthorpe	121	75	<b>46</b>
Blidworth	138	155	-17
Collingham	124	140	-16
Farnsfield	-4	0	-4
Lowdham	3	5	-2
Sutton on Trent	37	37	0

3.54 Where there is a negative figure shown this indicates that there is potential for more houses to be delivered than are needed to meet the minimum requirement. In Newark Urban Area this includes the totals as allocated within the Core Strategy for the remaining Strategic Urban Extensions at Land East of Newark and Land around Fernwood. It is currently anticipated that development on Land East of Newark will be for significantly lower numbers than originally identified and that development of the Land around Fernwood may extend beyond the Plan period so not all of these numbers are likely to be available. Firmer figures for all of the allocations will be available once the site specific work on the allocations has been completed. Consultation on the site specific details will take place later in the year. The figures for Southwell and Blidworth do not include an allowance for So/MU/1 (former Minster School) and BI/Ho/4 (Dale Lane Allotments) allocations as we have been informed by the owners that these sites are no longer available for development.

3.55 As can be seen above the only settlements where additional land may possibly be required are in Edwinstowe and Bilsthorpe. Within Bilsthorpe an area of land next to Bi/Ho/2 (former Nobles Food Site) was identified as having planning permission but this has now lapsed. It is currently understood that proposals for the redevelopment of the whole of the former Nobles Food site incorporating both the allocation and the land identified as HoPP are being considered. Therefore it is our current belief that only in Edwinstowe, where we are proposing the inclusion of the Thoresby Colliery Strategic Site, will a new allocation need to be made.

**Question 4:** Do you agree with the Council's Preferred Approach to the distribution of development within the Settlement Hierarchy?  
If you think a different approach is more appropriate, please provide details along with your reasons.

## Rural Areas – Spatial Policies 1 and 3

- 3.56 The Issues Paper discussed the fact that the Settlement Hierarchy in Spatial Policy 1 does not identify settlements below principal villages as locations suitable for development without the requirement to satisfy a number of criteria (location, scale, need, impact and character). A number of communities are concerned that this does not always allow for proposals that support sustainable development. The Issues Paper discussed identifying such communities in an expanded hierarchy.

### Consultation Response

- 3.57 There was broad agreement for some level of change to support small scale sustainable growth however Parish Council's were not of a single mind on this matter; other than that the vast majority did not want to be named in the settlement hierarchy. Other stakeholders set out a range of possible options for considering how appropriate development could be facilitated in rural communities and suggested a range of potential settlements that could be suitable for further development. Only a small number of Parish Council's put their communities forward for consideration for identification for future growth.

### Potential Options

#### *Option 1 – Identify Settlements below Principal Villages in a hierarchy*

- 3.58 This would require the identification of the features that settlements should have to be considered sustainable and to support growth. Appendix B contains our latest understanding of the services and facilities available in various communities in the rural areas of the district, along with an understanding of accessibility to larger centres. It is regarded that everyday facilities would be regarded as a Public House, Post Office, Shop, Primary School, Village Hall/Community Centre. The following communities are currently potential options for inclusion in an amended hierarchy:

- Bleasby
- Caunton
- Coddington
- Elston
- Farndon
- Fiskerton
- Halam
- Harby
- Kneesall
- North Muskham
- Norwell
- Walesby
- Winthorpe

- 3.59 Within the main built up area of these villages new residential development would be supported provided it was appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Core Strategy and other relevant Development Plan Documents.

- 3.60 The consultation responses revealed that communities did not wish to be identified in the hierarchy; because they felt it would lead to increased development or that

any identification based on criteria relating to service provision will change over time. The District Council has always been clear that whilst change to policy would apply to all rural communities, there would need to be a level of community support to do this. Parish Council's were not keen to see their communities named and therefore consideration would need to be given to how sustainable development could be achieved without identification in the hierarchy.

### *Option 2 - Retain the current approach*

- 3.61 Whilst retaining the current approach would still allow an element of housing growth in some communities, the "local need" requirement would remain and thereby not allow the level of housing some communities have requested.

### *Option 3 - Amend Spatial Policy 3*

- 3.62 Several consultees have highlighted that selection of communities based on current levels of service provision or accessibility could quickly change if a bus route is withdrawn or a facility closes. Therefore under this option Spatial Policy 3 would continue to provide the basis for assessment of the ability of a settlement to support growth, rather than this being predetermined in Spatial Policy 1. It would be proposed that the policy would be amended to reshape the local need requirement to reflect the need for new development to support local services and the ability to allow development in communities that are well related to villages with services. The propose changes are underlined in the wording below

## **Spatial Policy 3**

### **Rural Areas**

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

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

- Location – new development should be within the main built-up areas of villages which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls;
- Scale – new development should be appropriate to the proposed location and small scale in nature;
- Need – Employment and tourism which requires a rural/village location. New or

replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to support community facilities and local services and reflects local need in terms of both tenure and house types;

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

Within the main built up area of villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. The scale of such enabling development should be appropriate to the location of the proposal.

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

Development away from the main built-up areas of villages, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting such as Agriculture and Forestry. Consideration will also be given to the re-use of rural buildings of architectural merit. The Allocations & Development Management DPD will set out policies to deal with such applications.

3.63 The Council's Preferred Approach is to **Option 3**, it provides the right balance between allowing development in sustainable accessible locations and allowing unrestricted development.

**Question 5:** Do you agree with the Council's Preferred Approach to the Rural Areas? If you think a different Option is more appropriate, please provide details along with your reasons.

### **Nottingham-Derby Green Belt - Spatial Policies 4A and 4B**

3.64 The Issues Paper set out the Council's proposed approach to the element of the Nottingham-Derby Green Belt in Newark & Sherwood. It was proposed that no further amendments should be made to the Nottingham-Derby Green Belt and that

if no additional sites were found that housing figures in Lowdham and Blidworth be lowered.

### Consultation responses

- 3.65 There was equal support and opposition for the proposed approach, a number thought it was not appropriate to re-distribute housing requirements beyond the Green Belt, or fail to address housing need in and around Lowdham and Blidworth.

### Preferred Approach

- 3.66 As recognised through national policy an essential characteristic of the Green Belt is its permanence, with boundaries only being altered in exceptional circumstances, through the Development Plan process. In reviewing boundaries there is the expectation that regard shall be had to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. Taking account of this, the fact that the proposed new plan period (2013 – 2033) overlaps with the existing (2006 – 2026) and that Green Belt boundaries were only recently amended, in 2012, the Council does not intend to further review Green Belt boundaries.
- 3.67 As set out in the amendments to Spatial Policy 2, above, housing figures will be adjusted for all settlements in Newark & Sherwood in line with the new proposed housing targets; and in the case of Blidworth and Lowdham to reflect the lack of sites within the villages not in the Green Belt to meet housing requirements. Whilst Blidworth will continue to see significant levels of housing provision, in Lowdham it is recognised that whilst currently no suitable sites other than those allocated is available in the future such sites could emerge. Therefore it is proposed that in future Lowdham be included within the list of settlements where consideration will be given to the development of ‘Rural Affordable Housing Exceptions Sites.’ This approach will allow for any sites which subsequently emerge to be considered around the edge of Lowdham to help address local housing need.
- 3.68 The National Planning Policy Framework (NPPF) provides the most up to date national guidance on development in the Green Belt. In respect of new housing, it states that the construction of new buildings is, by definition, inappropriate unless it comprises limited infilling in villages and limited affordable housing for local community need under policies set out in the Local Plan. In line with this part of the NPPF the District Council has specifically designated settlements for Rural Affordable Housing Exception Sites through Spatial Policy 4B. No settlements have been identified for the limited infilling of development. It is therefore proposed to make this clear in Spatial Policy 4B.

3.69 Given the proposed changes and the need to provide clear guidance regarding the status of the Green Belt and the settlements (in particular Gunthorpe and Bulcote) within it we propose to amend the Spatial Policies 4A and 4B accordingly.

### **Spatial Policy 4A**

#### **Extent of the Green Belt**

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

### **Spatial Policy 4B**

#### **Green Belt Development**

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

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

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

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

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

Other development in the Green Belt will be judged according to national Green Belt policy.

**Question 6:** Do you agree with the Council's Approach to the Green Belt?  
If not, please set out what other approach you think is more appropriate.

## Delivering the Strategy

- 3.70 Spatial Policy 5 was originally a policy detailing the allocation of the three strategic sites. It is considered that this policy should more appropriately consider the wider delivery strategy for the Plan. Although the Objectively Assessed Need of 9080 dwellings for the 20 year period is lower than the Core Strategy Target of 14800 dwellings there will still need to be some flexibility in the amount of land allocated in order to ensure that the targets can be delivered. The delivery of development is influenced by many factors including the economic climate. Should development on key strategic sites not be forthcoming at the levels anticipated or delays in delivery occur, there needs to be additional capacity within the Plan to ensure that the Council can identify a Five year housing land supply in accordance with the requirements of the National Planning Policy Framework. A number of sites which were originally allocated within the Allocations & Development Management DPD are still considered to be developable but are subject to a level of uncertainty over the timescale for delivery. These sites will be identified on the Proposals Map as 'Opportunity Sites' and if it becomes clear through the monitoring process that delivery rates are dropping the Council will work with land owners and developers to actively try to resolve delivery issues where this will bring forwards development on these opportunity sites. The following wording is suggested:

### Spatial Policy 5

#### **Delivering the Strategy**

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

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

Where it becomes clear through the monitoring process that delivery is not taking place at the rates required, the Council will actively seek to bring forward opportunity sites by working with landowners and developers to release sites earlier in the plan period.

**Question 7:** Do you agree with the Council's proposed amendments to Spatial Policy 5? If not, please give details of any alternative proposal.

## 4.0 Housing Policy

### Affordable Housing

- 4.1 The Council pursues a number of policies to address a range of housing needs and with its partners are seeking to develop additional affordable housing across the district. The Council's Strategic Priorities seek to secure more affordable housing through a range of measures including, acquiring and developing new homes. They also seek to secure a mix of provision of affordable housing including starter homes and supported housing and extra care schemes.
- 4.2 Furthermore the Council has most recently approved a 5 year Council housing development programme through its Housing Revenue Account to deliver an indicative 335 additional affordable homes and has a strategic priority to 'Establish a development company to act as a vehicle for new housing developments', which will deliver market housing products. Alongside this Planning Policy will continue to seek affordable housing as part of new housing development.
- 4.3 During the preparation and revision of the Council's policies, as part of the Plan Review, there have been a number of changes at a national level in affordable housing policy.
- 4.4 The Government through the Housing & Planning Act 2016 has introduced a requirement to ensure that 'Starter Homes' are delivered on all reasonably sized sites (subject to viability). Starters Homes will be available to first time buyers between the ages of 23 to 40 at a 20% discount from the full market rate, subject to price ceilings of £250k. Unlike other more conventional types of affordable housing once a limited period is over (likely to be at most eight years) there will be no limit on the resale of the property, which can then be sold at full market value. This means that the 'starter home' will not have a permanent discount, in perpetuity, and therefore will become a market dwelling.
- 4.5 Whilst the new regulations on this matter have not been published the Government has consulted on technical implications of the Housing & Planning Bill suggesting that a requirement of 20% of new homes on sites of 10 dwellings or more or of 0.5 hectares or more in size should be 'Starter Homes.' It is the Government's intention that these will be regarded as affordable housing within the definition set out in the NPPF, significantly impacting on the Council's current affordable housing policy.
- 4.6 In accordance with current Policy the Council requires 30% affordable housing on qualifying sites and currently within this 60% should be social rented and 40% intermediate, subject to local and site specific context and viability. This means that the majority of affordable housing will be rented at a social level and will be in the ownership of a Housing Association or the Council. The intermediate products refer

to schemes where homes are part rent/part mortgage (commonly known as shared ownership) or are discount for sale, not unlike 'Starter Homes' but the discount is permanent.

- 4.7 Through the Housing and Planning Act 2016 the government has agreed with Housing Associations that a 'right to buy' will apply to most of their stock on a 'voluntary basis' as it does to Council Housing. This means that in the areas affected affordable housing may no longer be permanent and in perpetuity. Clarification is being sought on the impact this will have in Newark & Sherwood District as currently a large part is classified as 'rural.'
- 4.8 Recent changes through national policy, primarily within the Housing and Planning Act, Welfare Reform & Work Act and 2015 Autumn Budget Statement, has adversely affected many Registered Providers financial Business Plans, scale of future housing development programmes and types of affordable housing products they deliver. This will impact on some Registered Providers ability to bid for and secure affordable housing units through Section 106 Agreements and has already been experienced in the district, with the Council having to intervene and acquire its first Section 106 affordable housing units at Farnsfield and Ollerton. In this respect the Council will now have to consider its Policy of securing affordable housing on site and an off-site contribution or land exchange may be more favourable on some occasions, especially if the Council could use such approaches to assist in building properties elsewhere in the locality or purchasing affordable products themselves on other developments.
- 4.9 Following a lengthy legal process the Government has introduced a minimum threshold for the seeking to secure new affordable housing. Previously Councils could set their own thresholds and in Newark & Sherwood's case we had a threshold of 10 or more dwellings or 0.4 hectares (irrespective of dwelling numbers) in Newark Urban Area and a threshold of 5 or more dwellings or 0.2 of a hectare (irrespective of dwelling numbers) elsewhere in the District. The Government have stated that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm and our policy will need to reflect this.
- 4.10 The Issues Paper focused on introducing area targets for housing in the district and more detail on house types in the district.

### **Consultation Responses**

- 4.11 There was support for variable affordable housing targets to be set for different parts of the district; some were concerned that this would lead to less development

in areas with higher targets and the development industry where concerned that issues of viability must provide the context for policy setting.

- 4.12 The approach of setting out detailed housing requirements for type of new housing was supported by many of the consultees, however the development industry were concerned that such proposals could be contrary to National Planning Policy and would reduce flexibility.
- 4.13 A number of the consultees who responded did highlight that emerging changes in government policy which have been outlined above.

### **Potential Options**

- 4.14 As part of the Plan Review and the review of the Council's Community Infrastructure Levy (see introduction) we have commissioned a 'whole plan viability assessment' (WPVA) which test what contributions can be levied in general terms and still be regarded as viable. This work has informed the options development set out below. In preparing these options we have assumed that the social rent option will now be affordable rent (rents of up to 80 per cent of those charged in the private sector as per the NPPF Affordable Housing definition) in recognition of a change in approach. Therefore when we talk of the current affordable housing split we refer to 60% affordable rent and 40% intermediate housing.

#### **Option 1**

- 4.15 Whilst the Government intends for Starter Homes to be regarded as Affordable Housing, the District Council has clear evidence from its Housing Needs and Market Assessment that the current type of affordable housing required through policy best addresses current housing needs within the District. Therefore the starting point for viability assessment is to understand if both the 20% Starter Homes requirement and the 30% current Affordable Housing target could be achieved. The result of the WPVA have identified that the requirement for 50% of new housing development to be 'non-market' is not viable in Newark & Sherwood.

#### **Option 2**

- 4.16 The second approach is to consider the starter homes target within the overall 30% target for affordable housing. This would result in 20% for starter homes and 10% for the current affordable housing requirements of which 6% would be rent and 4% intermediate housing. The viability assessment concludes that this approach is viable across the District. Principally this is because the value at which a 'Starter Home' will be sold is higher than any other affordable product. Given that this is a reduction in costs for developers it is important to understand if there is any additional headroom for delivery of 'current' traditional affordable housing products.

### *Option 3*

4.17 In order to assess if there is additional headroom in delivery it is proposed that an overall target of 40% is considered made up of 20% Starter Homes and 20% current affordable housing. In testing this it reveals that not all of the district can stand this charge, in the Sherwood & Mansfield Fringe Areas of the District and around Newark.

### *Option 4*

4.18 Given the variable viability it is proposed to have variable targets for affordable housing based on the results of the WPVA. This would result in the following targets:

<b>Area</b>	<b>Overall %</b>	<b>Starter Homes %</b>	<b>Other Tenure Types</b>
Area 1 – Sherwood & Mansfield Fringe	<b>30%</b>	20%	6% Affordable Rent 4% Intermediate
Area 2 – Central Newark & Sherwood	<b>40%</b>		12 % Affordable Rent 8% Intermediate
Area 3 – Newark and South District	<b>30%</b>		6% Affordable Rent 4% Intermediate



## Preferred Approach

- 4.19 It is proposed that Option 4 is the Council's preferred approach as it will deliver the most affordable housing possible in line with Government policy and local identified needs. Taking together the other requirements of national policy and the preferred approach set out above it is proposed to amend Core Policy 1 accordingly:

### Core Policy 1

#### Affordable Housing Provision

For all qualifying new housing development proposals and allocated housing sites, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is provided to eligible households whose needs are not met by the market. The District Council will seek to secure the following percentages targets of new housing development on qualifying sites as Affordable Housing in accordance within the following areas:

<u>Area</u>	<u>Overall %</u>
<u>Area 1 – Sherwood &amp; Mansfield Fringe</u>	<u>30%</u>
<u>Area 2 – Central Newark &amp; Sherwood</u>	<u>40%</u>
<u>Area 3 – Newark and South District</u>	<u>30%</u>

In doing so the Council will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of the proposed scheme. Viability will be assessed in accordance with Policy DM3 – Developer Contributions and Planning Obligations.

The qualifying thresholds for Affordable Housing provision will be:

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

The District Council preferred approach is to seek such provision on site. However it is recognised that in some circumstances off site provision or contributions may be more appropriate, because of the characteristics of the scheme proposed or because of it may help to deliver more efficiently affordable housing provision elsewhere in the locality. If such contributions are deemed appropriate, the District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

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

<u>Area</u>	<u>Overall %</u>	<u>Starter Homes %</u>	<u>Other Tenure Types</u>
<u>Area 1 – Sherwood &amp; Mansfield Fringe</u>	<u>30%</u>	<u>20%</u>	<u>6% Affordable Rent</u> <u>4% Intermediate</u>
<u>Area 2 – Central Newark &amp; Sherwood</u>	<u>40%</u>		<u>12 % Affordable Rent</u> <u>8% Intermediate</u>
<u>Area 3 – Newark and South District</u>	<u>30%</u>		<u>6% Affordable Rent</u> <u>4% Intermediate</u>

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

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

**Question 8:** Do you agree with the Council’s preferred approach to Affordable Housing and amendments to Core Policy 1?

If you think a different option is preferable, please set out which Option, or other figures, you think are most appropriate along with your reasons.

4.20 Core Policy 2 Rural Affordable Housing sets out the policy relating to rural affordable exceptions sites, this policy continues to be in line with the NPPF and therefore it is proposed not to amend this policy.

### **Housing Mix & Type Core Policy 3**

4.21 The aims of Core Policy 3 remain broadly consistent with the NPPF’s requirement to , ‘plan for a mix of housing based on current market trends and the needs of different groups in the community’ and to ‘identify the size, type tenure and range of housing that is required in particular locations reflecting local demand’. The research that the

policy is based on is has been comprehensively updated and at the Issues Paper proposed that more details regarding type of properties required within the policy. The Council has undertaken and commissioned a range of research that informs the current position. In addition to this the NPPF encourages more detail on housing type and requires consideration of self-build.

### Consultation Responses

4.22 Of those who agreed with the principle of affordable housing there was general and specific support for the setting of sub-area targets in different parts of the district. There was also general and specific support for the inclusion of more detail within policies on housing type. Some elements of the development industry however thought this would be too prescriptive.

### Preferred Approach

4.23 As there is strong evidence to support sub-area targets for affordable housing and more detail on housing type it is proposed to amend Core Policy 3 to read as follows:

#### Core Policy 3

##### Housing Mix, Type and Density

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

Average densities of between 30 -50 dwellings per hectare are set in NAP2 (A/B/C) for the three Strategic sites allocated in the Core Strategy.

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

- Smaller homes of 2 bedrooms or less
- Housing for the elderly and disabled population

The District Council will seek to secure new housing development which adequately addresses the type of housing of the various areas of the District as follows:

	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>5 or more bedrooms</u>
<u>Newark Area</u>	<u>4.5%</u>	<u>33.5%</u>	<u>41%</u>	<u>15%</u>	<u>6%</u>
<u>Sherwood Area</u>	<u>0</u>	<u>52%</u>	<u>38%</u>	<u>10%</u>	<u>0</u>
<u>Mansfield</u>	<u>17%</u>	<u>32%</u>	<u>25%</u>	<u>14%</u>	<u>12%</u>

<u>Fringe Area</u>					
<u>Southwell Area</u>	<u>10%</u>	<u>38%</u>	<u>16%</u>	<u>33%</u>	<u>3%</u>
<u>Nottingham Fringe Area</u>	<u>0</u>	<u>36.5%</u>	<u>37%</u>	<u>15%</u>	<u>11.5%</u>

The Council will support proposals for self- build housing proposals that help to meet these targets and are compliant with other relevant development plan policies.

**Question 9:** Do you agree with the Council’s Preferred Approach to housing mix, type and density and the changes to Core Policy 3?  
If not, please give details of any suggested alternative approach.

## **Gypsy & Travellers and Travelling Show People Housing Policies**

- 4.24 The pitch requirements set out in current Core Policy 4 – New Pitch Provision ran to 2012 and it is therefore necessary to set out a new target and approach for pitch provision across the District for the remainder of the plan period. The East Midlands Regional Plan which set the previous target has since been revoked and the District Council has carried out its own Gypsy and Traveller Accommodation Assessment (GTAA). This has identified no separate need for Showmen’s sites which needs to be reflected in the policy. The assessment of need set out in the policy also needs to take into account the change in planning definition of Gypsies and Travellers contained within the Governments Planning Policy for Traveller Sites.
- 4.25 In preparing the Issues Paper the Council consulted on an approach of assuming that 50% of Gypsy and Travellers had ceased to travel permanently based on the assumptions of earlier research in order to make a calculation in line with the updated definition contained within the Planning Policy for Travellers Sites.

### **Consultation Responses**

- 4.26 There was general agreement on the wider distribution of Gypsy and traveller sites. Whilst the majority of respondents agreed to the assessment of need, a number with particular interest, notably national and local gypsy and traveller groups, disagreed with the method of assessment and/or the end result. The suggested 50% division between the traveling population and those that have ceased to travel permanently was specifically questioned.

## Preferred Approach

- 4.27 It is acknowledged that establishing a numerical distinction between the Gypsy and Traveller population who travel and those who have ceased to do so permanently is very difficult without first hand data. In order to reflect more accurately the split, we have utilised census data to identify the approximate proportion of the population living in ‘bricks and mortar’. Knowing from housing records that bricks and mortar tenants consider themselves adequately housed we have considered them to have permanently ceased travelling and reflected this in the calculations of future pitch need. This is set out in detail in an updated GTAA. In light of this, it is proposed to amend Core Policy 4 to read as follows:

### Core Policy 4

#### Gypsies & Travellers – New Pitch Provision

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

Future pitch provision will be provided largely in line with the Spatial Distribution of Growth set out in Spatial Policy 2.

The Council will identify, and where necessary, allocate 40 pitches to meet identified need over the plan period as follows:

<u>Time Period</u>	<u>Pitch requirement</u>	<u>Method of delivery</u>
<u>2013-2018</u>	<u>14 pitches</u>	<u>Planning permission granted for 4 permanent pitches. Allocations, permanent planning permissions or availability of lawful pitches for a minimum of 10 pitches by 2018</u>
<u>2018-2023</u>	<u>15 pitches</u>	<u>Allocations or availability of lawful pitches to provide a minimum of 15 pitches by 2023</u>
<u>2023-2028</u>	<u>11 pitches</u>	<u>Provision of sites, in and around settlements central to delivering the Spatial Strategy.</u>

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

**Question 10:** Do you agree with the Council's Preferred Approach to providing for the accommodation needs of the Gypsy and Traveller community and the changes to Core Policy 4?  
If not, please give details of any alternative approach which is more appropriate.

## Core Policy 5

4.28 The Government's Planning Policy for Traveller Sites introduces a number of considerations that are not reflected in Core Policy 5. In addition to this the Issues Paper consulted on a range of pitch sizes to be used as a guide when considering site capacities and a proposed approach to new development on Tolney Lane.

### Consultation Response

4.29 There was general agreement and some specific support for the proposed changes to this policy. There was however disagreement between the Gypsy and Traveller representative bodies. The National Federation disagreed with need for pitch sizes whereas the East Notts Travellers Association (ENTA) supported them. The Environment Agency questioned whether the approach to new development on Tolney Lane (criterion 9) was consistent with that relating to flood risk (criterion 6) and whether both were in accordance with national policy. In particular, the EA cite the very high risk of flooding, lack of safe access in a flood event and the inadequacy of their early warning system alone to remedy this.

### Preferred Approach

4.30 Whilst compliance with national policy is intended, material considerations can justify departure and this has been demonstrated in an appeal on Tolney Lane where the Planning Inspector considered that the lack of available pitches elsewhere justified the grant of a temporary permission for pitches in an area of high flood risk. To achieve consistency with the NPPF and provide a basis for assessing the suitability and capacity of future sites, it is proposed to amend Core Policy 5 to read as follows:

## Core Policy 5

### Criteria for considering Gypsies & Travellers and Travelling Showpeople

The following criteria will be used to guide the process of allocation of individual sites and to help inform decisions on proposals reflecting unexpected demand. In considering all sites the District Council will reflect the overall aims of reducing the need for long distance travelling and possible environmental damage caused by unauthorised encampments and

the contribution that live/work mixed use sites make to achieving sustainable development.

1. The site would not lead to the loss, or adverse impact on landscape character and value, heritage assets and their settings, nature conservation or biodiversity sites;
2. The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;
3. The site has safe and convenient access to the highway network.
4. The site would offer a suitable level of residential amenity to any proposed occupiers, including consideration of public health, and have no adverse impact on the amenity of nearby residents particularly in rural and semi-rural settings where development is restricted overall.
5. The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity.
6. In the case of any development proposal which raises the issue of flood risk, regard will be had to advice to advice contained in the Governments, ‘Planning Policy for Traveller Sites’ and the findings of the Newark and Sherwood Strategic Flood Risk Assessment. Where flooding is found to be an issue, the District Council will require the completion of a site specific Flood Risk Assessment, applying both the Sequential and Exception tests, as appropriate, to achieve safety for eventual occupiers.
7. Where a major development project requires the temporary or permanent relocation of a major traveller site the District Council will work with the applicant and the affected community to identify an alternative site using the spatial strategy and the above criteria.
8. When calculating site capacities the following pitch sizes will be used as a guide:

<u>Pitch size</u>	<u>Pitch type</u>
<u>250 sq.m</u>	<u>Transit sites.</u>
<u>350 sq.m</u>	<u>Permanent sites where there are communal facilities within the overall site.</u>
<u>640 sq.m</u>	<u>Permanent sites where pitches are self-contained and there is an element of business use.</u>

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

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

**Question 11:** Do you agree with the proposed pitch sizes and amendments to Core Policy 5?  
If not please give details.

## 5.0 Minor Policy Amendments

- 5.1 As part of the review of the development plan an assessment of all the policies against current government policy and guidance has been undertaken. An independent health check of the Core Strategy by the Planning Advisory Service (PAS) found that whilst in general conformity, some policies needed amending to be compliant. The changes needed to achieve compliance are set out in the following pages. Whilst the Allocations and Development Management DPD was adopted after the introduction of the NPPF, the Core Strategy predates it. The areas where change is required were covered within the Issues Paper consultation. The consultation responses and preferred approach for these are set out below. Some Spatial and Core Policies are being considered elsewhere in this document, whilst the Core Policy 8 Retail Hierarchy and the various Area Policies will be considered in later consultation. Core Policies 9, 11 and 12 were not identified as needing amendment.

### Spatial Policy 6

#### Consultation Response and Preferred Approach

- 5.2 As part of the Issues Paper consultation a number of consultees suggested that Spatial Policy 6 Infrastructure for Growth be updated to reflect the current position in the District, whilst this policy may be amended to reflect any changes which emerge from the CIL Review, it is currently proposed to amend the policy to reflect current circumstances.

#### Spatial Policy 6

##### Infrastructure for Growth

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

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

**Question 12:** Do you agree with the minor changes proposed to Spatial Policy 6? If not, please give details of any suggested alternative.

## Spatial Policy 7

- 5.3 The NPPF is stricter on the requirement for travel plans than the Core Strategy. The NPPF states that, 'All developments which generate significant amounts of movement should be required to produce a Travel Plan' whereas SP7 mentions travel plans as one of a number of alternatives.

### Consultation Response

- 5.4 There was overall agreement to the need to change this policy

### Preferred Approach

- 5.5 To achieve consistency with the NPPF it is proposed to amend Spatial Policy 7 to read as follows:

#### **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 to travel, through measures such as Travel Plans for all developments 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 effective vehicular servicing arrangements. Parking standards will apply to new development, and will be set out in the Allocations & Development Management DPD; 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. Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes will be identified in the Allocations & Development Management DPD. The route of the southern Link Road will be safeguarded and is indicatively defined on the Proposals Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover (symbolised on the Newark Key Diagram) to replace the existing flat crossing to the north of the Newark Northgate Station and possible new car parking at Newark Northgate Station. The location of these schemes will be identified in detail in the Allocations and Development Management DPD.

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, NAP1, NAP2A, 2B and 2C, SoAP1, ShAP2 and Appendix E of the Core Strategy.

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

**Question 13:** Do you agree with the minor changes proposed to Spatial Policy 7?  
If not, please give details of any suggested alternative.

## Spatial Policy 8

- 5.6 The NPPF is more flexible than SP8 by allowing any one of the criteria to justify the loss of a leisure or community facility. It also offers another criterion as justification for loss.

### Consultation Response

- 5.7 There was general agreement on the need to change this policy.

## Preferred Approach

- 5.8 To achieve consistency with the NPPF it is proposed to amend Spatial Policy 8 to read as follows:

### **Spatial Policy 8**

#### **Protecting and Promoting Leisure and Community Facilities**

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

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

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

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

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

**Question 14:** Do you agree with the minor changes proposed to Spatial Policy 8? If not, please give details of any suggested alternative.

## Spatial Policy 9

- 5.9 Criteria 7 and 9 of this policy relating to ecology and flood risk are weaker than the NPPF and therefore need to be strengthened.

### Consultation Response

- 5.10 There was overall agreement to the need to change this policy

### Preferred Approach

- 5.11 To achieve consistency with the NPPF it is proposed to amend Spatial Policy 9 to read as follows:

#### Spatial Policy 9

##### Selecting Appropriate Sites for Allocation

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

1. Be in or adjacent to the existing settlement;
2. Be accessible and well related to existing facilities;
3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided;
4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues;
5. Not impact adversely on the special character of the area, including listed buildings or locally important buildings, especially those identified in Conservation Area Character Appraisals;
6. Appropriately addresses the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone/zones affected;
7. Give preference to sites of lesser environmental value, minimise impact on biodiversity and provide net gains in biodiversity wherever possible;
8. Not lead to the loss of locally important open space or, in the case of housing and employment, or other locally important community facilities (unless adequately replaced); and
9. Be assessed by reference to a sequential risk based approach in order to be located in areas at the lowest risk of flooding and be the least to increase flood risk on neighbouring sites.

**Question 15:** Do you agree with the minor changes proposed to Spatial Policy 9? If not, please give details of any suggested alternative.

## Core Policy 6

- 5.12 This policy has a number of inconsistencies with the NPPF and also refers to old Government Guidance.

## Consultation Response

- 5.13 There were no comments on the proposal to amend this policy.

## Preferred Approach

- 5.14 To achieve consistency with the NPPF it is proposed to amend Core Policy 6 to read as follows:

### Core Policy 6

#### Shaping our Employment Profile

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

- Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities.
- Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the needs of both traditional and emerging business sectors and types.
- Promoting major new economic development as part of the Strategic Sites planned for Newark Urban Area, linked to infrastructure improvements including the provision of a Southern Link Road to the South of the town. New employment land provision will be provided at Land South of Newark and Land around Fernwood in line with NAP 2A and NAP 2C. These will allow for the development of clusters and networks of businesses, and areas for economic regeneration, infrastructure provision and environmental enhancement.
- Retention and safeguarding of employment land and sites where there is a reasonable prospect of them being required for that purpose. The requirement for such sites will be monitored over the plan period. Where proposals are submitted for uses other than the B Use Classes regard will be had to the following:
  - The extent to which the proposals are responding to local needs for such development
  - The lack of suitable, alternative sites being available to meet the demand that exists

- The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes.
- The need to protect and enhance the vitality and viability of town centres
- The potential impact on the strategic role and function of the remaining employment land, in meeting the future needs of the District
- Encouraging the development of priority business sectors including business and financial services, knowledge intensive enterprises, food and drink, sustainable energy and environmental technologies, and logistics and distribution.
- Supporting the establishment and growth of Small and Medium Sized Enterprises (SME's) by the allocation of sites for mixed use development incorporating housing and employment as part of the Allocations & Development Management DPD. Sites allocated for employment development should include provision for starter units, start –up businesses, live work units, and 'grow on' graduation space so that small firms can be established, expanded and retained within the District.
- Working with learning and training bodies, job centres and higher education providers to raise workforce skill levels, improve employability and supporting economic development associated with these sources, and using planning obligations to provide opportunities to assist residents in assessing work.
- Helping the economy of Rural Areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification and compliment new appropriate agriculture and forestry development. Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.
- Respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making.

**Question 16:** Do you agree with the minor changes proposed to Core Policy 6?  
If not, please give details of any suggested alternative.

## Core Policy 7

- 5.15 Whilst Core Policy 7 is relatively consistent with national policy, bullet points 3 and 4 are significantly more restrictive in directing tourism development, in particular rural tourism, to specific locations. The NPPF also doesn't distinguish between scales of development, whereas criterion 3 of CP7 seeks to direct 'significant' tourism development to the Sub-regional centre and Service Centres.
- 5.16 On a broader note national policy requires Local Plans to support the sustainable growth and expansion of all types of rural business and enterprise (including conversion of existing buildings and well-designed new build). There is also support for the diversification of rural businesses. Whilst with regard to rural tourism and leisure, sustainable forms of development which benefit rural business, local

communities and visitors whilst respecting the character of the countryside are promoted. Importantly this includes provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

- 5.17 Amendments to the policy are therefore considered necessary to boost conformity with national policy.

### Consultation Response

- 5.18 Support for the amendment of CP7 was provided by Nottingham Trent University who considered the approach should facilitate tourism development in locations which broadly 'respect the character of the countryside'. The current policy restricts the significant role of design and landscaping innovation in the planning process. Bourne Leisure emphasised that a more positive approach to tourism development in rural areas would be more consistent with national policy. This should include the expansion and enhancement of existing tourist facilities, and the alteration, enhancement and appropriate expansion of listed buildings. The consultee supported the retention of bullet points 6 and 7. Whilst Natural England supported the proposed review of CP7 the importance of delivering sustainable tourism which does not compromise the high quality environment and special character of the area was underlined.

### Preferred Approach

- 5.19 To boost the consistency of CP7 with national policy it is proposed to be amended as follows:

#### Core Policy 7

##### Tourism Development

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

- Within the main-built up areas of 'settlements central to the delivery of the spatial strategy' the proposal being acceptable in terms of its:
  - Design and layout; and
  - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside landscape character.

- Within settlements within the Rural Areas, the proposals being acceptable in terms of its:
  - Design and layout; and
  - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside landscape character; and
  - Compliance with the locational requirements of Spatial Policy 3
- Within the open countryside the proposal representing sustainable rural tourism development which meets one or more of the following:
  - Forms part of a rural diversification scheme;
  - Supports an existing countryside attraction;
  - Has a functional need to be located in the countryside;
  - Constitutes the appropriate expansion of an existing tourism or visitor facility;
  - Supports local employment;
  - Meets an identified need not provided for through existing facilities within the main-built up areas of 'settlements central to the delivery of the spatial strategy', or villages covered by Spatial Policy 3 'Rural Areas'; or that
  - Supports rural regeneration through the appropriate re-use and conversion of existing buildings.

Such proposals will still however need to be acceptable in terms of their:

- Design and layout; and
- Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport infrastructure, community services and landscape character.
- Within the Green Belt proposals being consistent with the definition of appropriate development provided by national Green Belt policy.

Question 17: Do you agree with the changes proposed to Core Policy7?  
If not, please give details of any suggested alternative.

## Core Policy 10

5.20 The contents of Core Policy 10 remain consistent with national policy. However the policy doesn't explicitly reference standalone renewable energy development, and the carbon reduction targets are no longer necessary as the revisions to Part L of the Building Regulations have been introduced.

- 5.21 With respect to flood risk national policy requires Local Plans to develop policies which manage flood risk from all sources. The policy should therefore be revised to take account of the need to address surface water run-off as well as that flood risk from fluvial sources.

#### Consultation Response

- 5.22 No comments were received on this policy.

#### Preferred Approach

- 5.23 To bring Core Policy 10 up to date and to boost its consistency with national policy it is proposed to be amended as follows:

### Core Policy 10

#### Climate Change

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

- Promote energy generation from renewable and low-carbon sources, including community-led schemes, through supporting new development where it is able to demonstrate that its adverse impacts have been satisfactorily addressed. Policy DM4 'Renewable and Low Carbon Energy Generation' provides the framework against which the appropriateness of proposals will be assessed;
- Ensure that development proposals maximise, where appropriate and viable, the use of available local opportunities for district heating and decentralised energy;
- Mitigate the impacts of climate change through ensuring that new development proposals minimise their potential adverse environmental impacts during their construction and eventual operation. New proposals for development should therefore:
  - Ensure that the impacts on natural resources are minimised and the use of renewable resources encouraged; and
  - Be efficient in the consumption of energy, water and other resources.
- Steer new development away from those areas at highest risk of flooding, applying the sequential approach to its location detailed in Policy DM5 'Design'. Where appropriate the Authority will seek to secure strategic flood mitigation measures as part of new development;

- Where appropriate having applied the Sequential Test move on to apply the Exceptions Test, in line with national guidance; and
- Ensure that new development positively manages its surface water run-off through the design and layout of development to ensure that there is no unacceptable impact in run-off into surrounding areas or the existing drainage regime.

Question 18: Do you agree with the minor changes proposed to Core Policy 10?  
If not, please give details of any suggested alternative.

### Core Policy 13

5.24 The approach focused around Landscape Policy Zones (LPZ's), based on an assessment of landscape character, and related actions is consistent with the National Planning Policy Framework. However the policy is written in the future tense with the system of LPZ's having now been introduced. The policy would benefit from being amended to reflect this.

5.25 National policy makes reference to protecting and enhancing 'valued' landscapes, whereas the existing policy currently talks about landscape in general terms. The results from the assessment of landscape character are clearly a key element in establishing the relative 'value' of a landscape, and guiding the consideration of landscape impact from new development. However the policy should be amended to include reference to 'valued' landscapes increasing consistency with national policy.

#### Consultation Response

5.26 The National Trust set out that the policy should also explicitly seek to protect and enhance 'valued landscapes' in accordance with national policy.

#### Preferred Approach

5.27 To provide clarity over the consistency with the NPPF and to aid its effective implementation it is proposed to amend Core Policy 13 to read as follows:

#### Core Policy 13

##### Landscape Character

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

- New development which positively addresses the implications of relevant Landscape

Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that valued landscapes have been protected and enhanced.

Question 19: Do you agree with the minor changes proposed to Core Policy 13?  
If not, please give details of any suggested alternative.

## Core Policy 14

- 5.28 The approach provided by the NPPF is focussed around the conservation of heritage assets in a manner appropriate to their significance. Whilst the current CP14 is consistent with this it is considered that this focus on significance could be made clearer. The Framework also makes explicit reference to heritage assets most at risk through neglect, decay or other threats. Although CP14 is consistent with this the policy would benefit from greater clarity.
- 5.29 The policy would benefit from being amended to include reference to the Southwell protected views policy (So/PV and So/Wh).

## Consultation Response

- 5.30 No comments were received on this policy.

## Preferred Approach

5.31 To provide clarity over the consistency with the NPPF and to aid the effective implementation of Policies So/PV and So/Wh it is proposed to amend Core Policy 14 to read as follows:

### Core Policy 14

#### Historic Environment

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

- The continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment in line with their identified significance. Such assets and environments comprise Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, Scheduled Monuments and other archaeological sites and undesignated assets of local importance;
- The preservation of the special character of Conservation Areas – including that identified through Conservation Area Character Appraisals, which will form the basis

for their management.

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

**Question 20:** Do you agree with the minor changes proposed to Core Policy 14?  
If not, please give details of any suggested alternative.

## APPENDIX A – Plan Review Stages

Stage	Progress
<p><i>First Stage</i></p> <ul style="list-style-type: none"> <li>• Review the Policies of the Core Strategy to ensure consistency with the NPPF including housing, employment and retail targets.</li> <li>• Commission Evidence Base updates to assist in the review of the Plan.</li> <li>• Review the deliverability of the Allocations.</li> <li>• Consult on the Issues Paper and IIA Scoping Report</li> </ul>	<p>Completed</p>
<p><i>Second Stage</i></p> <ul style="list-style-type: none"> <li>• Consider results of consultation and the results of evidence base work</li> <li>• Prepare amendments to policies</li> <li>• Propose deallocations of undeliverable allocations and where necessary propose replacement options for allocations</li> <li>• Consult on the Preferred Approach alongside the Integrated Impact Assessment of Options and HRA of Options</li> </ul>	<p><b>CURRENT STAGE</b></p> <p>The Second Stage has been split between the Strategy and the Settlements &amp; Sites and Town Centre &amp; Retail Reports.</p> <p>The various elements which make up the Strategy report have been finalised. The Settlements &amp; Sites and Town Centre &amp; Retail Reports and the work related to those will be consulted upon in September and October.</p>
<p><i>Third Stage</i></p> <ul style="list-style-type: none"> <li>• Prepare formal amendments to Policies and Allocations</li> <li>• Prepare additional policies and allocations as required.</li> <li>• Seek Representations on these and IIA and HRA</li> </ul>	<p>Winter 2016/17</p>
<p><i>Fourth Stage</i></p> <ul style="list-style-type: none"> <li>• Submit amendments, new policies and allocations to the Planning Inspectorate for formal examination.</li> <li>• Inspector examines amendments to the Plan and any additional policies and allocations and prepares a report on the soundness and suitability of them.</li> </ul>	<p>Spring 2017</p>
<p><i>Fifth Stage</i></p> <ul style="list-style-type: none"> <li>• Inspector publishes their report the District Council consider its recommendations including any proposed modifications</li> <li>• Council Adopts Plan Review proposals and represents all the DPDs in a composite consolidated Newark &amp; Sherwood Local Plan.</li> </ul>	<p>May 2017</p>

## APPENDIX B – Current Settlement Facilities

This chart includes those villages within the Rural Areas of Newark & Sherwood. It does not include Newark Urban Area, Service Centres, Principal Villages or settlements in the Green Belt.

Name	Population	Church	Shop	Post Office	Primary School	Public House	Village Hall	Transport (including Bus Service Numbers)
Alverton	66							857,
Averham	193	Yes			Yes			3A,28,29,31A,227
Barnby in the Willows	272	Yes				Yes	Yes	41,41B,47
Bathley	246					Yes		22,37,37A,37B,39,39B,41,41B,X22
Besthorpe	195	Yes				Yes	Yes	67,609B
Bleasby	645	Yes			Yes	Yes	Yes	Station 3, 3A, 300
Brough	not separately recorded							
Budby	not separately recorded							Sherwood Arrow
Carlton on Trent	229	Yes				Yes	Yes	22,37,37A,37B,39,39B,40
Caunton	490	Yes			Yes	Yes		32,33
Coddington	1684	Yes	Yes	Yes	Yes	Yes	Yes	1, 22B, SLE3, SLE6
Cotham	85	Yes						857,
Cromwell	232	Yes	Yes				Yes	22,37,37A,39,39B,40,41B
Eakring	419	Yes				Yes		27X,28B,31,31A,31B
East Stoke	152	Yes						23,54,90,90A,91,X90
Edingley	443	Yes				Yes		28,
Egmanton	286	Yes				Yes	Yes	33,36

<b>Elston</b>	631	Yes	Yes		Yes	Yes	Yes	23, 54, 90, 90A, 345, X90
<b>Farndon</b>	2405	Yes	Yes	Yes	Yes	Yes	Yes	23, 28, 54, 90,90A, 91, 354, X90
<b>Fiskerton Cum Morton</b>	663	Yes	Yes	Yes		Yes	Yes	3,3A,28 Station
<b>Gibsmere</b>	not separately recorded							
<b>Girton</b>	140	Yes					Yes	67, 609B
<b>Goverton</b>	not separately recorded							
<b>Grassthorpe</b>	58							22,37,37A,37B,39,39B,40
<b>Halam</b>	385	Yes			Yes	Yes	Yes	28,29,100,N100
<b>Halloughton</b>	90	Yes						26,26c,100,N100
<b>Harby</b>	336	Yes			Yes	Yes	Yes	67
<b>Hawton</b>	78	Yes						3,3A,77,857
<b>Hockerton</b>	146	Yes				Yes	Yes	31A,31B
<b>Holme</b>	67	Yes						
<b>Kelham</b>	207	Yes				Yes		3A,28,29,31A,32,33,41,41B,227
<b>Kersall</b>	46							
<b>Kilvington</b>	39	Yes						
<b>Kings Clipstone</b>	not separately recorded							
<b>Kirklington</b>	405	Yes			Yes		Yes	31A,31B,227
<b>Kirton</b>	261	Yes				Yes		14,15,15A,35,Edwinstowe Shopper,The Sherwood Arrow
<b>Kneesall</b>	221	Yes			Yes	Yes	Yes	31,32
<b>Langford</b>	98	Yes						22B,67,680,SLE2

<b>Laxton</b>	246	Yes				Yes	Yes	33,36
<b>Lindhurst</b>	16							
<b>Little Carlton</b>	not separately recorded							14,15,15A,16,16A
<b>Maplebeck</b>	97					Yes	Yes	31A,31B
<b>Maythorne</b>	not separately recorded							
<b>Moorhouse</b>	not separately recorded	Yes					33,	
<b>Normanton</b>	not separately recorded							
<b>North Clifton</b>	216	Yes*			Yes*			67,609B
<b>North Muskham</b>	985	Yes	Yes		Yes	Yes	Yes	22, 37, 37A, 37B, 39, 39B, 40, 41, 333, X22
<b>Norwell</b>	460	Yes	Yes	Yes	Yes	Yes	Yes	32, 33, 39B, 332, 333, 335
<b>Norwell Woodhouse</b>	not separately recorded						32,33	
<b>Ompton</b>	54	Yes						31,32
<b>Ossington</b>	94	Yes						33,
<b>Perlethorpe</b>	198	Yes						
<b>Rolleston</b>	312	Yes				Yes	Yes	3,3A,28 Station
<b>Rufford</b>	not separately recorded							

<b>South Clifton</b>	326	Yes**			Yes**	Yes	Yes	67,609B
<b>South Muskham</b>	329	Yes					Yes	22,32,33,37,37A,37B,39,39B,41,41B,X22
<b>South Scarle</b>	194	Yes					Yes	67, 680
<b>Spalford</b>	79							67,609B
<b>Staunton</b>	53	Yes				Yes		
<b>Staythorpe</b>	101							3A,28,29,227
<b>Syerston</b>	179	Yes					Yes	23,54,90,90A,91,X90
<b>Thorney</b>	248	Yes						67,
<b>Thorpe</b>	69	Yes						
<b>Thurgarton</b>	440	Yes				Yes	Yes	3,3A,26,26C,100,N100
<b>Upton</b>	425					Yes	Yes	29, 227
<b>Walesby</b>	1266	Yes		Yes	Yes	Yes	Yes	15, 15A, 35, 331, 335, Edwinstowe Shopper, The Sherwood Arrow
<b>Wellow</b>	470	Yes				Yes	Yes	31,32
<b>Weston</b>	335	Yes					Yes	37,37B
<b>Wigsley</b>	99							67,
<b>Winkburn</b>	57	Yes					Yes	31A,31B
<b>Winthorpe</b>	650	Yes		Yes	Yes	Yes	Yes	2, 22B, 67, 680, SLE2