



PLAN REVIEW

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

PREFERRED APPROACH
TOWN CENTRE & RETAIL

JANUARY 2017

Document Passport

Title: Newark and Sherwood Plan Review – Preferred Approach –Town Centre & Retail

Review of the Newark & Sherwood Local Development Framework Core Strategy and Allocations & Development Management DPD's

Status: Consultation document on the Council's Preferred Approach - Town Centre & Retail in the Plan Review.

Summary: This document sets out the various options and the Preferred Approach to main Town Centre uses and retail 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.

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: 15 December 2016

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

Consultation period: 12th January 2017 until 24th February 2017, at 4.45 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

After the consultation: The District Council will consider the responses made to this document, along with those relating to the other Preferred Approach consultations undertaken, which will inform the preparation of a Draft Plan which will be subject to a period of representation in Spring 2017. The finalised document will be submitted to the Secretary of State for examination by an independent Planning Inspector.

Estimated Date of Final Adoption: November 2017

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1.0 Town Centre & Retail

1.1 The overarching aim of national Town Centre policy is to promote competitive centre environments, manage and support their growth over the plan period and allow for their viability and vitality to be maintained. It is through Core Policy 8 'Retail Hierarchy', NAP1 'Newark Urban Area', SoAP1 'Role and Setting of Southwell', ShAP 2 'Role of Ollerton & Boughton', Policy DM11 'Retail', various site allocations and the designations defined on the Policies Map that the Development Plan currently seeks to achieve this. This policy approach is based on the work carried out as part of the 2010 Retail and Town Centres Study (undertaken by GVA Grimley) and the subsequent advice provided by Alyn Nicholls Associates in 2012.

1.2 In order to help deliver this overarching objective Local Planning Authorities are required to deliver a range of outcomes through the Development Plan Process, with the following being particularly significant:

- Defining a network and hierarchy of centres which is resilient to anticipated future economic change;
- Defining the extent of centres and primary shopping areas, based on a clear definition of primary and secondary frontages, and setting policies which make clear which uses will be permitted;
- Promoting competitive centres which provide customer choice and a diverse retail offer, and that reflect the individuality of centres;
- Allocating a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in Town Centres. The importance of needs for retail leisure, office and other main Town Centre uses being met in full is emphasised; and
- Promoting competitive Town Centres which provide customer choice and a diverse retail offer that reflects the individuality of Town Centres.

1.3 There are clearly potential implications from the new objectively assessed need for housing and employment development, in establishing the level of need for additional retail and other main Town Centre uses over the plan period. Accordingly revisiting the existing and producing new convenience and comparison retail floorspace capacity forecasts has been fundamental to this part of the Plan Review. It was also deemed prudent to review existing planning policy, in order to ensure that it continues to meet the requirements of national policy. To guide this process a new Town Centre & Retail Study (TC&RS) has been commissioned from Carter Jonas. The study has been produced in line with national policy, guidance and best practice standards. The Study can be viewed through the link below.

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

Establishing Retail and Main Town Centre Use Needs

- 1.4 The TC&RS has defined a 'study area' within which the assessment was undertaken, principally covering Newark & Sherwood District but also including areas within adjoining Authorities where there are clear linkages and relationships between the areas (e.g. parts of the west of the District with Mansfield). This wider study area was then subdivided into eleven study zones which broadly reflect the local catchments of the District's main centres. The study area and zones provided the framework for a new telephone interview survey of 1,100 households. Along with the in centre surveys this provides the most up-to-date and robust evidence on shopping patterns, leisure preferences and expenditure flow within the Study Area. The outcomes have also influenced the health checks undertaken of the District's centre's, as well as the quantitative and qualitative need assessments for new retail floorspace and other main Town Centre uses.
- 1.5 The reference to the 'need' for new retail and other main Town Centre uses is taken to mean the capacity to support additional development. Capacity is derived from the forecast growth in population and expenditure after having made an allowance for commitments, and the increased productivity (or 'efficiency') of all existing and new floorspace. In some circumstances capacity can also occur where there is a clearly identified 'imbalance' (or 'over trading') between the turnover of existing facilities at the base year (2016 in this case), and the total available expenditure in the study/catchment area. The TC&RS concludes that no such 'imbalance' exists.

Forecast Retail Capacity

- 1.6 The assessment of the need (or 'capacity') for new retail (convenience and comparison goods) floorspace has been carried out at the District-wide level to help inform the likely scale, type, location and phasing of new retail development over the short (0-5 years), medium (6-10 years) and long term (11-15 years). With the methodology followed taking account of population growth, the proposed quantum and distribution of development over the plan period, market share analysis to informing the assessment of the current turnover and trading performance of existing centres, shops and stores, committed and allocated floorspace, average convenience and comparison retail expenditure per zone, annual expenditure growth forecasts, the survey-derived market shares for Special Forms of Trading (i.e. 'non-store' retail sales, including internet sales) and an allowance for the increased annual 'productivity' growth in the retail sales densities of existing and committed retail floorspace.

- 1.7 It is however important to note that long-term capacity forecasts should necessarily be treated with caution, as they will be influenced by changes in economic, demographic and market trends.

Convenience Capacity

- 1.8 In order to guide the proper planning of convenience retail floorspace (defined as that accommodating food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods) over the plan period the TC&RS has provided capacity assessments for two different scenarios. Firstly the capacity for superstore format floorspace, which would achieve an average sales density of approximately £12,500 per sqm in 2016 at 2014 prices. This would be reflective of one of the ‘big six’ grocers (Tesco, Sainsbury’s, Asda, Morrisons, Waitrose and Marks & Spencer), and includes their smaller scale local convenience store formats. Secondly for supermarket (e.g. Co-Op) or ‘deep discount’ (e.g. Aldi and Lidl) format floorspace, which would achieve a lower average sales levels of circa £7,000 per sqm in 2016. The table below sets out the forecast capacity for the two scenarios, with Appendix 12 of the Study providing the detailed calculations underpinning the figures.

District-wide Convenience Floorspace Capacity (2016 – 2033)

	2021	2026	2031	2033
Floorspace capacity (sqm. net)				
Superstore format	-160	926	1,963	2,367
Supermarket / deep discount format	-285	1,653	3,505	4,227

- 1.9 The superstore format floorspace forecast shows no capacity for additional floorspace by 2021. The capacity increases to 926 sqm net by 2026, 1,963 sqm net by 2031 and to 2,367 sqm net by 2033. Even with the lower average sales density of the supermarket / deep discount format there is still no short-term capacity. Although this does increase more steeply over the medium and long-term phases of the plan period arriving at 4,227 sqm net by 2033.
- 1.10 The TC&RS confirms that the increases in capacity are driven by forecast growth in population, rather than expenditure growth where no growth is forecast between 2019-2023, and +0.1% over the long-term to 2033.
- 1.11 In addition to the above the Study has also provided a more refined (location-by-location) capacity assessment disaggregating the global, superstore format, capacity

figures throughout the District's centres. This disaggregation is based on the relative trading performance and market share of each centre at the base year (2016). Whilst helpful these forecasts should not be read as necessarily meaning that all the floorspace can and/or should be provided within that centre per se. There may be a lack of suitable sites, constraints to development or a desire to promote more sustainable travel patterns and to deliver specific policy objectives.

Disaggregated Convenience Floorspace (Superstore format) Capacity (2016 – 2033)

	2021	2026	2031	2033
	Floorspace capacity (sqm. net)			
Newark Urban Area	-606	180	938	1,235
Edwinstowe	28	41	53	57
Rainworth	31	48	64	71
Ollerton	147	210	269	293
Southwell	102	149	192	206
All local centres	90	218	338	384
All other out-of-centre floorspace	47	79	109	122
Total District-wide convenience capacity	-160	926	1,963	2,367

- 1.12 As illustrated in the table above there is no forecast capacity for new convenience floorspace in the Newark Urban Area in 2021 but by 2026 capacity grows to 180 sqm (net), 938 sqm (net) by 2031 and reaches 1,235 sqm (net) in 2033. Beyond the Newark Urban Area modest growth in capacity is forecast. These capacity forecasts provide the preferred approach to establishing convenience retail needs over the plan period, but will be subject to regular review throughout.

Preferred Approach to Meeting Convenience Retail Need

- 1.13 Within the Newark Urban Area the need for 180 sqm floorspace by 2026 could be met either through the small extension of an existing foodstore or a new convenience format store. Accordingly, given the small scale need forecast within the first 10 years of the plan period, it is not considered necessary to identify a site through the Development Plan process to meet this need. It is only over the long-term towards the end of the plan period, that the capacity increases.
- 1.14 Given the lack of available sites within Newark Town Centre and that capacity is forecast to be driven by population growth, additional convenience retail provision as part of one of the Strategic Urban Extensions would represent the most sustainable solution. However Land South of Newark already carries outline consent for two local centres (circa 2700 sqm net A1 floorspace) and so has been discounted as a potential location. This leaves the Land East of Newark and Land around

Fernwood sites as possible options. Of the two Land around Fernwood represents by far the larger of the two sites, facilitating in the region of 3,200 dwellings. Accordingly provision at Land around Fernwood represents the most sustainable option, and forms the preferred approach to meeting convenience retail needs over the long-term.

- 1.15 It will however be necessary for provision to be limited to a scale appropriate to serve the needs of the new population in a sustainable manner. Ensuring that shoppers and trade will not be drawn from a wider catchment area, and so avoiding the potential for significant adverse impact on existing stores and shops in Newark Town Centre and other District and Local Centres. Given that the capacity required to support additional convenience retail provision of a significant scale is forecast to only be present towards the end of the plan period, and the limitations to forecasting over this length of time any proposal exceeding the floorspace thresholds, set out in the amended Core Policy 8, will be required to be accompanied by a Retail Impact Assessment.
- 1.16 Beyond the Newark Urban Area minor growth in capacity is forecast, which could be absorbed through delivery of allocations (OB/RE/2, Bi/MU/1, CI/MU/1 and the redevelopment of the former Thoresby Colliery (see the Preferred Approach – Settlements & Sites consultation document for further details), the change of use of existing vacant buildings, incremental infill development and the extension of existing stores.

Question 1

Do you consider that the preferred convenience retail forecast represents an appropriate basis on which to plan future provision to meet needs over the plan period?

Question 2

Do you agree with the preferred approach to meeting convenience retail needs over the plan period? If you consider an alternative approach to be more appropriate please set this out.

Comparison Capacity

- 1.17 Comparison retail floorspace is defined as that accommodating goods not covered by the convenience category. This therefore includes clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects etc. Unlike for convenience retail Experian forecasts indicate that there will be increases in comparison retailers 'productivity

growth rates' over the plan period. This is the ability of retailers to absorb higher than inflation increases in their costs over time (such as rents, rates and service charges) in order to maintain profitability and viability. Typically this is through increases to the sales density of existing floorspace. Accordingly selecting an appropriate annual rate of growth has been an important element in generating robust capacity forecasts. In addition the NSK mixed use allocation (NUA/MU/3) forms a significant part of the current approach to meeting comparison retail needs, and as existing allocation an assessment over the site's continued deliverability has been made.

- 1.18 The TC&RS has therefore tested the sensitivity of increasing Experian's floorspace 'productivity' growth rate of +2.2% for the period 2023 – 2033, to 2.5%, and of including or discounting the NSK mixed use allocation (NUA/MU/3) . The results are set out in the table below. Appendices 13 – 16 (inclusive) of the TC&RS provide the detailed calculations behind the forecasts.

District-wide Comparison Floorspace Capacity (2016 – 2033)

	2021	2026	2031	2033
	Floorspace capacity (sqm. net)			
Scenario 1 2.2% productivity growth and all commitments	-3,479	421	4,977	6,815
Scenario 2 2.2% productivity growth, all commitments and NSK	-7,570	-3,708	931	3,815
Scenario 3 2.5% productivity growth and all commitments	-3,479	35	3,851	5,359
Scenario 4 2.5% productivity growth, all commitments and NSK	-6,479	-2,965	851	2,359

- 1.19 The study concludes that the majority of capacity is focussed on the Newark Urban Area, therefore disaggregated forecasts for this location have also been provided for each scenario (see table below).

Newark Urban Area Comparison Floorspace Capacity (2016 – 2033)

	2021	2026	2031	2033
	Floorspace capacity (sqm. net)			
Scenario 1 2.2% productivity growth and all commitments	-3,596	-91	3,997	5,667
Scenario 2 2.2% productivity growth, all commitments and NSK	-7,572	-4,100	80	2,667
Scenario 3 2.5% productivity growth and all commitments	-3,596	-428	3,010	4,389
Scenario 4 2.5% productivity growth, all commitments and NSK	-6,596	-3,428	10	1,389

1.20 The study recommends that the slightly higher growth rate is a reasonable assumption, as it reflects the fact that existing retailers are facing increased pressures on their turnover and profitability. With them needing to achieve higher productivity growth over time to remain viable. On this basis the forecasts for Scenario 3 and 4 have been distributed across the District's various centres. As with convenience retail these disaggregation's are based on the relative trading performance and market share of each centre at the base year (2016). Whilst helpful these forecasts should not be read as necessarily meaning that all the floorspace can and/or should be provided within that centre per se. There may be a lack of suitable sites, constraints to development or a desire to promote more sustainable travel patterns and to deliver specific policy objectives.

Disaggregated Preferred Comparison Floorspace Capacity Forecasts (2016 – 2033) – Scenario 3

	2021	2026	2031	2033
	Floorspace capacity (sqm. net)			
Newark Urban Area	-3,596	-428	3,010	4,389
Edwinstowe	2	10	19	23
Rainworth	6	19	32	38
Ollerton	26	115	212	252
Southwell	33	159	295	346
All local centres	45	143	250	292
All other out-of-centre floorspace	4	17	31	19
Total District-wide convenience capacity	-3,479	35	3,851	5,359

Disaggregated Preferred Comparison Floorspace Capacity Forecasts (2016 – 2033) – Scenario 4

	2021	2026	2031	2033
	Floorspace capacity (sqm. net)			
Newark Urban Area	-6,596	-3,428	10	1,389
Edwinstowe	2	10	19	23
Rainworth	6	19	32	38
Ollerton	26	115	212	252
Southwell	33	159	295	346
All local centres	45	143	250	292
All other out-of-centre floorspace	4	17	31	19
Total District-wide convenience capacity	-6,479	-2,965	851	2,359

- 1.21 As illustrated under both forecasts there is no capacity for new comparison retail in the Newark Urban Area within the first ten years of the plan period, this however changes between 2026 and 2031 (more steeply under Scenario 3) before arriving at 4,389 sqm net (Scenario 3) and 1,389 sqm net (Scenario 4) respectively in 2033. Beyond the Newark Urban Area modest levels of capacity are forecast to be present throughout the plan period under both scenarios.

Preferred Approach to Meeting Comparison Retail Need

- 1.22 With respect to establishing comparison retail needs over the plan period, Scenario 3 forms the preferred approach. The advice the Authority has received indicates that a 2.5% productivity growth rate represents the most realistic forecast, for the reasons outlined above. Whilst in terms of the NSK site (NUA/MU/3) the preferred approach is to retain the allocation, subject to the caveats set out below. The retention of a significant local employer and supporting its move to modern facilities, allowing the business to continue to thrive, would contribute towards realising the economic growth objectives of the Area. However it is crucial that the anticipated timescale for delivery is realistic, and Scenario 4 (which includes the NSK allocation) is predicated on the site generating turnover from 2021 onwards. This is now considered ambitious given the various complexities involved in bringing the site forward. The use of Scenario 3 therefore allows the Authority to make a considered judgement over where to place the assumed delivery of the site, if required.
- 1.23 The preferred approach to meeting the requirements of Scenario 3 is focussed around a 'Town Centre first' strategy covering the first ten years of the plan period. This will consist of working with stakeholders to undertake the investigation, planning and delivery of development opportunities within Newark Town Centre, where these prove to be appropriate and viable. These opportunities include: the Buttermarket, Corn Exchange, the Carter Gate and Appleton Gate areas. These opportunities may be able to contribute towards meeting the comparison retail needs forecast for later in the plan period. However should they either yield no net gains in comparison retail floorspace, or leave a 'balance' to be found, then the NSK mixed-use allocation is the preferred approach to doing so.
- 1.24 Whilst the NSK site retains its allocated status, its anticipated delivery will be amended to post-2031, which reflects a more realistic timescale for delivery. Given that the capacity required to support additional comparison retail provision of significant scale is forecast to be present towards the end of the plan period, and the limitations to forecasting over this length of time, any retail proposal for the site, which exceeds the floorspace thresholds set out in the amended Core Policy 8, will also be required to be accompanied by a Retail Impact Assessment.

- 1.25 Beyond the Newark Urban Area minor growth in capacity is forecast, which could be absorbed through the delivery of allocations (OB/RE/2, Bi/MU/1 and CI/MU/1), the change of use of existing vacant buildings, incremental infill development and the extension of existing stores.

Question 3

Do you consider that Scenario 3 represents an appropriate basis on which to plan future provision to meet comparison retail needs over the plan period?

Question 4

Do you agree with the preferred approach to meeting comparison retail needs over the plan period? If you consider an alternative approach to be more appropriate please set this out.

2.0 Town Centre & Retail Policies

- 2.1 Taking account of national policy, guidance and the findings of the TC&RS, the existing Development Plan policy covering Town Centre and retail issues has been reviewed and proposed for amendment where appropriate.

Core Policy 8 'Retail & Town Centres'

- 2.2 Core Policy 8, within the Core Strategy, provides the strategic policy setting the framework for the more detailed Town Centre and retail policies, and those area policies which seek to deliver objectives relevant to these topics. A range of amendments (shown in underlined text) are proposed to Core Policy 8 with the intention of bringing the policy into line with current national policy and guidance, and implementing the recommendations of the TC&RS.
- 2.3 Most significantly the proposed amendments include the redefinition of Rainworth to a 'Local Centre'. This reflects the findings of the TC&RS which shows the centre to be mainly meeting the day-to-day convenience and service needs of its local catchment population. With the majority of people visiting the convenience provision not necessarily linking their trips with other shops and services due to the limited offer.
- 2.4 The wording covering the sequential approach has been amended to bring it up-to-date with existing national policy. At present Core Policy 8 defers to national policy to determine the scale of retail development requiring a retail impact assessment. Whilst the Study concludes that the District's centres are largely vital and viable, they are nevertheless vulnerable to increased competition from out-of-centre retailing and the growth of internet shopping. In addition there has been dynamic

growth in the smaller convenience stores operated by the major grocers. Where proposed on the edge or outside of smaller local and village centres they can result in a significant adverse impact on their trading performance and overall vitality and viability. With respect to comparison retail, given the requirements of modern retailers to carry a range of goods there is a minimum scale of floorspace that will provide them with the necessary sales densities, and the ability to attract customers from a wider catchment area. Accordingly there is a floorspace cut-off beyond which a certain scale of comparison store is unlikely to trade as a purely local facility.

- 2.5 On this basis the TC&RS recommends the introduction of a local impact threshold to provide sufficient flexibility to assess the merits and implications of edge and out-of-centre retail applications (including change of use and proposed variations of conditions as appropriate) that could potentially have significant implications for the viability, and delivery of new or extended floorspace within centres.
- 2.6 Notwithstanding this proposed local threshold, the scope of any Retail Impact Assessment would be discussed and agreed between the applicants at an early stage in the pre-application / application process. The level of detail required will be proportionate to the scale and type of floorspace proposed, and agreed on a case-by-case basis. In applying this approach the District Council will exercise pragmatism.
- 2.7 Sutton-on-Trent (ST/MU/1) has now been incorporated into the list of new centres for which support is provided, in principal, reflecting the range of uses that the site allocation policy seeks to provide for. Following the outcomes of the centre health checks within the TC&RS a number of the area policies (NAP1 'Newark Urban Area, SoAP1 'Role and Setting of Southwell' and ShAP 2 'Role of Ollerton & Boughton') within the Core Strategy are proposed for amendment to seek to support the continued viability and vitality of specific centres. Core Policy 8 is proposed for amendment to now include appropriate cross-referencing.

Preferred Approach to Amendment of Core Policy 8

Core Policy 8

Retail & Town Centres

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

- Support a network of healthy, vibrant and resilient centres, composed of a balanced range of retail and other main Town Centre uses;
- Ensure that the needs for retail and other main Town Centre use development are met in full. Ensuring that, taking account of commitments as at 1st April 2016, sufficient provision has been made to meet forecast

convenience and comparison retail capacity within the District up to 2033;

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

Hierarchy of Centres				
Designation	Role	Location		
Sub-Regional Centre/Town Centre	Principal focus of new and enhanced retail and other main Town Centre uses (as defined in the National Planning Policy Framework) in Newark & Sherwood	<ul style="list-style-type: none"> • Newark Town Centre 		
District Centres	Primarily used for convenience shopping, with some comparison shopping. They also provide a range of other services for the settlement and surrounding communities	<ul style="list-style-type: none"> • Edwinstowe • Ollerton • Rainworth • Southwell 		
Local Centres	<i>Principally concerned with the sale of food and other convenience goods, and the provision of services to the local community in which they are located.</i>	<table border="0"> <tr> <td> <ul style="list-style-type: none"> • Balderton (north & south) • Bilsthorpe • Blidworth • Boughton • Clipstone • Collingham • Farnsfield • Fernwood Village Centre </td> <td> <ul style="list-style-type: none"> • Land around Fernwood (NAP2C) • Land East of Newark (NAP2B) • Land South of Newark (NAP2A) • Lowdham • <u>Rainworth</u> • Sutton on Trent </td> </tr> </table>	<ul style="list-style-type: none"> • Balderton (north & south) • Bilsthorpe • Blidworth • Boughton • Clipstone • Collingham • Farnsfield • Fernwood Village Centre 	<ul style="list-style-type: none"> • Land around Fernwood (NAP2C) • Land East of Newark (NAP2B) • Land South of Newark (NAP2A) • Lowdham • <u>Rainworth</u> • Sutton on Trent
<ul style="list-style-type: none"> • Balderton (north & south) • Bilsthorpe • Blidworth • Boughton • Clipstone • Collingham • Farnsfield • Fernwood Village Centre 	<ul style="list-style-type: none"> • Land around Fernwood (NAP2C) • Land East of Newark (NAP2B) • Land South of Newark (NAP2A) • Lowdham • <u>Rainworth</u> • Sutton on Trent 			

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

- Ensure that the impacts from proposed retail development located outside of a defined centre, with a floorspace of 350 sqm (gross) or greater, are robustly assessed through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed. This assessment should satisfactorily address the requirements detailed within national policy and those identified in Policy DM11 'Retail and Town Centre Uses';

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

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

- Appropriately manage Primary and Secondary Shopping Frontages, safeguarding the retail function and character of the centre, in line with the approach set out in Policy DM11 'Retail and Town Centre Uses'. The extents of Primary and Secondary Shopping Frontages have been defined on the Policies Map;
- Provide new retail development and other main Town Centre uses of an appropriate scale to meet local need in the ~~3 strategic sites~~ at following locations:
 - Land South of Newark (NAP 2A);
 - Land East of Newark (NAP 2B);
 - Land around Fernwood (NAP 2C); and
 - Sutton-on-Trent (ST/MU/1)
- Ensure that the development of new centres consolidates and enhances the hierarchy of centres and does not harm the vitality and viability of existing centres; and
- Deliver the centre specific actions detailed in NAP1 'Newark Urban Area, SoAP1 'Role and Setting of Southwell', ShAP 2 'Role of Ollerton & Boughton' and ShAP 3 'Role of Edwinstowe'.

Question 5

Do you agree with the preferred approach to amending Core Policy 8 'Retail and Town Centres'?

Policy DM11 'Retail and Town Centre Uses'

- 2.8 Policy DM11 'Retail and Town Centre Uses' builds on the strategic approach defined by Core Policy 8, and sets out those detailed matters which retail and Town Centre proposals may need to address. Again a range of amendments (show in underlined text) to the policy are proposed in order to boost conformity with national policy and guidance, and to introduce the recommendations of the TC&RS.
- 2.9 The policy has been broadened to address non-retail main Town Centre uses in a more comprehensive way than the existing policy, bringing the approach into line with national Town Centre policy. In addition the policy has been amended clarifying that section 4 applies to both edge-of-centre and out-of-centre locations. With this section also being the main focus of the new content relating to non-retail uses. Section 5 of the existing policy has been expanded to make clear the circumstances where retail development in rural locations will be supported, and to include clear guidance on rural diversification schemes incorporating retail and other main Town Centre uses – in line with national policy.
- 2.10 Complementing Core Policy 8, and reflecting the recommendations of the TC&RS, a floorspace threshold exempting local needs retailing is proposed for introduction. Whilst in line with the suggestions from the TC&RS a more permissive approach to A3 uses within Newark Market Place is also proposed. This follows the Study's conclusion that leisure provision within the centre is below average, and that there is potential for the expansion of food and beverage offer. Attracting additional national multiples to the centre to complement local cafes/restaurant operators would appeal to visitors and could reduce leakage of expenditure to competing centres outside of the District. Expanding provision around the Market Place would also provide a unique setting for visitors to enjoy.

Preferred Approach to the Amendment of Policy DM11

Policy DM11

Retail and *Main* Town Centre Uses

In accordance with the retail hierarchy set out in Core Policy 8, retail development and other Town Centre uses ~~of a scale concurrent with the population growth of the District~~ will be assessed as follows:

1. Newark

New and enhanced retail development and other main Town Centre uses that consolidate *or* enhance the composition of the Town Centre will be supported within the Town Centre boundary, as defined on the Policies Map.

Proposals for non-retail uses at street-level within the Primary Shopping Frontages, as defined on the Policies Map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the Town Centre. In recognising the contribution which restaurants and café uses can make towards this vitality and viability, an expansion of provision around Newark Market Place will be supported. Providing that A3 use does not become the dominant use within the Market Place.

The Council will support a greater diversity of Town Centre uses that contribute to the overall vitality and viability of the town of the Town Centre within the Secondary Shopping Frontages, as defined on the Policies Map, providing that there is no overall dominant use other than retail (A1). Within the lower part of Stodman Street and along Castle Gate, the Council will not resist a dominance of restaurant and café (A3) uses.

2. District Centres

New and enhanced retail development and other main Town Centre uses consistent with the size and role of the centre, ~~and maintain and enhance its role~~ will be supported within the District Centres of Edwinstowe, Rainworth, Ollerton and Southwell, as defined on the Policies Map. Proposals for non-retail uses within the Primary Shopping Frontages, where defined on the Policies Map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the centre.

3. Local Centres

Within the Local Centres of Balderton (North and South), Bilsthorpe (North and South), Blidworth, Boughton, Clipstone, Collingham, Farnsfield, ~~and~~ Lowdham and Rainworth as defined on the Policies Map, and the new Local Centres at Land South of Newark (NAP 2A), Land East of Newark (NAP 2B), Land at Fernwood (NAP 2C) and Sutton-on-Trent (ST/LC/1) – new and enhanced retail development and other non-retail main Town Centre uses, consistent with the size and role of the centre, will be supported.

4. Edge and Out-of-Centre locations

Retail

In line with Core Policy 8 'Retail & Town Centres' retail development in edge and out-of-centre locations will be controlled through application of the sequential test. With retail proposals requiring justification through a proportionate sequential test, which has prioritised centre and then edge of centre locations ahead of considering out-of-centre sites.

Edge and out-of-centre retail proposals should be acceptable in terms of their impact on the vitality and viability of centres, existing, committed and planned investment and on in-centre trade as well as, where applicable, trade in the wider area. Therefore proposals exceeding the thresholds in Core Policy 8 should be accompanied by a robust assessment of impact which addresses, but is not limited to, the following considerations:

- Current and forecast expenditure capacity. Addressing that having taken account of completions and commitments, as at 1st April 2016, the capacity to support additional convenience and comparison retail floorspace is forecast to be driven by increases in residual expenditure as a result of population growth. This capacity is anticipated to arise towards the end of the plan period, with the delivery of housing growth being a particularly important influence.
- The impact on the range and quality of the comparison and convenience retail offer; and
- The impact of the proposal on allocated sites ~~outside of Town Centres~~ being developed in accordance with the Development Plan.

~~Assessments should take account of current and future expenditure capacity and the appropriateness of their scale.~~

For proposals that may impact on Newark Town Centre, the following should also be taken into account:

- The function of the Town Centre as a market town and the viability of the market;
- The effect of development on independent retailers having regards to their role within the Town Centre; and
- The impact of development on the Town Centre in catering for tourism.

Small scale retail proposals, below the thresholds in Core Policy 8, which are located within the Main Built-up Area, but beyond the centre boundary, of the Sub-Regional Centre, Service Centre's and Principal Villages will be supported providing that they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed). Such proposals will not be required to demonstrate satisfaction of the sequential and impact tests.

Non-retail Main Town Centre Uses

Proposals for non-retail main Town Centre uses in edge and out-of-centre locations will be subject to the sequential approach outlined in Core Policy 8. With justification

being required through a proportionate sequential test, which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites.

Leisure and office development outside of centres exceeding 2500sqm and not in accordance with the Development Plan, must be acceptable in terms of impact on the vitality and viability of centres, on existing, committed and planned investment and where appropriate on in-centre trade and trade in the wider area. Such proposals should therefore be accompanied by a robust assessment of impact.

5. Rural Areas and the Open Countryside

Within the main-built up areas of settlements beyond the principal village level of the Settlement Hierarchy, small scale retail proposals, where they will fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed), and enhance the sustainability of the settlement will be supported, in line with Spatial Policy 3 'Rural Areas' and Core Policy 11 'Rural Accessibility'.

Small-scale rural diversification schemes which include appropriate forms of retail provision, small-scale rural offices and other small-scale rural development will not be required to demonstrate satisfaction of the sequential test. Such proposals will be considered against the criteria provided in Policy DM8 'Open Countryside'.

Question 6

Do you agree with the preferred approach to amending Policy DM11 'Retail and Main Town Centre Uses'?

3.0 Area Policies

- 3.1 In addition to specific retail and main Town Centre policies there are also Area Policies within the Core Strategy which seek to address specific local issues. Some of the existing content relates to retail and Town Centre issues, and in other circumstances the Town Centre & Retail Study has provided locally specific recommendations. Consequently a range of amendments are proposed, as well as a new strategic policy for Edwinstowe – in light of the proposed redevelopment of the former Thoresby colliery.
- 3.2 The parts of the new Area Policies which address retail and Town Centre issues are set out, for information, below. However please refer to the Preferred Approach – Settlements & Sites consultation paper for the full policy text. Should you wish to comment on the amended Area Policies, then this should also be done through the Settlements & Sites consultation paper.

NAP1 – Newark Urban Area

- 3.3 There is an acknowledged shortage within Newark Town Centre, given its historic nature, of larger format units which meet the needs of modern retailers. Should this go unaddressed then the pressure for out-of-centre applications for retail development, and proposals to widen ‘bulky goods’ conditions on existing retail parks is likely to increase. Accordingly NAP1 is proposed for amendment, establishing support for the provision of new units and the amalgamation of existing units, where acceptable in heritage terms, in order to redress this situation.
- 3.4 In terms of the levels of vacancy, whilst falling below the national average there were around 50 vacant units (at the time of survey) and the concentration around particular areas of the centre can leave the perception that they are higher. For example the Buttermarket is an attractive and unique space which could enhance the Town Centre’s offer, but which appears to be failing given its vacancy levels. There are also concentrations of vacant units along Barnby and Carter Gate. It is important in terms of the health and vitality of the centre that vacancies, particularly those of a long-term nature, are addressed. Consequently the policy will be amended underlining this as an objective, and the Buttermarket and Carter Gate area have been identified as locations where improvement schemes will be explored.
- 3.5 Newark market is a key asset of the centre, as reflected in the results of household and in-centre surveys, contributing towards its vitality and attracting visitors from both inside and outside the District. Supporting the continuation of a viable Newark market now forms a strategic objective for the Newark Area, with appropriate cross-referencing to Policy DM11 being provided to ensure that, where appropriate, new retail development properly assess its impact on the market.
- 3.6 The Town Centre & Retail Study concludes that leisure provision within the centre is below average and that there is potential for the expansion of its food and beverage offer. With the intention that the attraction of national multiples to the centre, complimenting local cafés and restaurants would appeal to visitors and help reduce the leakage of expenditure to competing centres outside of the District. In line with this the amended policy would support opportunities to deliver tourism and leisure uses, particularly those which exploit the Town’s historic heritage and increase provision in an around the Town Centre and Newark’s riverside area.
- 3.7 Through the health check of the centre the importance of addressing long-term vacancy and environmental improvements has been underlined. The commitment to identifying, planning and delivering schemes which will improve and enhance the

quality of the Town Centre's offer and environment would be provided as part of the revised policy. With the Buttermarket, Carter Gate and Appleton Gate being identified as priority areas. Key to this aspect of the policy will be the exploration of a Town Centre Strategy bringing together the various stakeholders involved in the management and operation of the centre.

- 3.8 The policy includes an amendment to recognise the critical role which the District Council can play, as landowner and working with partners (such as Newark Town Council) to provide strategic direction for the management of the centre in order to deliver objectives.
- 3.9 The preferred approach to amending the retail and Town Centre elements of NAP1 is set out below. Please refer to the Preferred Approach – Settlements & Sites consultation paper for the full policy text. Should you wish to comment on the amended NAP1, then this should also be done through the Settlements & Sites consultation paper.

Preferred Approach to the Amendment of the Main Town Centre and Retail Elements of NAP1 Newark Urban Area

NAP1

Newark Urban Area

D. Newark Town Centre

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

- Managing retail and other main Town Centre use development in line with Core Policy 8, Policy DM11 and NUA/TC/1;
- Seeking to address the shortage within the Town Centre of larger format units which meet the requirements of modern retail and office uses. Proposals to deliver such units through the amalgamation of existing units, where this requires planning permission, and/or new development will be supported subject to the level of impact on the historic environment;
- Promoting the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;

- Supporting the continuation of a viable Newark market, including by ensuring that where appropriate proposals for new retail development properly assess their impact on the market in line with Policy DM11;
- Promoting Newark Town Centre as a key tourism and leisure destination. Supporting opportunities to deliver cultural and tourism facilities, particularly those which exploit the Town's unique historic heritage, and to increase leisure and entertainment provision in and around the Town Centre. In particular the following will be supported:
 - An appropriate range of, complementary, uses which contribute towards the evening and night-time economy. This includes the expansion of restaurant and café uses around the Market Place, in line with Policy DM11;
 - Tourist accommodation; and
 - Appropriate new leisure and tourism development which takes advantage of Newark's riverside area.
- Supporting the delivery of improvement schemes which enhance the quality of the Town Centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of a Newark Town Centre Strategy will be explored. Priority locations for intervention include:
 - The Buttermarket; and
 - The Carter Gate and Appleton Gate areas.
- In addition to utilising the Development Management process the District Council will also work proactively to attract and deliver new investment and/or development to realise the above.

SoAP1 – Role and Setting of Southwell

- 3.10 Whilst the health check undertaken as part of the TC&RS showed vacancy levels to be significantly below the national average, it is still important that positive action is taken where vacancies do occur. As a result SoAP1 will be amended to promote the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses.
- 3.11 The TC&RS has identified that the centre could benefit from additional leisure provision, including more quality restaurants, cafes and drinking establishments in order to increase dwell times within the centre. Consequently SoAP1 has been

amended to support the delivery of additional leisure uses within the Town Centre, particularly those falling within the A3 'restaurant and café' and A4 'drinking establishments' use classes.

- 3.12 Through the in-centre and household surveys, carried out for the TC&RS, the need for increased and improved parking provision and the alleviation of traffic congestion has been identified. Importantly the centre-surveys confirmed that both of the Town Centre car parks were at almost full capacity on the day of the visits. Whilst congestion was noted around the Church Street and King Street junction. The study underlines the importance of effective parking and traffic management, particularly in light of the positive impact that visitors from outside the centre have on its overall economy. Accordingly the revised SoAP1 seeks to secure additional car parking capacity which is either able to directly serve the Town Centre, or alternatively relieve pressure on existing Town Centre parking facilities.
- 3.13 The policy also now includes an amendment to recognise the critical role which the District Council can play, in working with partners (including Southwell Town Council) to provide strategic direction to the management of the centre in order to deliver objectives.
- 3.14 The preferred approach to amending the retail and Town Centre elements of SoAP1 is set out below (changes in underlined text). Please refer to the Preferred Approach – Settlements & Sites consultation paper for the full policy text. Should you wish to comment on the amended SoAP1, then this should also be done through the Settlements & Sites consultation paper.

Preferred Approach to the Amendment of the Main Town Centre and Retail Elements of SoAP1 Role and Setting of Southwell

SoAP1

Role and Setting of Southwell

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

- ~~• Protect and enhance the retail offer of the town by designating a Town Centre boundary and primary shopping frontages and encourage retail and other Town Centre uses within it~~

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

- Managing retail and other main Town Centre use development in line with Core Policy 8, Policy DM11 and So/DC/1;
- Promoting the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;
- Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within the A3 'restaurant and café' and A4 'drinking establishments' use classes;
- Seeking to secure additional car parking capacity which is either able to directly serve the Town Centre or alternatively relieve pressure on existing Town Centre parking facilities; and
- The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.

ShAP2 – Role of Ollerton & Boughton

- 3.15 The findings of the TC&RS health check show the centre's comparison retail representation to be relatively weak and below national averages. The non-food goods offer is lacking and there are currently no clothing stores within the centre (other than the offer provided by Tesco). The centre was found to be dominated by a lower quality retail provision (including an e-cigarette shop, charity shops and two mobility scooter shops). Consequently ShAP2 has been amended to provide support for proposals that would promote a healthier balance convenience and comparison retail uses.
- 3.16 Linkages between the Tesco and Asda stores and the Town Centre have been identified as poor, despite only being located short distances away. Consequently to encourage the making of linked trips, and boost the health of the centre, ShAP2 is proposed for amendment. With the creation of improved linkages to the Town Centre being supported. In line with its amended site allocation policy the Masterplan for OB/Re/1 will be required to consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive /

Forest Road. The potential for the allocation to also form part of a comprehensive redevelopment of the wider area should also be explored, potentially incorporating the underused Forest Centre and land within the ownership of Ollerton Town Council.

- 3.17 Through the centre's health check a limited leisure service offer has been recorded. With half of the provision consisting of hot food take-aways, and there being only one café and no public house. The TC&RS therefore recommends that the opportunities to attract leisure operators should be explored, in order to help increase dwell times within the centre and strengthen its overall vitality and viability. It is therefore proposed that SoAP 2 be amended accordingly.
- 3.18 Vacancy levels within the Town Centre have been recorded as being high. At the time of survey there were nine vacant units, more than twice the number recorded in 2012 and the rate is higher than the national average. A significant concentration of vacancy was identified within the Forest Centre with the facility not currently functioning as a successful retail space. In order to address vacancy levels SoAP2 has been revised to promote positive action, through the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses.
- 3.19 The potential for improvements to the environmental quality of the centre has been pinpointed through the TC&RS Health Check. The amended SoAP 2 supports the bringing forward of improvement schemes which would enhance both the quality of the centre's offer and environment. Recognising the benefits that strategic stakeholder driven intervention could make in addressing some of the centre's weaknesses, and realising the opportunities present, the new policy supports the exploration of an updated Ollerton Town Centre Strategy. Reflecting this, the policy also now includes an amendment to recognise the critical role which the District Council can play, in working with partners (such as Ollerton Town Council) to provide strategic direction to the management of the centre in order to deliver objectives.
- 3.20 The preferred approach to amending the retail and Town Centre elements of SoAP1 is set out below (changes in underlined text). Please refer to the Preferred Approach – Settlements & Sites consultation paper for the full policy text. Should you wish to comment on the amended SoAP1, then this should also be done through the Settlements & Sites consultation paper.

Preferred Approach to the Amendment of the Main Town Centre and Retail Elements of ShAP2 Role of Ollerton & Boughton

ShAP2

Role of Ollerton & Boughton

<The following text to be inserted after traffic bullet points in ShAP2>

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

- ~~• Protecting and enhancing the retail offer of the town by designating a District Centre boundary and primary shopping frontages and encouraging retail and other Town Centre uses within it;~~
- ~~• Encouraging the re-use of vacant and underused shops and other buildings and the redevelopment of vacant sites for appropriate Town Centre uses, including community facilities;~~
- ~~• Encouraging high quality designed new buildings and streetscapes to enhance the Town Centre; and~~
- ~~• Securing improved public transport linkages between Ollerton Town Centre and the surrounding Sherwood Area.~~
- Managing retail and other main Town Centre use development in line with Core Policy 8, Policy DM11 and OB/DC/1;
- Seeking to improve comparison retail representation within the Town Centre, promoting a healthier balance between convenience and comparison retail uses. Proposals which would contribute towards achieving this balance will therefore be supported;
- Supporting the creation of improved linkages between the Tesco and Asda sites and the Town Centre. In line with its site allocation policy the Masterplan for OB/Re/1 should consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road. The potential for the allocation to form part of a comprehensive redevelopment of the wider area should be explored, incorporating the underused Forest Centre and other land within the ownership of Ollerton Town Council;
- Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within the A3 'restaurant and café' and A4 'drinking establishments' use classes;

- Promoting the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;
- Supporting the delivery of improvement schemes which enhance the quality of the Town Centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of an updated Ollerton Town Centre Strategy will be explored; and
- The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.

ShAP3 – Role of Edwinstowe

- 3.21 The introduction of a new high-level strategic policy recognising the implications of the proposed allocation of Thoresby Colliery for mixed use development (800 dwellings and 10 hectares of employment land) has been proposed. In terms of main Town Centre and retail issues this seeks to ensure that any new provision as part of the redevelopment does not act to undermine the vitality and viability of existing centres. Accordingly it seeks to restrict the scale and function of new development to that necessary to meet the day-to-day needs of the development.
- 3.22 The preferred approach to the retail and Town Centre elements of ShAP3 is set out below. Please refer to the Preferred Approach – Settlements & Sites consultation paper for the full policy text. Should you wish to comment on ShAP3, then this should also be done through the Settlements & Sites consultation paper.

Preferred Approach to the Main Town Centre and Retail Elements of ShAP3 role of Edwinstowe

ShAP3

Role of Edwinstowe

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

<The following text to be inserted after the Ollerton roundabout bullet point>

- Ensuring that the provision of new retail and other Main Town Centre uses included as part of the Thoresby Colliery development do not

undermine the vitality and viability of existing centres. The scale and function of any new retail development should therefore be restricted to that necessary to meet the day-to-day needs of the development.

4.0 Main Town Centre & Retail Allocations

- 4.1 In light of the findings of the findings of the TC&RS a number of amendments are proposed to existing main Town Centre and retail allocations. The preferred approach to doing so is set out below.

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

- 4.2 Reflecting the recommendations of the TC&RS for Ollerton (outlined in the content for ShAP 2 'Role of Ollerton & Boughton above) OB/Re/1 is proposed for amendment, in order to help deliver some of the strategic objectives for the centre. These amendments seek to improve the linkages between Tesco and the centre, to encourage the making of linked trips, address long-term vacancies within the underused Forest Centre and to bring additional retail and main Town Centre investment to the centre.

Preferred Approach to Amending OB/Re/1 'Ollerton & Boughton – Retail Allocation 1'

Policy OB/Re/1

Ollerton & Boughton – Retail Allocation 1

Land at Rufford Avenue has been allocated on the Policies Map for the development of retail and main Town Centre uses.

Development of this site will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses, ShAP 2 Role of Ollerton & Boughton and appropriate contributions to infrastructure provision in the Developer Contributions & Planning Obligations SPD. Development should be of a size-scale and format commensurate to the with the centre's retail definition as a District Centre status. In line with ShAP 2 a master planned approach for the site should be taken, considering how improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road can be contributed towards. The potential for the allocation to form part of a comprehensive redevelopment of the wider area should also be explored, incorporating the underused Forest Centre and other land within the ownership of Ollerton Town Council;

Question 7

Do you agree with the preferred approach to the amendment of OB/Re/1? If you consider an alternative approach to be more appropriate then please set this out.

NUA/MU/3 'Newark Urban Area – Mixed Use Site 3'

- 4.3 Addressing the preferred approach to meeting comparison retail requirements over the plan period (outlined earlier in this paper) the NSK allocation (NUA/MU/3) is proposed for amendment.

Preferred Approach to Amending NUA/MU/3 'Newark Urban Area – Mixed Use Site 3'

Newark Urban Area – Mixed Use Site 3

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

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, ~~and~~ Policy DM3 Developer Contributions & Planning Obligations and Policy DM11 Retail and Main Town Centre Uses, development on this site will be subject to the following:

- The preparation of a Master Plan setting out the broad location of new development on the site, an assessment of the impact of new development on ~~the~~ Newark Town Centre and the wider network of centres, phasing of new development within the site and associated transfer of existing NSK engineering plant to a new location in the Newark Urban Area. In preparing such phasing retail development will come forward in the latter part of the Plan Period (post-~~2019~~ 2031). Earlier delivery of retail will only be supported where *it has been* ~~the need for such retail has been adequately demonstrated in terms of that~~ the impact on the viability and vitality of ~~the~~ Newark Town Centre and the wider network of Centres is acceptable;
- In preparing any Master Plan particular care should be taken in determining the location of residential development, in particular consideration should be given as to whether additional land outside the allocation could be incorporated to better realise such proposals;

- Investigation and recording of the sites industrial heritage by the applicant as part of the development of a scheme with a view to incorporating, where practicable, any important features;
- The amount and type of employment provision will be determined as part of any Master Plan preparation ensuring that a flexible approach to such provision can be achieved in line with the site characteristics and wider regeneration aims.

Question 8

Do you agree with the preferred approach to the amendment of NUA/MU/3? If you consider an alternative approach to be more appropriate then please set this out.

Ra/MU/1 'Rainworth – Mixed Use Site 1'

- 4.4 As set out in the Preferred Approach – Settlements & Sites paper the mixed use allocation Ra/MU/1 is proposed for deallocation. Rainworth is proposed to be redefined as a 'Local Centre', and the TC&RS has forecast limited comparison and convenience capacity over the plan period which is able to be met through the extension of existing stores, reuse of existing buildings or infill development – subject to market demand. Accordingly the site is no longer required for retail development, though remains within the settlement boundary and so could be developed were the site to become available.

Should you wish to comment on the preferred approach to Ra/MU/1 this should be done through the Preferred Approach – Settlements and Sites consultation paper.

5.0 Main Town Centre & Retail Designations

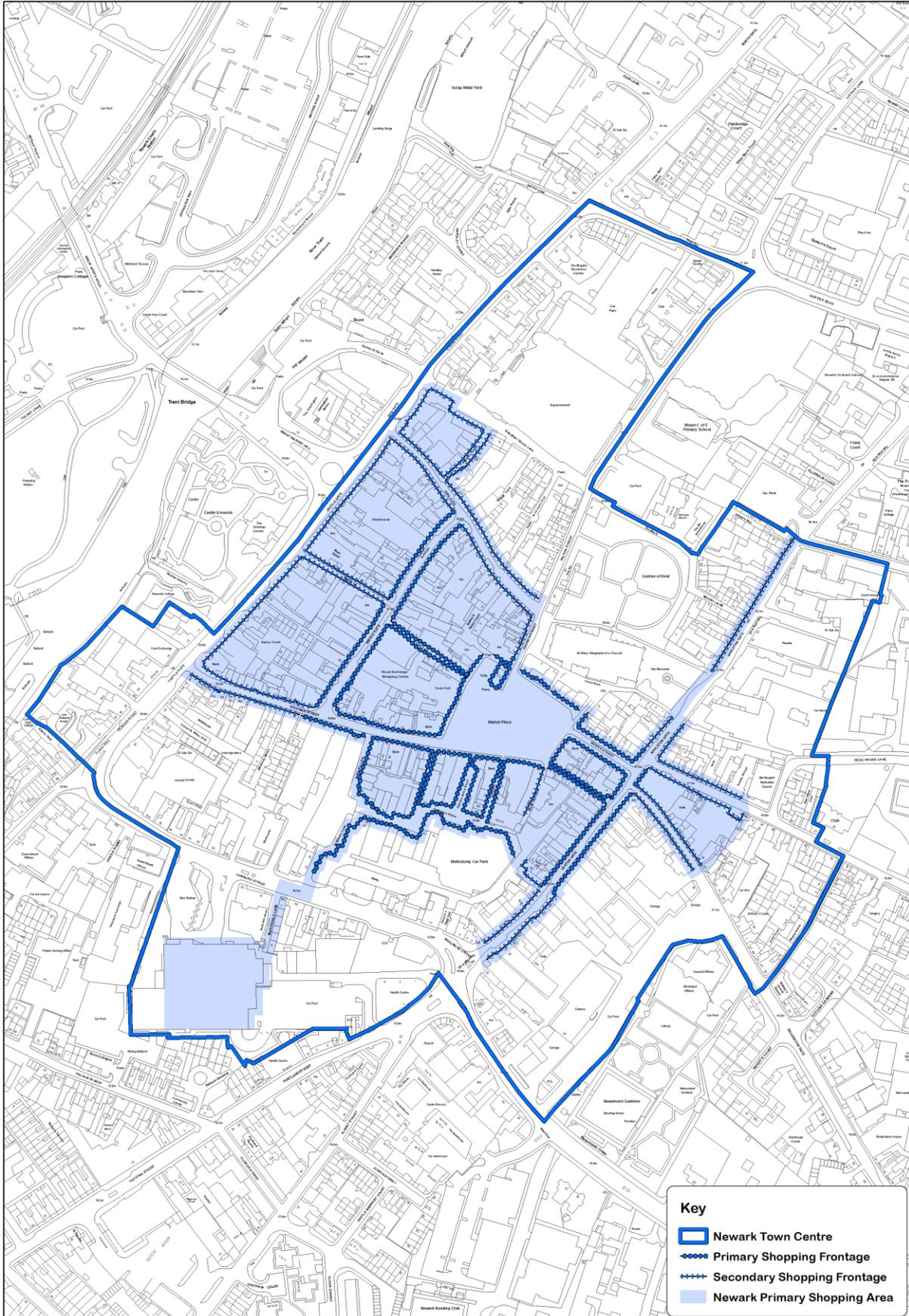
- 5.1 The extents of main Town Centre and retail designations, as presently defined on the Policies Map, have been reviewed as part of the TC&RS. The preferred approach to their amendment is set out below.

Newark Town Centre

- 5.2 The advice provided through the TC&RS is that the definition of the primary and secondary shopping frontages, extent of the Primary Shopping Area (PSA) and Town Centre boundary are reasonable and robust. The only change proposed is to extend the existing PSA to incorporate Morrisons to the north-east of the centre and Asda to the south-west. Both stores play key anchor roles to the Town Centre, provide car parking facilities and are well related to the existing PSA. They also help generate linked trips, footfall and expenditure to other Town Centre uses. Accordingly the

stores make significant and important contributions to the vitality and viability of the centre. The preferred approach is therefore to extend the PSA bringing the stores into the designation, as shown on the plan overleaf.

Newark Town Centre



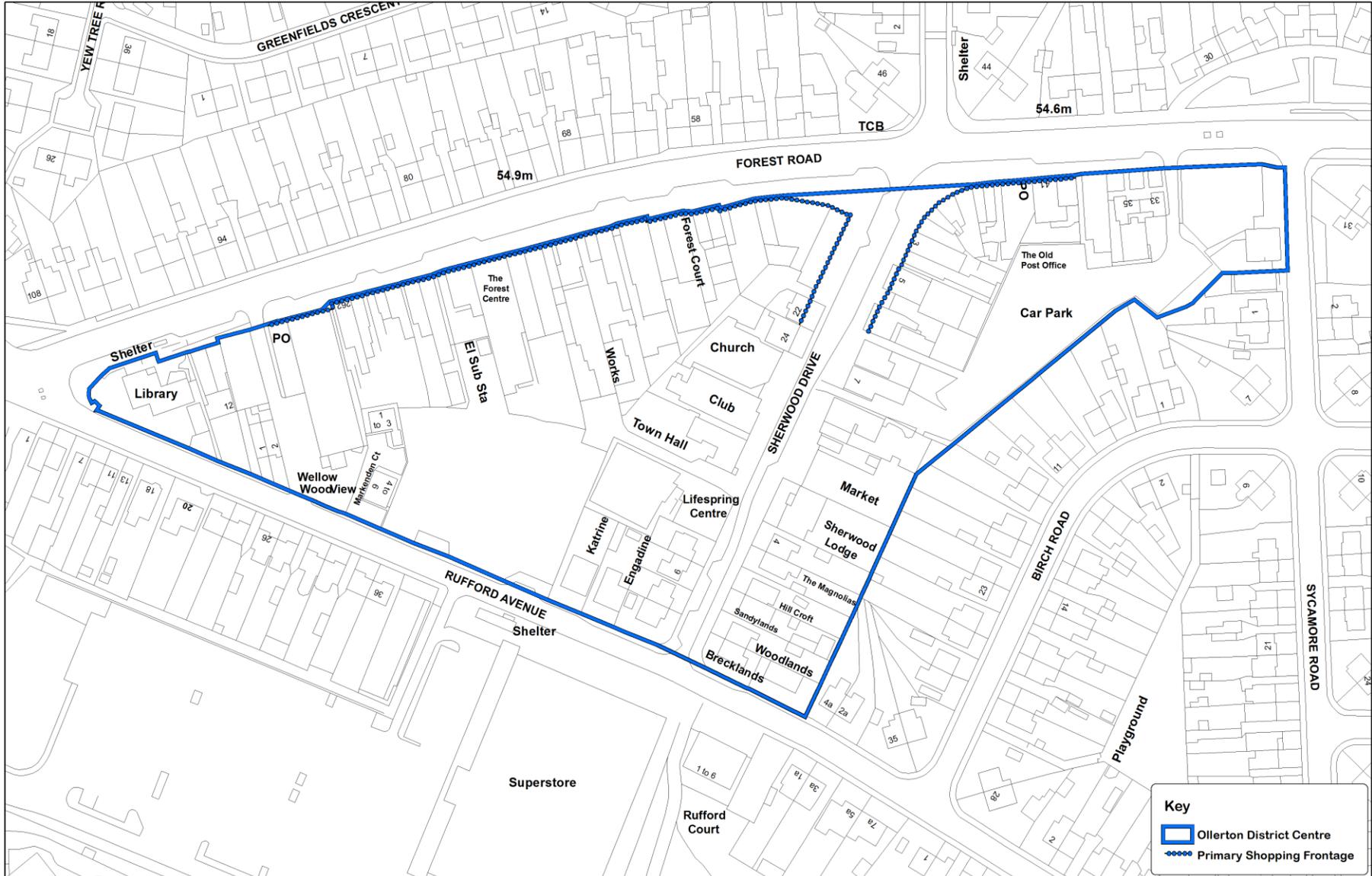
Question 9

Do you agree with the preferred approach to amending the main Town Centre and retail designations for Newark Town Centre? If you consider an alternative approach to be more appropriate then please set this out.

Ollerton Town Centre

- 5.3 The current extent of the Centre's boundary has been validated through the TC&RS. The primary shopping frontage is however proposed for extension along Forest Road to incorporate the Post Office and Boyes store, due to the positive impact they have on the Town Centre's overall vitality and viability – as shown on the plan overleaf.

Ollerton



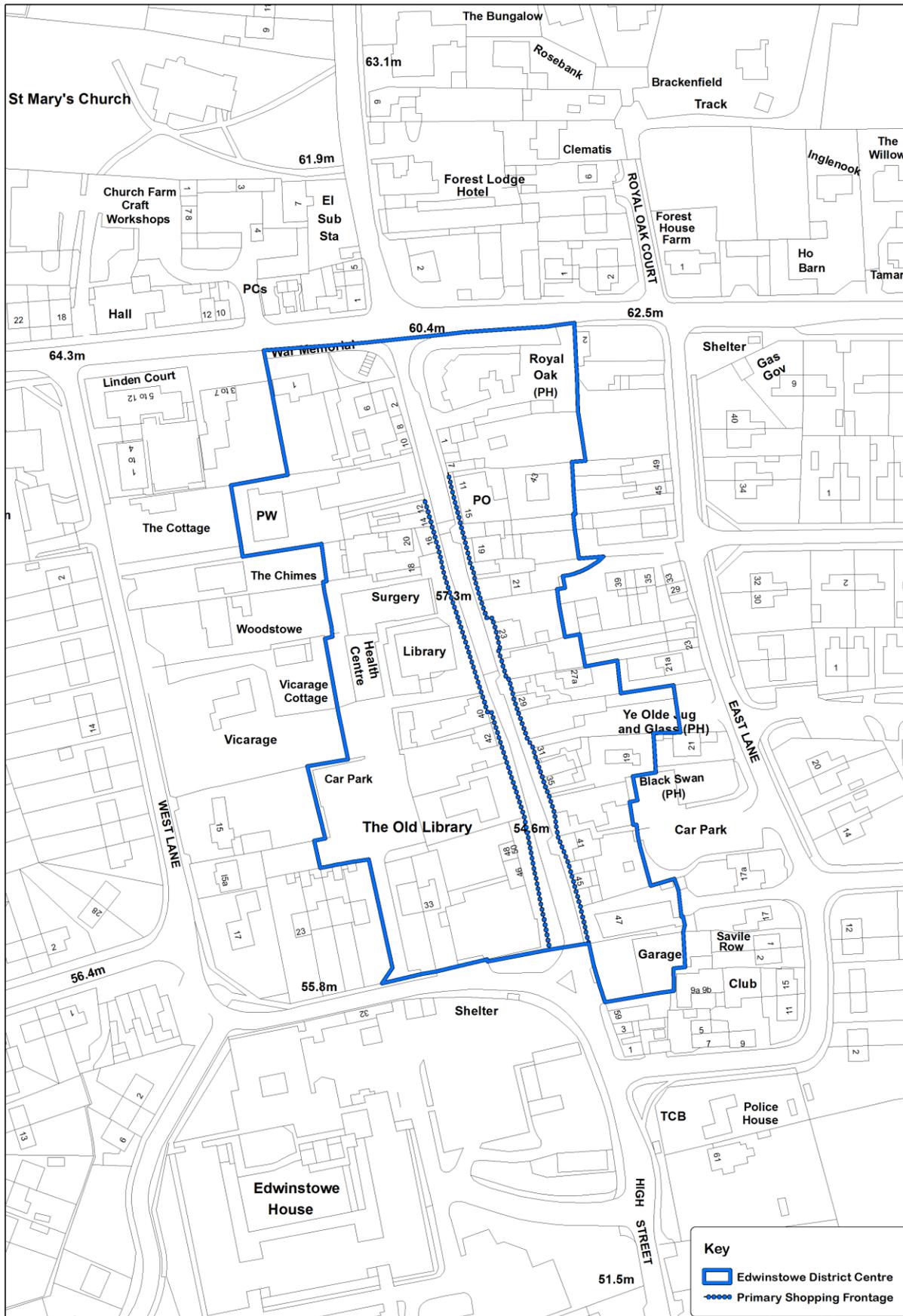
Question 10

Do you agree with the preferred approach to amending the main Town Centre and retail designations for Ollerton? If you consider an alternative approach to be more appropriate then please set this out.

Edwinstowe

- 5.4 Again the current extent of the Centre's boundary has been endorsed through the TC&RS. The primary shopping frontage is though proposed to be extended along the western side of the High Street to incorporate the main town centre uses present there, as shown on the plan overleaf.

Edwinstowe



Key

- Edwinstowe District Centre
- Primary Shopping Frontage

Question 11

Do you agree with the preferred approach to amending the main Town Centre and retail designations for Edwinstowe? If you consider an alternative approach to be more appropriate then please set this out.