



# PLAN REVIEW

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

ALLOCATIONS & DEVELOPMENT  
MANAGEMENT ISSUES PAPER

JULY 2019

## Plan Review - Allocations & Development Management Issues Paper

### 1.0 Introduction

- 1.1 The District Council has been reviewing the various elements of Newark & Sherwood's Development Plan over the past four years. The plan is now made up of the Amended Core Strategy (Adopted 7<sup>th</sup> March 2019), the Allocations & Development Management DPD (Adopted 2013) and 'made' Neighbourhood Plans' (currently including those for Farnsfield, Fernwood, Kings Clipstone, Southwell and Thurgarton).
- 1.2 Following the Adoption of the Amended Core Strategy DPD earlier this year, the remaining elements of the Plan Review, which are made up of the allocations and development management policies contained within the Allocations and Development Management DPD will now need to be progressed; along with a new strategy and allocations to meet future housing need for Gypsy & Travellers in the District. It should be noted that as part of updating the general housing and employment section of the DPD we are not intending to identify any other new allocations (see section 8).
- 1.3 It should also be noted that in July 2018 the Government published an updated National Planning Policy Framework (NPPF), which was subject to further clarifications and re-issued in February 2019. It is therefore necessary to ensure that all elements of the Development Plan continue to be in compliance with national policy.
- 1.4 The remainder of this paper provides a position statement on the Plan Review:

**Section 2** considers the new NPPF and the various issues of conformity with regard to the Adopted Amended Core Strategy and the Development Management Policies that are still being considered as part of the Plan Review.

**Section 3** follows on from this with consideration of how the Council will need to amend its Affordable Housing Policy to reflect the NPPF.

**Section 4** outlines the proposed approach to completing the review of Town Centres and Retail Policy

**Section 5** seeks input into the review of the existing open breaks around the Newark Urban Area

**Section 6** sets out the current activities underway to provide a complete approach to establishing and meeting future Gypsy & Traveller needs in accordance with the requirements of the Amended Core Strategy.

**Section 7** Details the work the Council is proposing to undertake to review its Green Space Strategy

**Section 8** refers to the Building for Life Standards and seeks views on its integration into the Plan

**Section 9** considers the responses to consultation which occurred on the Preferred Approach to settlements and sites and the current status of the allocations for housing and employment in the plan and potential opportunity sites in Newark Urban Area.

1.5 We would welcome your views on what we have set out and there are questions in each section. You can respond on line at <https://www.newark-sherwooddc.gov.uk/planreview/> or send a response via email to [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info) or via post to Newark & Sherwood District Council – Planning Policy Business Unit, Growth & Regeneration, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY. Consultation closes on the 19th August 2019.

1.6 Following on from this consultation the Council will prepare an Options Report for consultation in autumn 2019. It is anticipated that the Publication Draft DPD will be produced in early 2020.

## **2.0 Compliance with the NPPF**

### *Amended Core Strategy*

2.1 In July 2018, the Government published an updated NPPF and made further minor clarifications in February 2019. Under transitional arrangements the Amended Core Strategy was examined using the previous 2012 NPPF so although not legally required, the Council has taken the view that it would be prudent to understand where the policies of the Amended Core Strategy differ from new national policy. In broad terms, it was found that the policies of the Amended Core Strategy are in line with the provisions of the NPPF (2019). Only one area has changed to the extent that the Council will need to address this through the Plan Review. Affordable Housing requirements and contribution thresholds have changed in the updated NPPF and section 3 of this report sets out a proposed approach to addressing this.

2.2 In two areas the Amended Core Strategy is more detailed than the NPPF requires. The previous NPPF (2012) mentions tourism in connection with town centre and rural economy uses, whereas the NPPF (2019) includes the sector within general business policies. Core Policy 7 addresses tourism in greater detail than is required by the updated NPPF. The Council judges that this is not necessarily out of line with

policy, especially considering the important contribution tourism makes to the economy of the District.

- 2.3 Town Centre policy is slightly adjusted, with the new NPPF (2019) omitting a reference to secondary retail frontages. These are included within Core Policy 8 and the Council considers that it is not ruled out by the new national policy. Particularly given the second tier is only found within Newark Town Centre and is an appropriate response to the Council’s desire to promote a mix of uses in town centre.

*Allocations & Development Management Policies*

- 2.4 The Allocations & Development Management DPD (A & DM DPD) has been reviewed to check for compliance with the revised National Planning Policy Framework (NPPF) published in 2019. It was considered that the allocations in this document were broadly compliant, although amendments may be necessary to take account of new information, changed circumstances or in response to amendments to the Core Strategy which is discussed in section 8.

- 2.5 In some cases development management policies, while not containing material that is non-compliant, could be amended through the addition of material in response to policy changes introduced by the updated NPPF. The table below sets out a summary of the position:

<b>Policy</b>	<b>Compliant</b>	<b>Comments</b>
DM1 – Development in Settlements Central to delivering the Spatial Strategy	Yes	
DM2 –Development on Allocated Sites	Yes	Account should be taken of new national policy and guidance on viability assessment and developer contributions.
DM3 – Developer Contributions and Planning Obligations	Yes	Account should be taken of new national policy on viability assessment and developer contributions.
DM4 – Renewable Energy and Low Carbon Energy Generation	Yes	Account should be taken of new national policy on wind energy.
DM5 – Design	Yes	Account should be taken of new national policy on design and the effective use of land. Please see section 8.
DM6 – Householder Development	Yes	Account should be taken of new national policy on design and the effective use of land.
DM7 – Biodiversity and Green Infrastructure	Yes	Account should be taken of new national policy on biodiversity and habitats.
DM8 – Development in the Open Countryside	Yes	Account should be taken of new national policy on development in the open countryside.
DM9 – Protecting and Enhancing the Historic Environment	Yes	Account should be taken of new national policy on nationally important but non-scheduled assets of archaeological interest.

DM10 – Pollution and Hazardous Materials	Yes	
DM11 – Retail and Town Centre uses	Yes	See paragraph 2.3 regarding secondary shopping frontages.
DM12 – Presumption in favour of sustainable development	Yes	

**Question 1: Do you agree with the Council’s assessment of compliance with the 2019 NPPF? Do you believe that there any other matters that need to be addressed?**

### **Section 3 Affordable Housing Policy**

3.1 As set out in section 2 the NPPF now includes a number of different provisions regarding Affordable Housing policy which were not previously included in national policy. The main differences between the two approaches are:

- that previously Affordable Housing could not be secured on sites of 10 or less (i.e. 11 or more) and now they can be secured on sites of 10 or more.
- that alongside the dwelling number trigger a combined gross floor space of more than 1000sqm was also included however now this has been replaced with a 0.5 hectares trigger.
- that at least 10% of new dwellings to be available for affordable home ownership (with a range of exemptions to this)
- that ‘entry-level exceptions sites’ should be supported by Local Planning Authorities.

3.2 Previous national policy has informed the production of the Amended Core Strategy Core Policy 1. It states that “All housing proposals of 11 units or more or those that have a combined gross floor space of more than 1000sqm”. So whilst the District Council can still ask for 30% affordable housing on sites of 11 or more, much of the other detail is now different. It is proposed that in order to address these policy changes that a new affordable housing policy is developed as part of the next stage of the Plan Review.

3.3 The Council has for a number of years successfully promoted ‘Rural Affordable Expectations Sites’ which support small scale affordable housing developments in villages for those wishing to live in their local community but where they cannot access affordable housing. These are an exception to normal policy and can be cross subsidised by limited development of market housing. The new category of ‘entry-level exceptions sites’ is included in the NPPF which is similar to ‘rural affordable expectations sites’ but is restricted to providing affordable housing suitable for first time buyers (or those looking to rent their first home). Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement nor be in the Green Belt. They should be located adjacent to existing settlements. It is proposed that in order to address these policy changes that an

approach to entry-level exceptions sites is developed for inclusion in the new affordable housing policy as part of the next stage of the Plan Review.

***Question 2: Do you agree that the Council should update Affordable Housing policy to reflect latest government policy as set out in the NPPF?***

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

- 4.1 The Amended Core Strategy provides new town centre/retail content within Core Policy 8 ‘Retail and Town Centres’. This includes policy support for increased convenience retail development at Land South of Newark, forecast retail floorspace requirements and new local impact test thresholds. In addition a range of ‘centre-specific actions have been identified in NAP1 ‘Newark Urban Area’.
- 4.2 This now leaves Policy DM11 within the Allocations & Development Management DPD as the last element of local town centre / retail policy needing to be reviewed. The last public consultation on amendments to the policy was carried out as part of the ‘Preferred Approach Town Centre & Retail Paper’ in January 2017. Broadly the proposed amendments were intended to bring the way the policy operates fully into line with national policy and new content within the Amended Core Strategy, as well as responding to the findings of the Town Centre & Retail Study (December 2016).
- 4.3 The consultation generated a limited response, with most of the comments being provided by interested parties – either seeking higher floorspace requirements, pursuing the allocation of their land for retail purposes or by those with pending planning applications objecting to the introduction of local impact thresholds – matters relevant to Core Policy 8 rather than DM11. The responses are outlined in greater detail within the consultation responses document available [here](#).

#### **Areas for Review**

- 4.4 The next stage of the Plan Review will pick matters up from the Preferred Approach Town Centre and Retail consultation, addressing the limited actions identified through the consultation responses document. In addition since January 2017 the challenges which Town Centres face in order to remain healthy and vital have increased. This is reflected locally in the recent closure of the Marks and Spencer store in Newark Town Centre, and the approval of two significant out-of-town designer outlet retail schemes in neighbouring South Kesteven District.
- 4.5 Newark Town Centre as the District’s largest Centre is most at threat from these wider market trends, as well as the competition from out-of-town/out-of-centre retailing and higher order Centres elsewhere. The historic nature of Newark Town Centre, whilst offering an exceptional setting, can also act as a constraint to modern retailer formats and requirements. With retailers closely scrutinising the

performance of their stores and seeking to rationalise property portfolios there is the possibility that further high profile closures may occur. Accordingly it is important that an appropriate and realistic strategy is developed to support the continued health and vitality of the centre, and the Council is committed to delivering this alongside partners.

- 4.6 In order for this strategy to be successful the Development Plan, where appropriate, needs to be able to support its delivery. In this respect some of the new content in the Amended Core Strategy will be helpful, particularly the centre-specific actions set out in NAP1, but it is also crucial that Policy DM11 and town centre designations on the Policies Map do not present obstacles to supporting positive change. The Primary and Secondary Shopping Frontages seek to maintain retail as the dominant use within key areas of the centre, and so have the potential to create such an obstacle. The approach towards the management of the frontages in Newark, Ollerton and Southwell Town Centres and their extents will therefore be subject to detailed review as part of the production of the Amended Allocations & Development Management DPD.

***Question 3: Do you agree that the approach to the management and extent of the primary and secondary retail frontages should be subject to review?***

- 4.7 Presently Policy DM11 includes the requirement that leisure development outside of centres exceeding 2,500 sqm demonstrate their acceptability in terms of the impact on relevant centres. However it is likely that the leisure function of Centre's will need to increase – in response to decreasing retail presence – in order for them to remain healthy. Accordingly local policy will need to be compatible with this aim, and it is considered appropriate to explore whether lowering the impact test threshold could help encourage the growth of, and protect existing/planned leisure provision within Centre's.
- 4.8 The final area for review will consider whether the proposed exclusion of small-scale retail development in rural communities from application of the sequential and impact tests should cross reference the adopted local impact thresholds in CP8.

***Question 4: Do you agree that the leisure impact test threshold and the proposed exclusion of small-scale retail development from the sequential and impact tests should be subject to review?***

***Are there any other areas of local town centre / retail policy which need to be reviewed so that the District's various Centres remain vital and viable moving forwards?***

### NSK Allocation (NUA/MU/3)

- 4.9 Currently the NSK allocation (NUA/MU/3) allows for provision of around 4,000 sqm (net) comparison retail floorspace as part of its mix of uses. However as outlined in the housing section of this paper it is proposed that the site be re-designated as an 'opportunity site'- as there is no current fixed timeframe for transfer of the existing engineering plant to a new site within the Newark Urban Area.
- 4.10 This re-designation would not present an issue in comparison retail planning terms – the floorspace requirements in Core Policy 8 have not factored the redevelopment of the site into their calculation. Furthermore the capacity required to support additional comparison retail provision of any significant scale is only forecast to be present towards the end of the plan period (towards 2031). New requirements within the NPPF only require the allocation of a range of suitable sites to meet the scale and type of town centre development likely to be needed, looking ten years ahead. Consequently inclusion of land at NSK would not be necessary to demonstrate this minimum test as passed. If you have any comments on the re-designation of the NSK site allocation, then please make these in response to Question 13.

### **Section 5 - Open Breaks**

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

***Question 5: Do you agree that the Open Break designations should be subject to detailed review? If so what issues do you consider this review should take account of?***

## **Section 6 - Gypsy & Traveller Policy**

- 6.1 Prior to the uncoupling of the Plan Review the last combined consultation on gypsy and traveller matters was undertaken as part of the Preferred Approach Settlements and Sites paper. This sought input on the preferred approach to future pitch requirements, based on an in-house Gypsy and Traveller Accommodation Assessment (GTAA), and the proposed re-allocation of Land South of Quibell's Lane, Newark (NUA/Ho/2) from housing to gypsy and traveller use. The intention was that the site would accommodate a sufficient level of provision to meet the residual pitch requirements from the GTAA (40 at the time of consultation).
- 6.2 Through the consultation a substantial level of response (252 sets of comments) on the proposed re-allocation was generated – predominantly objections for varying reasons. Following further detailed investigations it was concluded that the site would remain deliverable for housing. The inability to identify a site, or sites, sufficient to meet the District's residual gypsy and traveller requirements was therefore a significant factor in the need to uncouple the Plan Review.
- 6.3 Consequently the Amended Core Strategy was advanced ahead of the Allocations & Development Management DPD, with Core Policy 4 containing future pitch requirements and Core Policy 5 setting out a revised approach to considering site allocations and applications. It was proposed that allocation to meet the requirements would occur through the subsequent review of the Allocations & Development Management DPD. This therefore formed the approach subject to representation within the Publication Amended Core Strategy in July – September 2017. No significant objections were received during the formal Representation period, and the Plan was submitted to the Secretary of State at the end of September 2017. Following this a late and detailed objection was received, focussed around the proposed pitch requirements and GTAA – which the Inspector appointed to examine the Plan ultimately allowed.
- 6.4 Following the examination hearings the Inspector concluded that the GTAA was very likely to have underestimated need, and so the pitch requirements within Core Policy 4 were insufficient. Consequently to make the Plan sound, modifications were made to Core Policy 4, requiring that the GTAA be reviewed and site allocations made through the Amended Allocations & Development Management DPD. Alongside this consequential modifications were also made to Core Policy 5, to assist in the determination of applications whilst the new GTAA was prepared. The modified policies now form part of the adopted Amended Core Strategy.

### New GTAA

- 6.5 The Council has appointed the independent social research consultancy, Opinion Research Services, to undertake a new GTAA – and significant engagement with the gypsy and traveller community has occurred. The Council is confident that the issues with the previous GTAA will be overcome and that the outcome of the new GTAA will support the calculation of robust pitch requirements. Despite the progress made this consultation paper has come too soon for proposed pitch requirements to be included and consulted upon, and so this will occur as part of the next stage of consultation.

### Site Allocation

- 6.6 In order that future pitch requirements can be met there will be the need for site allocation to occur through the Amended Allocations & Development Management DPD. Core Policy 4 provides a spatial framework for doing so, detailing that future pitch provision will be located in line with the Spatial Strategy (Spatial Policies 1 and 2), with the focus of efforts being to secure additional provision in and around the Newark Urban Area. Key to shaping the approach to site identification will therefore be the future of Tolney Lane, which represents the main gypsy and traveller community in Newark.
- 6.7 The location of Tolney Lane results in the site being subject to varying degrees of flood risk – with some areas falling within the functional floodplain. In addition part of the single point of access/egress onto Great North Road is also located in Flood Zone 3. Once climate change is factored in, then the level of flood risk to the area unsurprisingly increases. To assist with the site allocations process a study has been undertaken, which aims to help understand the technical feasibility of removing the area from flood risk entirely or introducing measures to mitigate the extent of current risk. This involved assessing:
- Creation of flood resilient access/egress onto Great North Road (either permanently through raising Tolney Lane or temporarily through the use of bailey bridges);
  - Provision of an alternative emergency exit onto the A46 (integrating defence measures for low lying areas of the site);
  - Defence of low lying areas through a hard barrier rather than raised road;
  - Raising of lower lying land in conjunction with emergency access onto the A46;
  - Total defence of Tolney Lane; and
  - General flood resilience measures (including floating accommodation units).

- 6.8 Ultimately only the creation of permanent flood resilient access/egress to Great North Road, the creation of an emergency access onto the A46 and the total defence of Tolney Lane were taken forward to have their effectiveness and wider flood risk implications modelled in detail. The Bailey Bridge option was discounted, given the length of road needing to be covered and the feasibility around installation. However all three of the modelled options were concluded to be technically feasible and effective in achieving their objectives.
- 6.9 Notwithstanding this in order to be acceptable an intervention to alleviate or mitigate flood risk in one location should not increase risk elsewhere. In this respect the raising of Tolney Lane and emergency access onto the A46 would require mitigation measures to be integrated, whilst the total defence of Tolney Lane creates an increased risk across a wide area. Importantly the study highlights that this increased risk is likely to prove unacceptable and extremely difficult to mitigate. Cost estimates for the three options were also generated (excluding land acquisition), having allowed for contingencies these range from £1.7m for the A46 emergency access to £3.15m for the total defence scheme.
- 6.10 The total defence of the site is costly and unlikely to be acceptable in terms of the increased risk created elsewhere, and the two access based options would not reduce flood risk to the extent which would make further expansion justifiable. Accordingly the work confirms the unsuitability of the area as a location for future additional provision. It will therefore be necessary to identify, and deliver, land elsewhere to allow for future gypsy and traveller accommodation needs to be met.

#### Tolney Lane Policy Area

- 6.11 Given the unsuitability of Tolney Lane as a location for additional gypsy and traveller provision a potential option the Council is giving consideration to is the designation of a 'Tolney Lane Policy Area'. This would define a boundary around the existing site and clearly outline what forms of development will be acceptable moving forwards, as well as providing support for the future delivery of flood alleviation schemes.

***Question 6: Do you agree that the designation of a 'Tolney Lane Policy Area' should be explored? If so what issues do you feel this should address?***

#### Call for Sites

- 6.12 Given the need for site allocation to occur it is important that we have a good understanding of the potential land which may be available to assist with this. We are therefore carrying out a 'call for sites' as part of this consultation, whereby land can be submitted for consideration for use in the future as a site for gypsy and traveller accommodation. If you have previously submitted a site then it is not

necessary to do so again. The Council would also discourage the submission of land which has been the subject of a recent dismissal at appeal.

#### **Call for Sites – Site Submissions**

If you wish to submit land for consideration as a site for gypsy and traveller accommodation then please complete and return a site submission form or provide details (including a site location plan) via email to [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info), or in writing to Planning Policy, Newark & Sherwood District Council, Castle House, Great North Road, Newark, Notts, NG24 1BY.

Copies of the submission form can be downloaded at:

[https://newark-sherwooddc.inconsult.uk/gf2.ti/f/1042690/52730181.1/WIZ/-/Call for GT Sites Web Site Submission Form 2019.doc](https://newark-sherwooddc.inconsult.uk/gf2.ti/f/1042690/52730181.1/WIZ/-/Call%20for%20GT%20Sites%20Web%20Site%20Submission%20Form%202019.doc)

#### Next Steps

- 6.13 All site submissions received through the call for sites will be assessed and conclusions drawn over their suitability. Once the pitch requirements emerging through the new GTAA are understood then the extent of necessary site allocation will become clearer, and the Council's preferred approach to meeting need can start to be formed. It is intended that the next stage of consultation on the Amended Allocations & Development Management DPD will set out the preferred approach to both pitch requirements and site allocation.

***Question 7: Are there any issues relating to planning to meet gypsy and traveller needs beyond those already covered by Core Policies 4 and 5, the calculation of future pitch requirements and the making of site allocation(s) which you feel the Amended Allocations & Development Management DPD needs to address?***

#### Section 7 - Open Space

- 7.1 The District has a rich variety of green infrastructure, country parks, woodland, heathland, nature reserves, recreation grounds, parks, public open space, footpaths and bridal ways. Whilst the District Council does own and manage two country parks, a small number of nature reserves and open space within Council Housing estates, most open space is owned and maintained by Parish and Town Councils, sports clubs and charities. In order to manage our open space and promote open space and recreation across the District the Council has a Green Space Strategy. This is currently being updated.

7.2 The new Strategy will set out the overall aims for all open space in the District and provide an understanding of what new open space is required. This work commenced with a survey of Town & Parish Councils to understand the current status of open space in each community. This work will inform the production of an audit of the Districts' open space and the production of updated open space standards which will be used to help inform the type of open space provided as part of new development.

***Question 8: What do you believe the priorities for new Open Space should be in the District?***

7.3 All open space in Newark & Sherwood is protected by planning policy Spatial Policy 8, however national planning policy allows for a Local Green Space (LGS) Designation to be made through Local and Neighbourhood Plans. This offers a level of protection the space equivalent to the Green Belt. In Newark & Sherwood we have left this process to Parish Council's to undertake as part of Neighbourhood Plan production.

***Question 9: Do you agree with this approach to the designation of Local Green Space?***

**Section 8 – Building for Life**

8.1 Building for Life 12 (BfL12) is a government-endorsed industry standard for well-designed homes and neighbourhoods, produced by the Design Council. Urban design is concerned with the spaces between and around buildings, which can sometimes be overlooked by focusing on the building and its interior, but which are vital to the quality of a place, its attractiveness, functionality and feelings of safety. The standard consists of 12 urban design criteria, and development which achieves at least 9 is eligible for the Built for Life™ quality mark. They have been designed to be used as a positive way of structuring discussions about a proposed development between local communities, the Local Authority and developers, and operate on a simple 'traffic light' system of assessment.

8.2 The criteria address the integration of a development into its neighbourhood ('connections', 'facilities and services', public transport and meeting local housing requirements), the creation of place (character, working with the site and its context, creating well defined streets and places and being easy for people to find their way around) and the street and home environment (creating 'streets for all', car parking, public and private spaces and external storage and amenity space). Given the standard focuses on matters of urban design, rather than seeking specific standards of building design/performance, there are unlikely to be additional viability implications from its application. On this basis there would appear to be merit in exploring use of the standard within Policy DM5 'Design'.

***Question 10: Do you agree that consideration should be given to amending Policy DM5 'Design' to include assessment of proposals against the Building for Life 12 standard?***

## **Section 9 - Housing & Employment Allocations**

9.1 This section considers the responses to consultation which occurred on the Preferred Approach to settlements and sites and the current status of the allocations for housing and employment in the plan and potential opportunity sites in Newark Urban Area. A map for each of the settlements has been provided displaying the status of each site and any proposed changes made in this paper. A more detailed analysis of the comments received is available [here](#). In the text for each settlement a number of sites have been put forward by promoters. These sites are assessed in the District Council's Strategic Housing and Employment Land Availability Assessment (SHELAA). The SHELAA is currently undergoing a sites and data refresh to ensure it is up to date. It should be noted that even with the proposed amendments to reflect changes in circumstance to the allocation policies, sufficient capacity exists to more than meet the minimum requirements for both housing and employment in line with the Adopted Amended Core Strategy DPD. At this juncture we are not intending to identify any new allocations other than for Gypsy and Traveller provision. Any new sites which are submitted will be assessed through the SHELAA process and may be considered for future Plan Review purposes.

### **Newark Area**

#### *Newark Area Employment Allocations*

9.2 Comments submitted in response to the consultation on the Preferred Approach – Settlements and Sites document include a proposal that a new site be allocated adjacent to the Newlinc site, although an objection to this was also received. This site is assessed in the District Council's Strategic Housing and Employment Land Availability Assessment. Other comments were submitted in both support and opposition of the sites with particular reference being made to traffic issues and the need to ensure an appropriate approach to the town. One respondent commented that there should be more openness to non B Class uses at Fernwood Business Park, and one objected to the continued allocation of NUA/E/4.

9.3 The Amended Core Strategy contains a requirement for provision of 51.9 hectares of land for employment. Two strategic employment allocations were made as part of the strategic sites and a further seven employment/mixed use allocations were identified at the allocations stage. The current status of these allocations is set out in the table below:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
NUA/E/2 (12.24 ha)	Land west of the A1 on Stephenson Way, Newark	Hatchery and storage facilities completed. 8.19 ha allocated.
NUA/E/3	Land off Telford	Part complete. 1.03 ha allocated

(1.4 ha)	Drive, Newark	
NUA/E/4 (2.07 ha)	Land at the former NCC Highways Depot, Great North Road, Newark	Allocated for 2.07 ha
NUA/MU/1 (10.88ha)	Land North of the A17, Newark	Wirtgen HQ Completed. 5.93 ha allocated
NUA/MU/2 (4.65ha)	Land at Brownhills Motor Homes, Newark	De-allocate: The site is within the Newark Urban Area and diversification of this site could happen without an allocation.
NUA/MU/3	Land at NSK factory, Newark	Re-designate to Opportunity Site as no current fixed timeframe for transfer of existing NSK engineering plant to new site within Newark Urban Area.
Co/MU/1 (0.75 ha)	Land between Swinderby Road and Station Road, Collingham	Outline Consent granted for 0.75 ha as part of the overall development.

9.4 The updated position for employment provision in the Newark Area is therefore as follows:

	Hectares
Requirement	51.90
Land which has been developed since 2013	15.40
Land which has Planning Permission (as at 31 March 2019) – including Land South of Newark	56.98
Land allocated on NAP2C Land around Fernwood	15.00
Land which continues to be suitable for allocation	17.22
<b>Total Provision</b>	<b>104.60</b>

#### *Newark Urban Area Housing Allocations*

9.5 Consultation responses on the approach to housing sites within the Newark Urban Area were limited and generally positive with the exception of the proposals to re-allocate NUA/Ho/2 to provide Gypsy and Traveller provision. A total of 252 responses were received to consultation on proposed changes to NUA/Ho/2, almost all opposed to the preferred approach. Further detail on this matter is set out in Section 6. One respondent felt it was inappropriate to de-allocate sites in this higher order settlement when sites in lower tier settlements are still being taken forward. However, as we cannot be certain these sites are available at this point it is not considered appropriate to continue to promote them as allocations.

9.6 In Newark Urban Area the housing requirement is 5284 dwellings. Considering houses built since 2013 and sites which have planning permission and are likely to be delivered during the Plan period, this means that a residual minimum requirement of

1243 dwellings is required (as at 31 March 2019). This includes permissions on two of the strategic sites at Land South of Newark and part of Land around Fernwood. In total as part of the allocations process 11 sites were allocated for housing development in and around the Urban Area. The current status of the allocations is as follows:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
NUA/Ho/1 (20 dwellings)	Alexander Avenue/Stephen Road, Newark	De-allocate - no recent contact with owners. Site is within NUA Urban Boundary and could be developed if the site becomes available.
NUA/Ho/2 (86 dwellings)	Land South of Quibells Lane, Newark	Previously proposed for Gypsy and Traveller use but now proposed to return to a residential allocation; site area reduced and number to be determined. A figure of 30 dwellings has been assumed for calculation purposes.
NUA/Ho/3 (24 dwellings)	Land on Lincoln Road, Newark	Allocated for 24 dwellings.
NUA/Ho/4 (230 dwellings)	Yorke Drive Policy Area, Newark	Allocated for 230 dwellings (Outline consent for 190 net increase approved after monitoring period)
NUA/Ho/5 (200 dwellings)	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road, Newark	Re-designate as opportunity site as no recent contact with owners. See section on Opportunity sites below.
NUA/Ho/6 (10 dwellings)	Land between 55 and 65 Millgate, Newark	Allocated for 10 dwellings.
NUA/Ho/8 (66 dwellings)	Land on Bowbridge Road, Newark	Allocated for 66 dwellings. To be increased to 86 due to care home permission lapsing.
NUA/Ho/9 (150 dwellings)	Land on Bowbridge Road(Newark Storage), Newark	Allocated for 150 dwellings.
NUA/Ho/10 (120 dwellings)	Land North of Lowfield Lane, Balderton	Allocated for 120. This site, along with additional land, has been acquired by the District Council for development. Allocate for 170.
NUA/MU/3 (150 dwellings)	NSK factory, Northern Road, Newark	Re-designate to Opportunity Site (150 dwellings) as no current fixed timeframe for transfer of existing NSK engineering plant to new site within Newark Urban Area.
NUA/MU/4 (115 dwellings)	Land at Bowbridge Road, Newark	60 self-contained Extra Care Units complete. 55 Dwellings allocated

9.7 Therefore of the 11 allocations 8 continue to be suitable in one form or another and the table below shows the impact of this assessment on the housing supply:

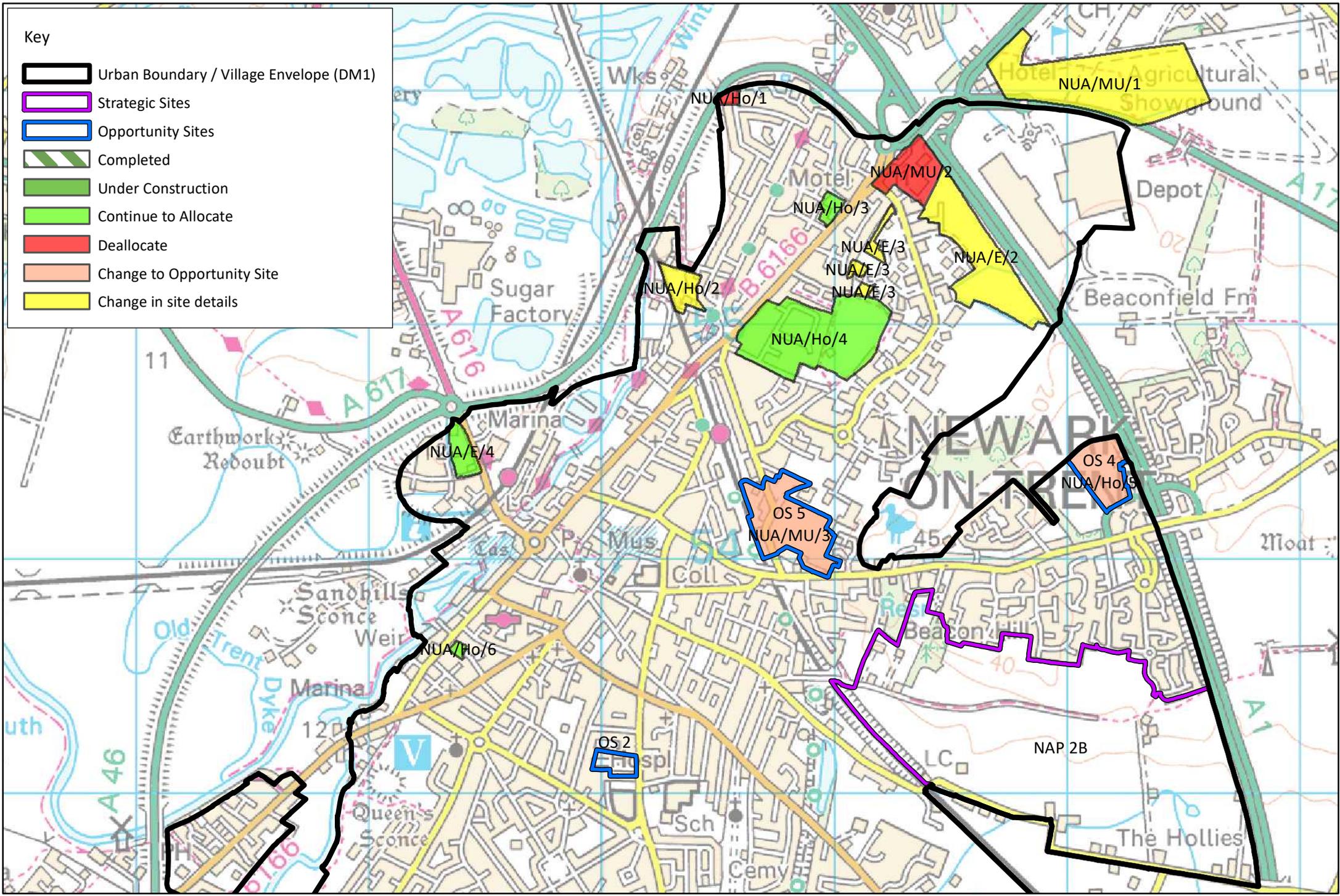
	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2019)	n/a	1243
Allocations which continue to be suitable	8	715
Residual Strategic Site Allocations (NAP2B&C) anticipated during the Plan Period	2	1540
<b>Total Provision</b>	<b>n/a</b>	<b>2255</b>

9.8 The Table above clearly demonstrates that the residual minimum requirement of 1243 dwellings can be met and that flexibility exists if delivery of sites does not occur at anticipated rates.

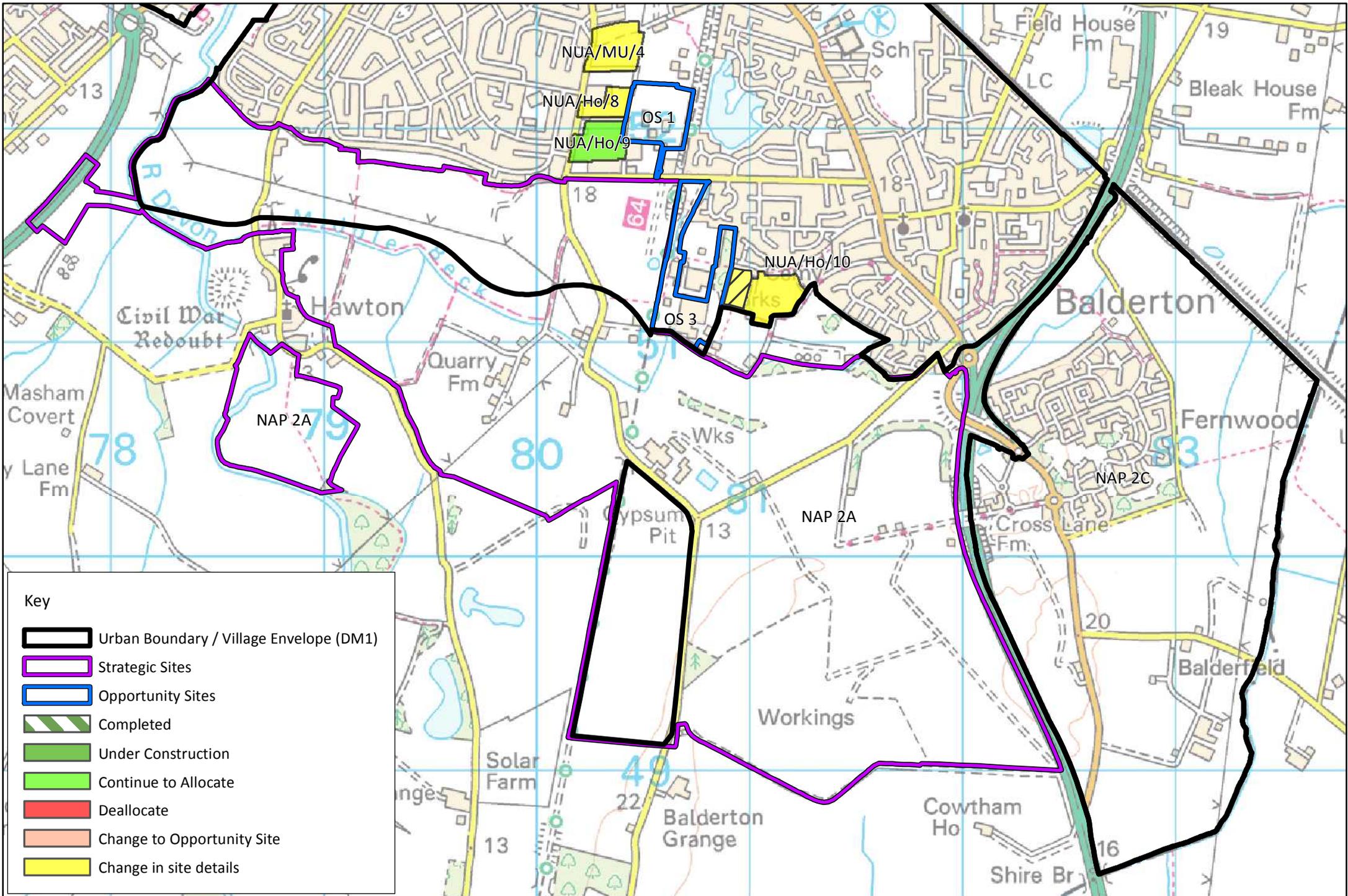
# Newark North Allocations

## Key

-  Urban Boundary / Village Envelope (DM1)
-  Strategic Sites
-  Opportunity Sites
-  Completed
-  Under Construction
-  Continue to Allocate
-  Deallocate
-  Change to Opportunity Site
-  Change in site details



# Newark South Allocations



### *Collingham*

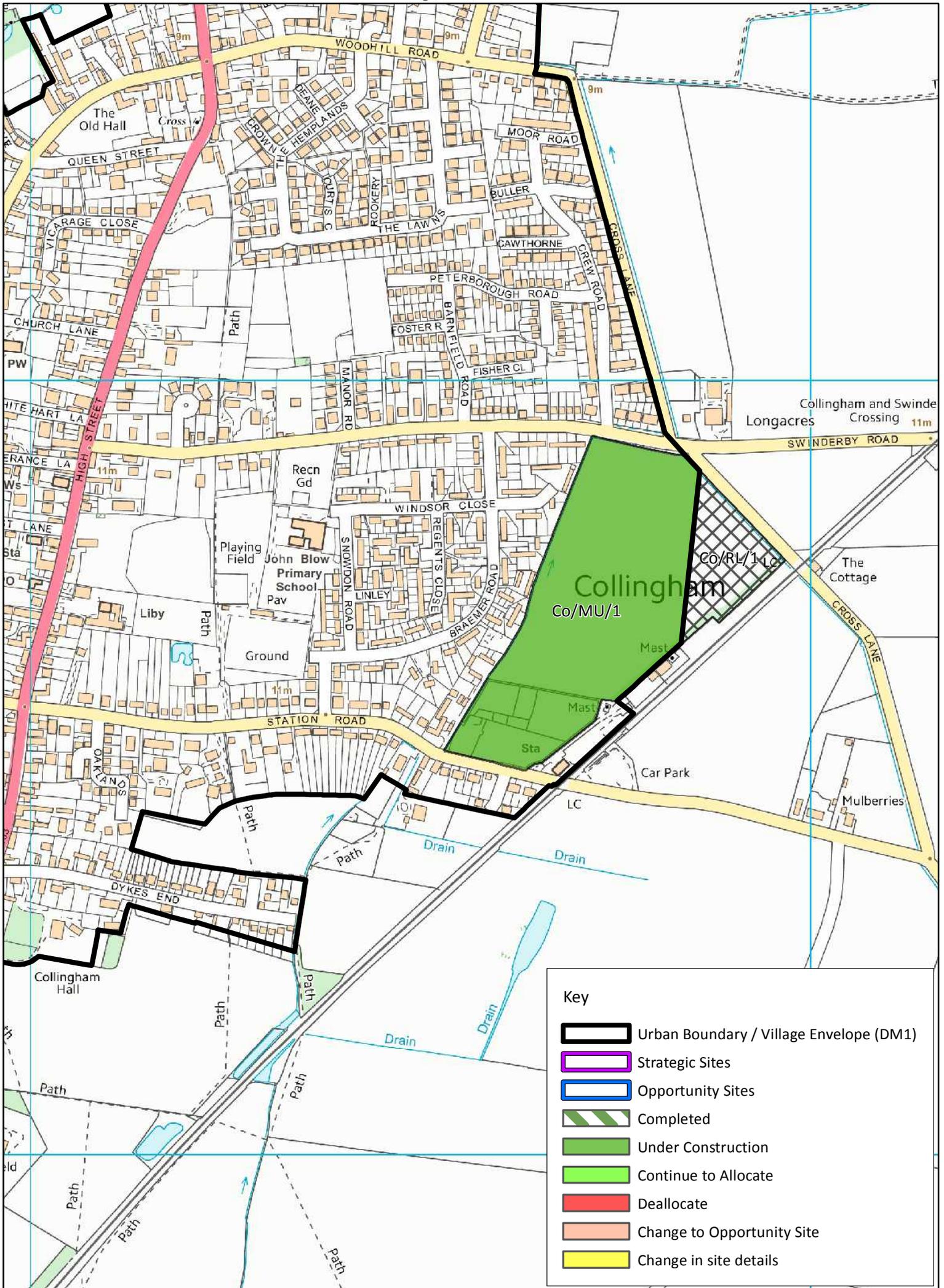
9.9 11 responses were received about the housing allocations in Collingham including 2 promoting additional allocations at Manor Road and Oaklands Close. Support was also expressed for the continued allocation at Collingham. One respondent queried counting the extra care provision within the housing requirement but this type of housing is specifically included within the Objectively Assessed Housing Need figure which forms the housing requirement.

9.10 In Collingham the housing requirement is 176 dwellings. Considering houses built since 2013 and sites which have planning permission, including the allocated site Co/MU/1, this means that 33 dwellings above the minimum requirement have been provided. 1 site was allocated for housing development in the village. The table below sets out the current status of this allocation:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
Co/MU/1 (80 dwellings)	Land in between Swinderby Road and Station Road	Total Capacity 140 – 2 parcels for 75 dwellings under construction, 60 extra care units with full permission and 5 units remain allocated

9.11 The development of Co/Mu/1 will more than meet the requirement within the village. As part of the allocations process an additional area of land alongside Co/MU/1 identified on the Policies Map as Co/RL/1 was reserved to ensure that if any of the proposed uses could not be accommodated on Co/MU/1 it could be provided on this site. The outline Planning Permission granted has demonstrated that the site can accommodate all the uses envisioned for it and therefore this land is not anticipated to be required in the plan period.

# Collingham Allocations



### *Sutton on Trent*

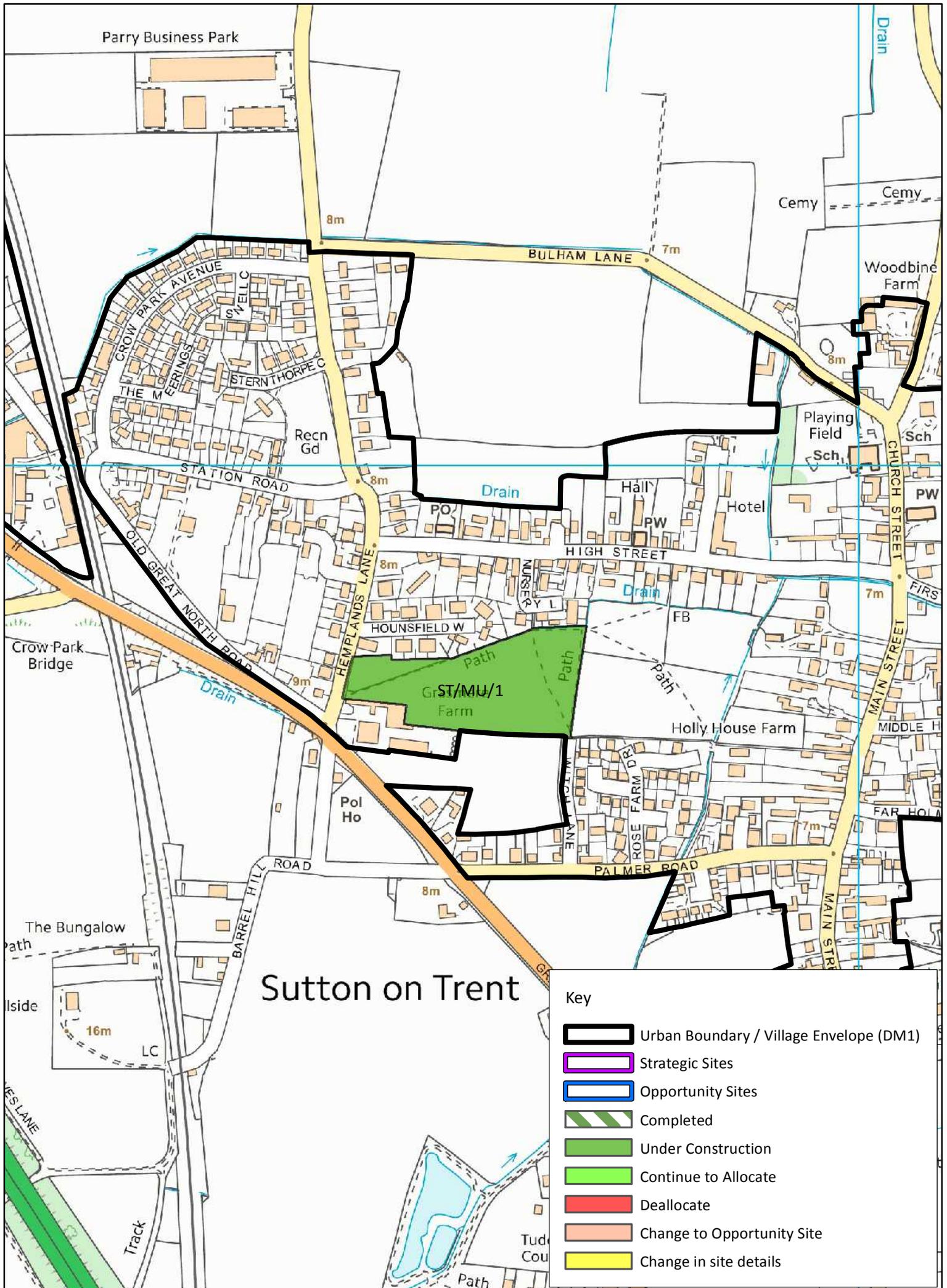
9.12 7 responses were received about the Mixed Use allocation in Sutton-on-Trent including the Environment Agency who had no objections and the Trent Valley IDB who note that they hope to undertake a scheme in the area to reduce flood risk to the village. A local agent from the village objected to the continued allocation of the site whilst other comments from individuals and residents (none from Sutton-on-Trent) agreed with the approach taken.

9.13 In Sutton on Trent the housing requirement is 44 dwellings. Considering houses built since 2013 and sites which have planning including the allocated site ST/MU/1, this means that 22 dwellings above the minimum requirement have been provided. 1 site was allocated for housing development in the village. The table below sets out the current status of this allocation:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
ST/MU/1 (37 dwellings)	Land to the East of Hemplands Lane	Total Capacity 50 – Site under construction

9.14 The development of ST/Mu/1 will more than meet the residual minimum requirement within the village.

# Sutton-on-Trent Allocations



## Southwell Area

### *Southwell Area Employment Allocations*

- 9.15 Most comments received in response to consultation on the preferred approach to employment allocations in the Southwell Area were supportive. Whilst agreeing with the proposed retention of So/E/2 for employment purposes Southwell Town Council have put forward an alternative approach to the future development of the south east of the Town.
- 9.16 The Amended Core Strategy contains a requirement for provision of 4.5 hectares of land for employment. Three employment allocations were identified at the allocations stage. The current status of these allocations is set out in the table below:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
So/E/2 (2.71 ha)	Land East of Crew Lane, Southwell	Yes – partially - an element to the north of the site is affected by flood risk – it is proposed to deallocate this portion. Continue to allocate (2.25 ha) – see below paragraphs on Southwell Bypass.
So/E/3 (2.18 ha)	Southwell – Land to the south of Crew Lane, Southwell	Continue to allocate (1.85 ha) – see below paragraphs on Southwell Bypass.
Fa/MU/1 (0.5 ha)	Ash Farm, Cockett Lane, Farnsfield	Site completed for housing.

- 9.17 The updated position for employment provision in the Southwell Area is therefore as follows:

	Hectares
Requirement	4.50
Land which has been developed since 2013	2.63
Land which has Planning Permission (as at 31 March 2019)	0.00
Land which continues to suitable for allocation	4.10
<b>Total Provision</b>	<b>6.73</b>

- 9.18 *Southwell Bypass* – Employment sites So/E2 and So/E3 are affected by the saved route of the Southwell Bypass. It has been confirmed by Nottinghamshire County Council that due to the imposition of a weight restriction on roads in and out of Southwell and more traffic being carried on the new duelled A46 that there is no longer a requirement to provide a bypass for Southwell and therefore no need to protect a route. Both the Allocations & Development Management DPD and the Southwell Neighbourhood Plan require a review of the Crew Lane Industrial Area and

the two Allocations if the Bypass route is no longer saved. As part of the preferred approach consultation the Council proposed that So/E/2 and So/E/3 were reduced in size to reflect this. This continues to be the Council's approach.

*Southwell*

- 9.19 12 comments have been made on the preferred approach to housing allocations in Southwell, including a number of general supports from residents across the District. Southwell Civic Society also provided support, particularly with regards to the proposed deletion of the former Minster School site and extension of So/Ho/7.
- 9.20 Two alternative sites have been put forward, land to the west of Allenby Road (60-70 dwellings) and land at Crew Lane / Fiskerton Road (circa 300 dwellings and employment use). With the Allenby Road representations seeking either the sites direct allocation or its inclusion as 'reserved land' to provide additional flexibility. Those made in respect of Crew Lane / Fiskerton Road pursues its allocation through the review, it should be noted that the land in question adjoins the area proposed by the Town Council.
- 9.21 In Southwell the housing requirement is 264 dwellings. Considering houses built since 2013 and sites which have planning permission, 2 dwellings above the minimum requirement have been provided. In total as part of the allocations process 8 sites were allocated for housing development in the town. The current status of the allocations is as follows:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
So/Ho/1 (65 dwellings)	Land East of Allenby Road	Total Capacity 67: Site under construction
So/Ho/2 (45 dwellings)	Land South of Halloughton Road	Total Capacity 38: Full permission
So/Ho/3 (30 dwellings)	Land at Nottingham Road	Total Capacity 33: Site Complete
So/Ho/4 (45 dwellings)	Land East of Kirklington Road	Allocated for 45
So/Ho/5 (60 dwellings)	Land off Lower Kirklington Road	Outline consent for 12, residual 48 dwellings allocated
So/Ho/6 (25 dwellings)	Land at The Burgage(Rainbows)	Total Capacity 25: Site Complete
So/Ho/7 (15 dwellings)	Southwell Depot	Allocated for 15. To be increased to 18 due to removal of Bypass protection line. The Urban Boundary will be amended accordingly.
So/MU/1 (13 dwellings)	Land at the former Minster School	Deallocate. Amend policies map to reflect the site's new open space status.

9.22 Therefore 3 of the remaining allocations continue to be suitable and the table below show the impact of this assessment on the housing supply:

	<b>Number of Sites</b>	<b>Number of Dwellings</b>
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2019)	n/a	0
Allocations which continue to be suitable	3	111
<b>Total Provision</b>	<b>n/a</b>	<b>111</b>

9.23 The development of the allocations will more than meet the residual minimum housing requirement and ensure that flexibility exists if delivery of sites does not occur at anticipated rates.

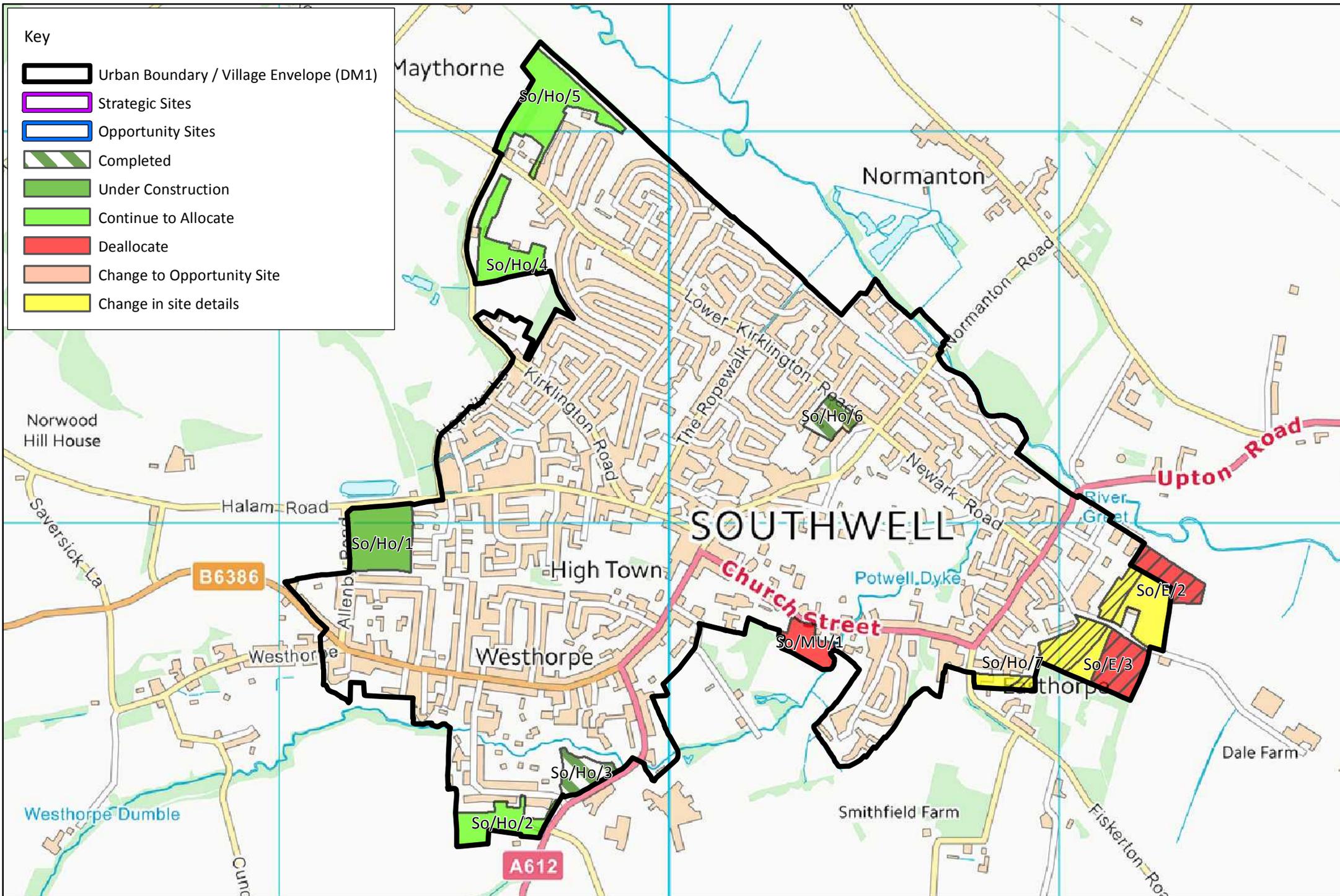
9.24 Once the Amended Allocations & Development Management DPD is adopted it will become more up-to-date in development plan terms than the Southwell Neighbourhood Plan (Adopted October 2016). Whilst generally this should not pose any problems the District Council is intending to include a requirement in relevant allocations in the Plan that the additional requirements in the Neighbourhood Plan allocations policies still need to be addressed as part of any planning application.

***Question 11: Do you agree with the approach for linking allocations to the Southwell Neighbourhood Plan?***

# Southwell Allocations

## Key

-  Urban Boundary / Village Envelope (DM1)
-  Strategic Sites
-  Opportunity Sites
-  Completed
-  Under Construction
-  Continue to Allocate
-  Deallocate
-  Change to Opportunity Site
-  Change in site details



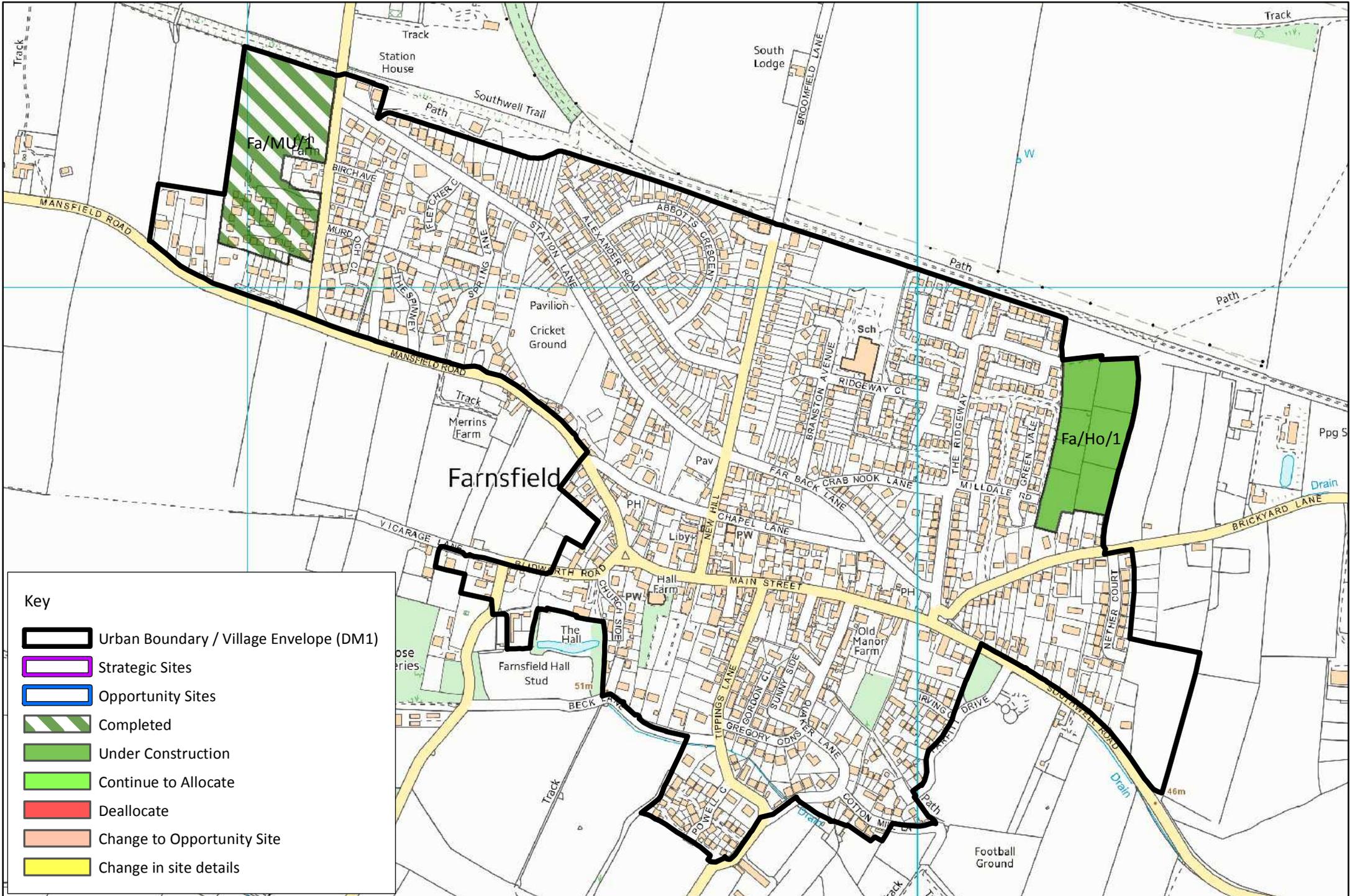
### *Farnsfield*

- 9.25 Farnsfield Parish Council objected to the preferred approach stating there is no evidence presented to support the readjustment of the housing figure from 142 dwellings to 211 dwellings. They, and other respondents, are concerned about possible further increases in future, and argue that there should be a presumption against more housing development due to the negative impacts on the village infrastructure. The lack of an employment allocation is also a concern, on the grounds that this may lead to ‘increased commuting with a negative environmental impact and a negative impact on the local economy.’
- 9.26 In Farnsfield the housing requirement is 211 dwellings. Considering houses built since 2013 and sites which have planning permission, including the former allocated sites Fa/MU/1, and Fa/Ho/1 this means that 26 dwellings above the minimum requirement have been provided. In total as part of the allocations process 2 sites were allocated for housing development in the village. The current status of the allocations is as follows:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
Fa/Ho/1 (35 dwellings)	Off Mill Dale, Ridgeway Estate	Total Capacity 60: Site under construction
Fa/MU/1 (70 dwellings)	Ash Farm, Cockett Lane	Total 106: Site complete

- 9.27 The planning permission granted on appeal for a 48 dwelling scheme on Southwell Road is also now under construction. It is proposed that the village envelope be amended to include this scheme as shown on the Farnsfield Allocations Map. Sufficient provision has therefore already been made to meet the requirement.

# Farnsfield Allocations



## Key

-  Urban Boundary / Village Envelope (DM1)
-  Strategic Sites
-  Opportunity Sites
-  Completed
-  Under Construction
-  Continue to Allocate
-  Deallocate
-  Change to Opportunity Site
-  Change in site details

## Nottingham Fringe Area

### *Employment*

- 9.28 Given the nature of the Nottingham Fringe Area only limited employment was envisaged to come forward as part of the Core Strategy, up to 1 hectare. Subsequently at the allocations stage no sites were allocated. The requirement proposed as part of the Plan Review is for provision 0.1 hectares of employment land. Since 2013, 0.01 of a hectare of employment land has been delivered. Given the limited amount of land required, and the prospect of small windfall employment uses being undertaken through permitted development rights during the plan period it is not considered there is a need to allocate additional employment land.

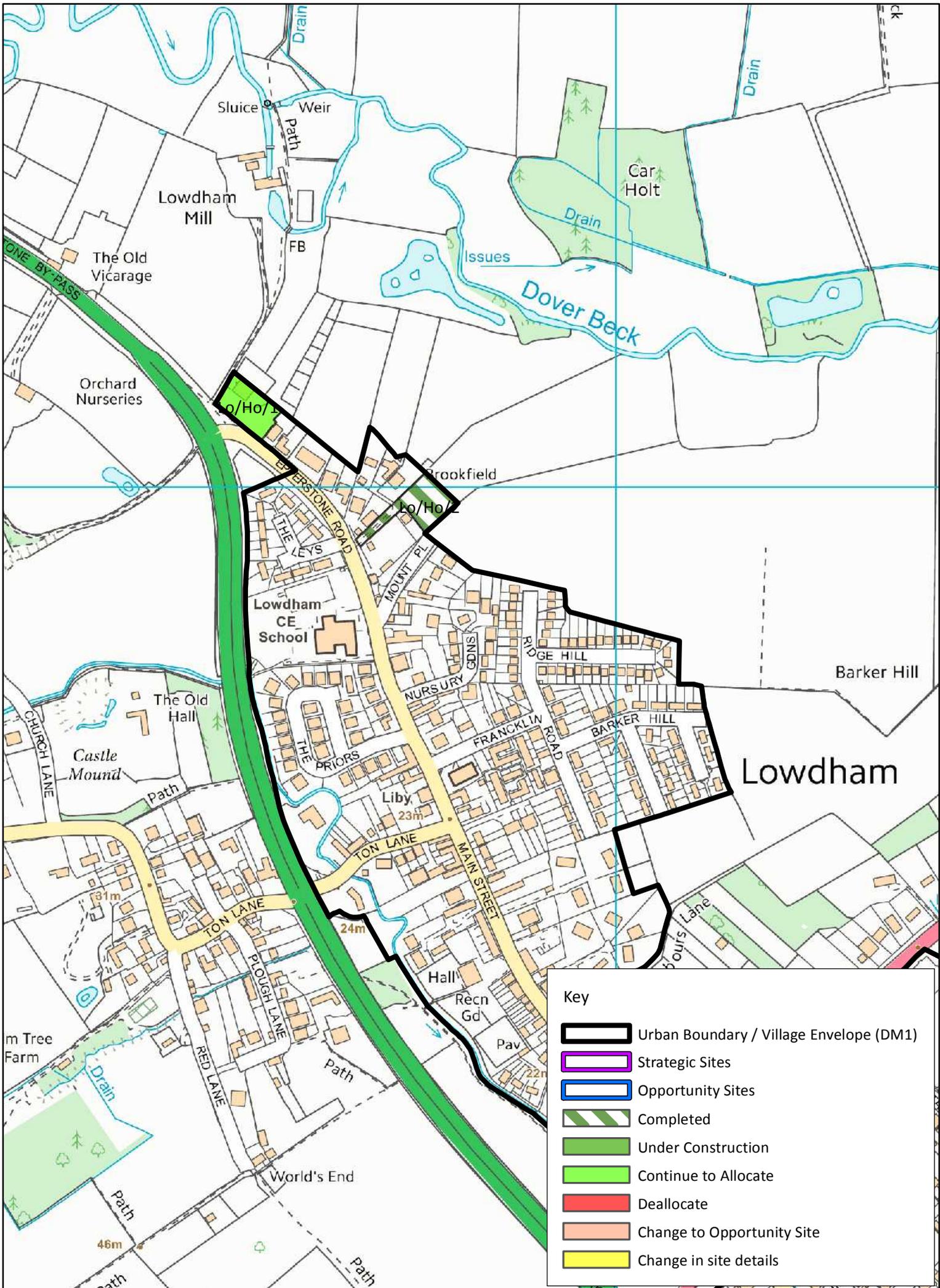
### *Lowdham*

- 9.29 There was mixed response to housing allocation in Lowdham, local objection to additional housing was on the grounds of additional pressure on local services and traffic congestion. Representation was made on behalf of the owner of Lo/Ho/1 suggesting that the site is most likely to come forward as mixed use retaining the existing employment use, with the suggestion that the remainder would be best suited for self – build dwellings and that development of the site is currently unviable due to the Council’s desire to see 2 bedroom dwellings being delivered.
- 9.30 In Lowdham the housing requirement is 9 dwellings. Considering houses built since 2013 and sites which have planning permission, this means that 3 dwellings above the minimum requirement have been provided. In total as part of the allocations process two sites were allocated for housing development in the village. The current status of the allocations is as follows:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
Lo/Ho/1 (5 dwellings)	Land adjacent to 28 Epperstone Road	Outline consent for 1; residual 4 dwellings allocated.
Lo/Ho/2 (5 dwellings)	Land to the South East of Brookfield, Epperstone Road	Total capacity 5: Site complete

- 9.31 Sufficient provision has been made to meet the requirement and it is not proposed to make any changes to the allocations in Lowdham. Reference to the sites suitability for self-build plots could be included as the Plan progresses.

# Lowdham Allocations



## Sherwood Area

### Sherwood Area Employment Allocations

- 9.32 Most respondents to the Preferred Approach consultation broadly supported the approach to employment in the Sherwood Area but points were made regarding the need for flexibility to respond to legitimate demand when and where it manifests itself, including uses which fall outside of the traditional B Class uses, and the possible need for some phasing given the addition of Thoresby Colliery.
- 9.33 The Amended Core Strategy contains a requirement for 16.2 hectares of employment land in the Sherwood Area. Three employment allocations were identified at the allocations stage. The current status of these allocations is set out in the table below:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
OB/E/3 (3.78 ha)	South of Boughton Industrial Estate	Allocated 3.78 ha
Bi/E/1 (2.67 ha)	Land South of Brailwood Road, Bilsthorpe	Part completed. Allocated 2.39
Bi/E/2 (0.35)	Land North of Brailwood Road, Bilsthorpe	Completed

- 9.34 The updated position for employment provision is therefore as follows:

	Hectares
Requirement	16.20
Land which has been developed since 2013	12.32
Land which has Planning Permission (as at 31 March 2019) Including Land at ShAP4 Thoresby Colliery	14.32
Land which continues to be suitable for allocation	6.17
<b>Total Provision</b>	<b>32.81</b>

### *Ollerton & Boughton*

- 9.35 Some support was indicated for the Ollerton & Boughton housing allocations with one resident objecting to further housing allocation until the land with planning permission had been built out. The allocation of a new site at Harrow Lane, Boughton for 400 homes was also put forward.
- 9.36 In Ollerton & Boughton the housing requirement is 793 dwellings. Considering houses built since 2013 and sites which have planning permission and are likely to be delivered during the Plan period, this means that 49 dwellings above the minimum requirement have been provided. In total as part of the allocations process 5 sites

were allocated for housing development in and around the town. The current status of the allocations is as follows:

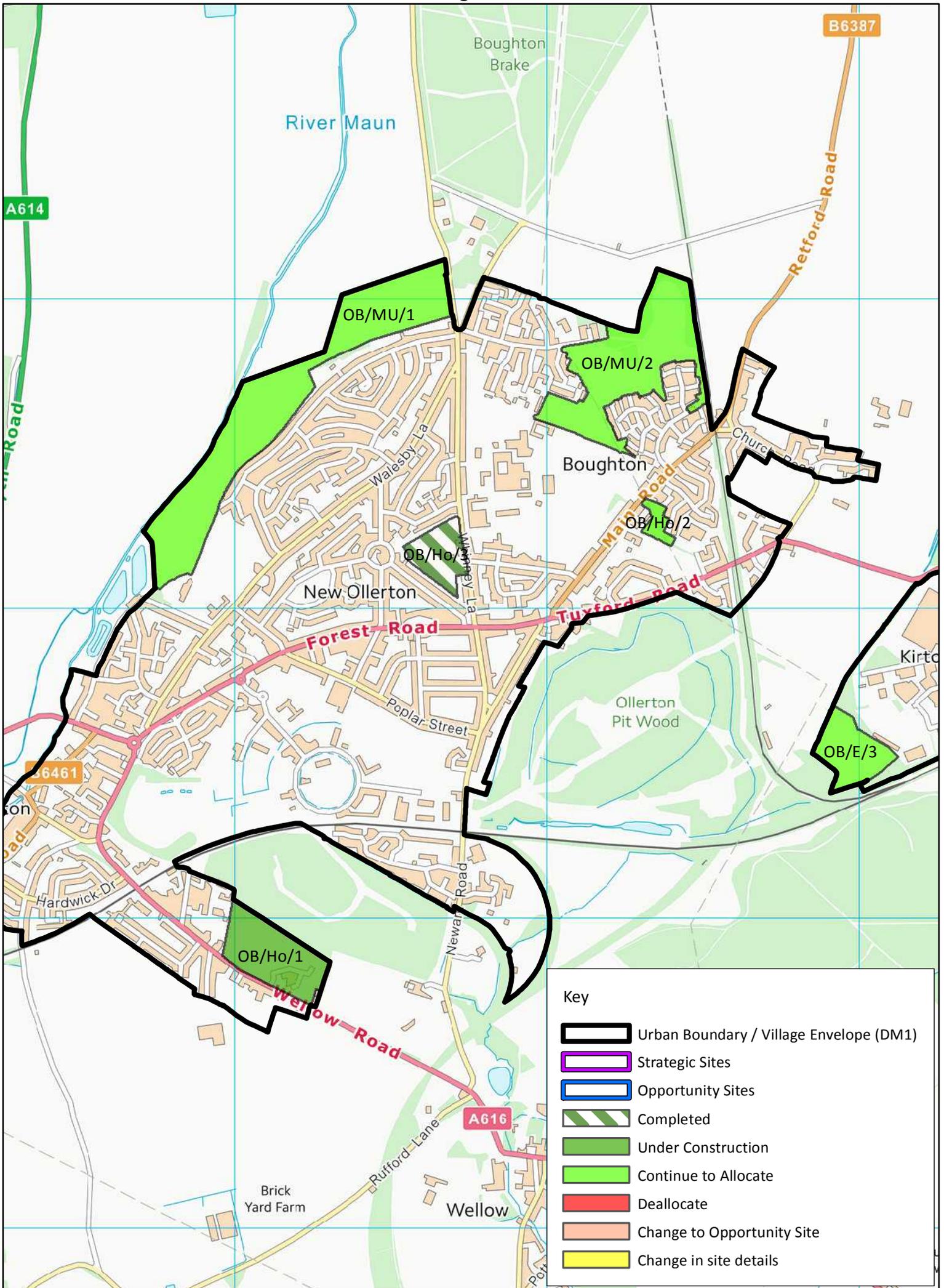
Site Allocation	Address	Status at end of monitoring period (31/03/19)
OB/Ho/1 (125 dwellings)	North of Wellow Road	Total Capacity 147: Site under construction
OB/Ho/2 (25 dwellings)	Land adjacent to Hollies Close	Total Capacity 40: Full permission for extra care scheme
OB/Ho/3 (70 dwellings)	Whinney Lane (Land at Ollerton and Bevercotes Miners Welfare)	Total Capacity 88: Site Complete
OB/MU/1 (225 dwellings)	Land at the rear of Petersmiths Drive	Total Capacity 305: Full permission
OB/MU/2 (120 dwellings)	Land between Kirk Drive, Stepnall Heights and Hallam Road	Allocated for 120. The District Council and partners are undertaking a neighbourhood study for this area which will include a masterplan for the allocation.

9.37 Therefore 1 remaining allocation continues to be suitable and the table below shows the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and planning permissions as at 31 March 2019)	n/a	0
Allocations which continue to be suitable	1	120
<b>Total Provision</b>	<b>n/a</b>	<b>120</b>

9.38 Sufficient provision has therefore already been made to meet the requirement and ensure that flexibility exists if delivery of sites does not occur at anticipated rates.

# Ollerton & Boughton Allocations



## Edwinstowe

- 9.39 There was limited response to the preferred approach to the non-strategic housing allocations in Edwinstowe. Additional land to the east of Maythorn Grove has been put forward for allocation, to provide a link between the existing settlement and the colliery site.
- 9.40 In Edwinstowe the housing requirement is 660 dwellings. Considering houses built since 2013 and sites which have planning permission this means that 342 dwellings above the minimum requirement have been provided. This includes the permission on the strategic site at Thoresby Colliery. In total as part of the allocations process 2 sites were allocated for housing development. The current status of the allocations is as follows:

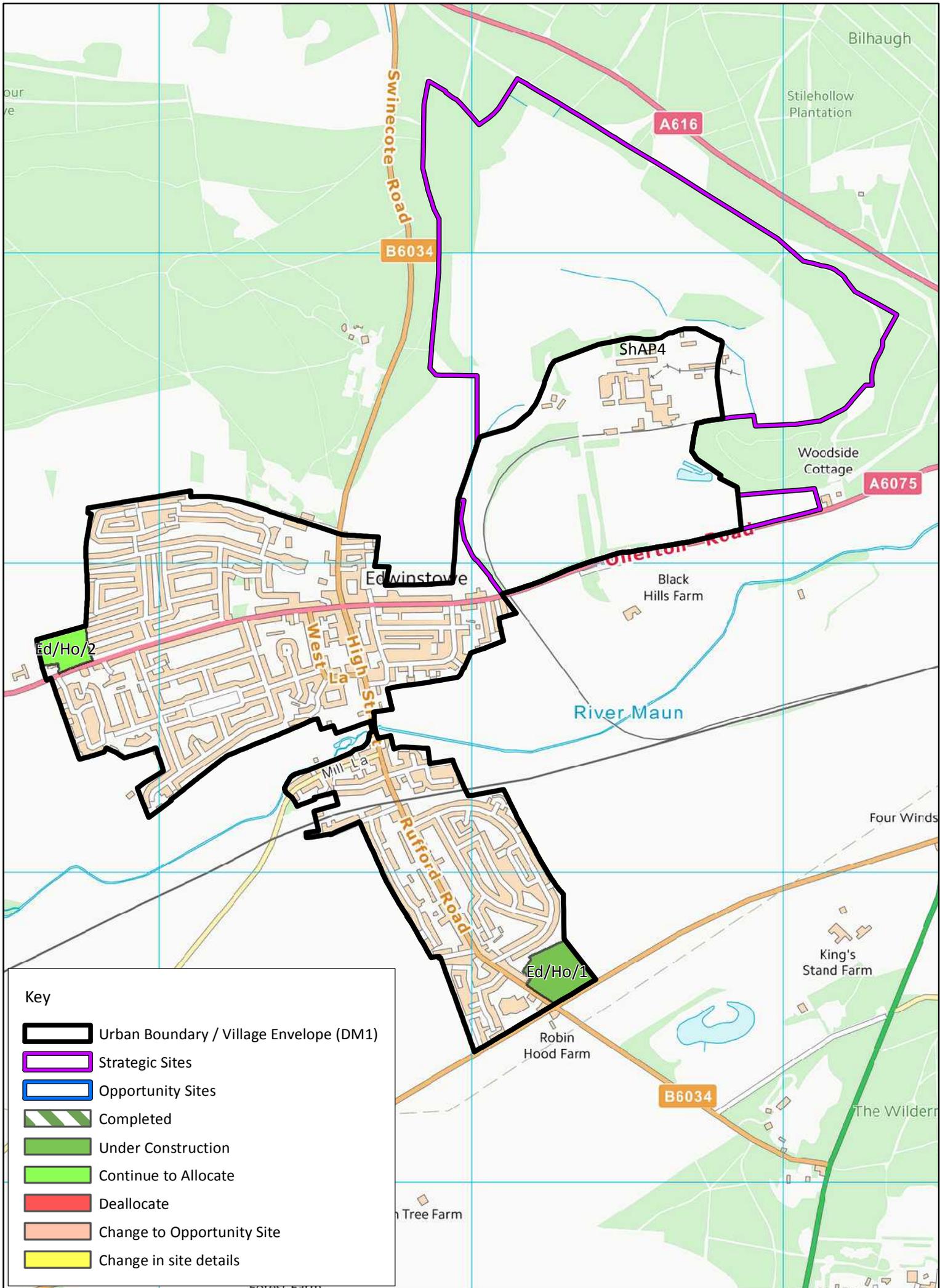
Site Allocation	Address	Status at end of monitoring period (31/03/19)
Ed/Ho/1 (72 dwellings)	Land to the East of Rufford Road	Total Capacity 67: Site under construction
Ed/Ho/2 (50 dwellings)	Land to the North of Mansfield Road	Allocated for 50

- 9.41 The remaining allocation continues to be suitable and the table below show the impact of this on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement taking into account completions and Planning Permissions as at 31 March 2019	n/a	0
Allocation which continues to be suitable	1	50
<b>Total Provision</b>	<b>n/a</b>	<b>50</b>

- 9.42 Sufficient provision has therefore already been made to meet the requirement and ensure that flexibility exists if delivery of sites does not occur at anticipated rates.

# Edwinstowe Allocations



*Bilsthorpe*

9.43 The Parish Council raised concerns regarding the provision of transport safety measures when new development is proposed. A local landowner considers that additional flexibility should be added through a positive approach to windfalls of an appropriate scale in and on the edge of Bilsthorpe, both in and outside the envelope. A local agent objects to the de-allocation of Bi/Ho/1 and considers it should remain allocated for flexibility. Other comments variously agreed with the approach taken, considered that there were enough houses already, or believed it could accommodate more housing as it is well connected logistically.

9.44 In Bilsthorpe the housing requirement is 264 dwellings. Considering houses built since 2013 and sites which have planning permission this means that 69 dwellings above the minimum requirement have been provided. In total as part of the allocations process 3 sites were allocated for housing development in and around the village. The current status of the allocations is as follows:

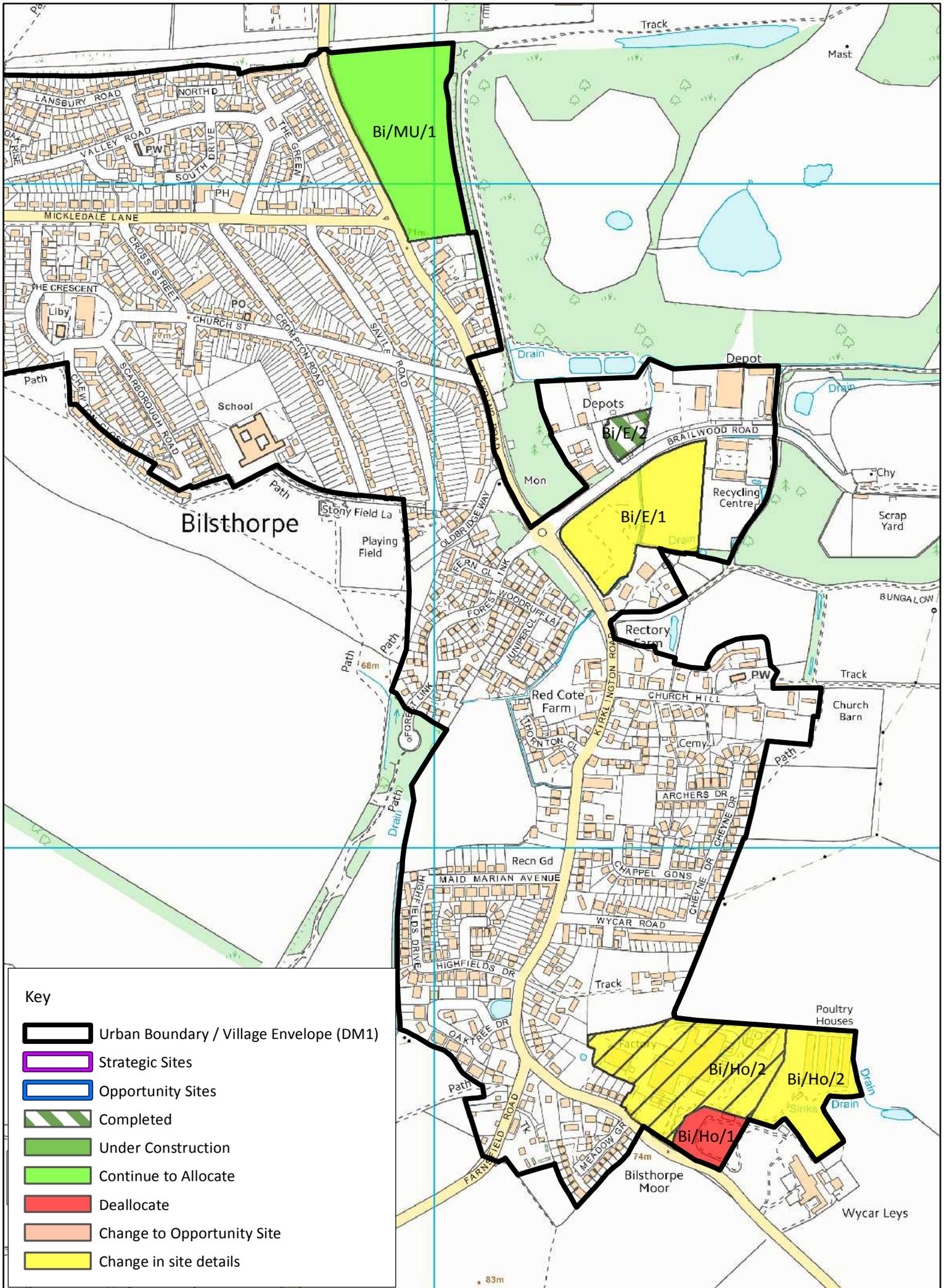
Site Allocation	Address	Status at end of monitoring period (31/03/19)
Bi/Ho/1 (20 dwellings)	Adj Wycar Leys Kirklington Road	De-allocate. The site is not likely to be developed for market housing as envisaged in the policy. Site remains within the Village Envelope.
Bi/Ho/2 (55 dwellings)	Noble Foods	Allocated: site and capacity to be increased to 136 to incorporate adjacent land where residential permission has lapsed
Bi/MU/1 (75 dwellings)	Land to the East of Kirklington Road	Total Capacity 85: Outline consent

9.45 Therefore 1 of the remaining allocations continues to be suitable and the table below shows the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement taking into account completions and Planning Permissions as at 31 March 2019	n/a	0
Allocations which continue to be suitable	2	136
<b>Total Provision</b>	<b>n/a</b>	<b>136</b>

9.46 Sufficient provision has therefore already been made to meet the requirement and ensure that flexibility exists if delivery of sites does not occur at anticipated rates.

# Bilthorpe Allocations



## Mansfield Fringe

### *Mansfield Fringe Employment Allocations*

- 9.47 In the consultation, some support was offered for the preferred approach to employment allocations in the Mansfield Fringe Area, although a number of respondents felt that more land should be allocated.
- 9.48 The Amended Core Strategy contains a requirement for provision of 10.4 hectares of land for employment. Three employment allocations were identified at the allocations stage. The current status of these allocations is set out in the table below:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
Ra/E/1 (5.50 ha)	Land West of Colliery Lane	Allocated 5.50 ha
Cl/MU/1 (12 ha)	Land at former Clipstone Colliery	Allocated 12 ha
Bl/E/1 (1 ha)	Land on Blidworth Employment Park	Part completed. Allocated 0.33 ha

- 9.49 The updated position for employment provision is therefore as follows:

	Hectares
Requirement	10.4
Land which has been developed since 2013	1.11
Land which has Planning Permission (as at 31 March 2019)	0.00
Land which continues to suitable for allocation	17.83
<b>Total Provision</b>	<b>18.94</b>

### *Rainworth*

- 9.50 In respect of the mixed use and housing allocations, two objections were raised to the de-allocation of RA/MU/1 with one suggesting that the land should remain allocated purely for housing development. The Parish Council objected to the preferred approach for RA/MU/1 and considered that the area would be best served by retail/business development. The Parish Council also raised concern that housing on phase 2 of Ra/Ho/2 would create over intensification of this development.
- 9.51 In Rainworth the housing requirement is 264 dwellings. Considering houses built since 2013 and sites which have planning permission this means that 11 dwellings above the minimum requirement have been provided. In total as part of the allocations process 3 sites were allocated for housing development. The current status of the allocations is as follows:

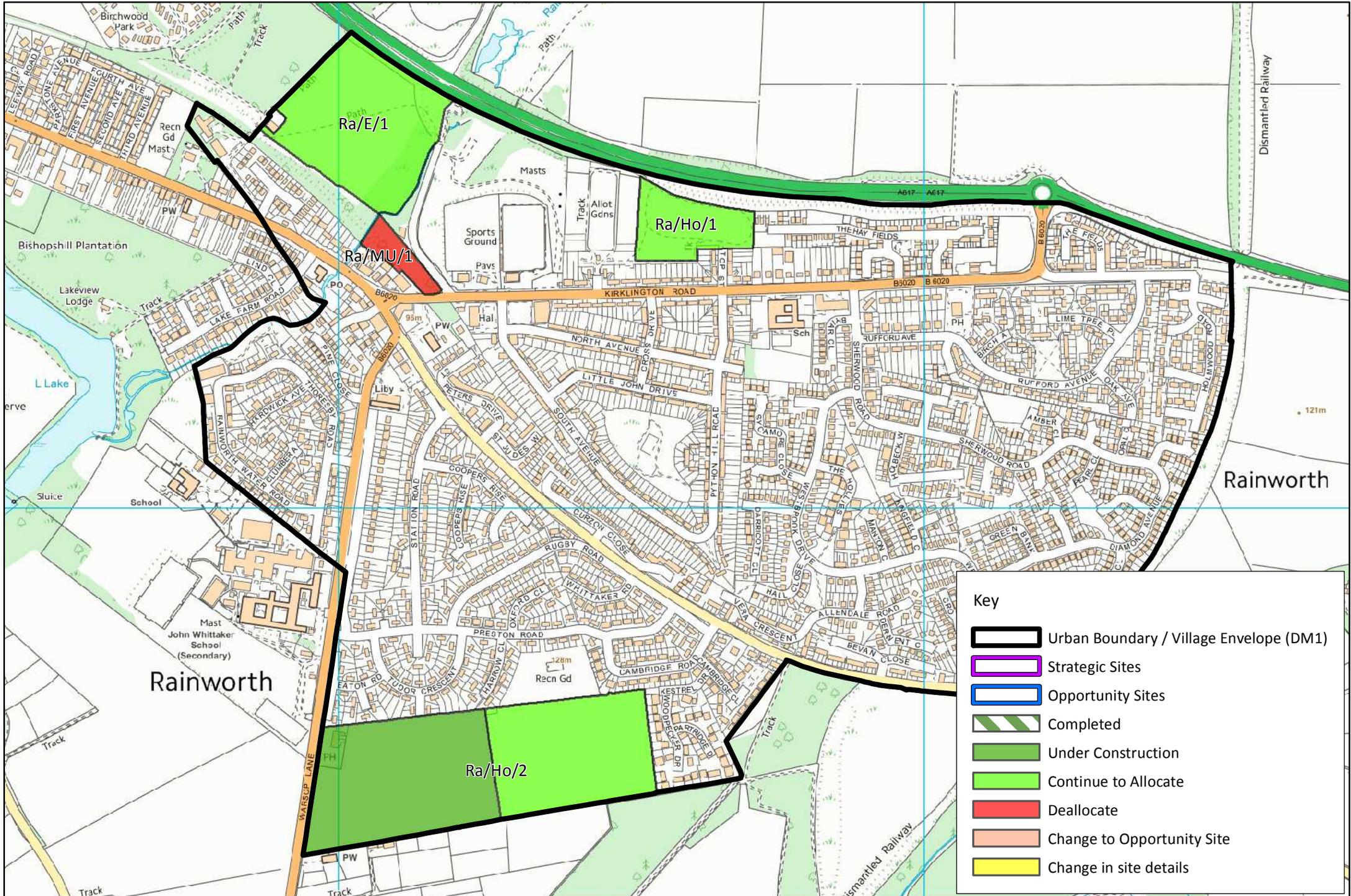
Site Allocation	Address	Status at end of monitoring period (31/03/19)
Ra/Ho/1 (54 dwellings)	Land North of Top Street	Total Capacity 52: Full permission
Ra/Ho/2 (190 dwellings)	Land to the East of Warsop Lane	1 parcel for 160 dwellings under construction; residual 100 dwellings allocation
Ra/MU/1 (6 dwellings)	Land at Kirklington Road	De-allocate. No longer required for retail development, it is within the Urban Boundary and could be developed if the site becomes available.

9.52 Therefore two of the remaining allocations continue to be suitable and the table below show the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	0
Allocations which continue to be suitable	1	100
<b>Total Provision</b>	<b>n/a</b>	<b>100</b>

9.53 Sufficient provision has therefore already been made to meet the requirement and ensure that flexibility exists if delivery of sites does not occur at anticipated rates.

# Rainworth Allocations



### Clipstone

9.54 There was general support for the housing allocations, although one agent raised concern that C1/MU/1 is unlikely to come forward while the headstocks remain in place.

9.55 In Clipstone the housing requirement is 660 dwellings. Considering houses built since 2013 and sites which have planning permission this means that 118 dwellings above the minimum requirement have been provided. In total as part of the allocations process 1 site at Clipstone Colliery was allocated for housing development. The District Council, the sites owners, Heritage England, the County Council and a local community group are involved in detailed discussion relating to the redevelopment of this site and therefore it is proposed to continue allocating this site. It should also be noted that redevelopment of the site at the levels proposed in the allocation continue to be deliverable with the headstocks in place. The current status of the allocation is as follows:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
CI/MU/1 (120 dwellings)	Land at former Clipstone Colliery	Allocated for 120

9.56 The table below shows the impact of this assessment on the housing supply:

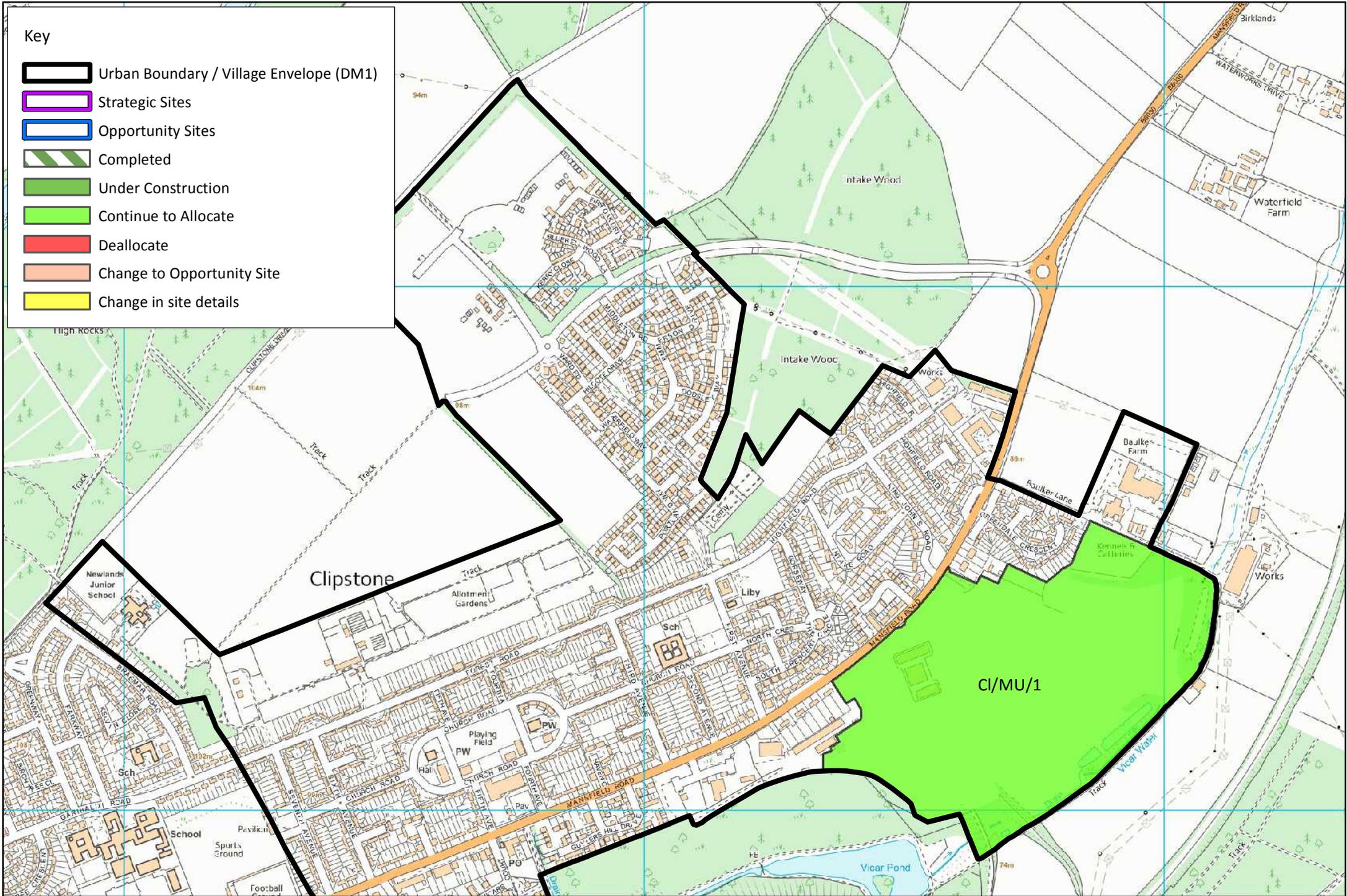
	Number of Sites	Number of Dwellings
Residual Requirement taking into account completions and Planning Permissions as at 31 March 2019	n/a	0
Allocations which continue to be suitable	1	120
<b>Total Provision</b>	<b>n/a</b>	<b>120</b>

9.57 It is proposed that whilst there is no residual minimum requirement for Clipstone we should continue to allocate the Colliery site to support regeneration in the settlement.

# Clipstone Allocations

## Key

-  Urban Boundary / Village Envelope (DM1)
-  Strategic Sites
-  Opportunity Sites
-  Completed
-  Under Construction
-  Continue to Allocate
-  Deallocate
-  Change to Opportunity Site
-  Change in site details



*Blidworth*

- 9.58 There was strong opposition to the New Lane housing allocation (B1/Ho/3) from residents and a local house builder, objection was on the grounds of poor highway provision and impact on local infrastructure provision. Representation was made on behalf of the land owner advising that the land is available immediately and talks are on-going with a house builder to dispose of the land.
- 9.59 One objection was raised to the deallocation of B1/Ho/4. Several requests were made that a further review of the green belt should be undertaken but this was considered through the Amended Core Strategy examination.
- 9.60 In Blidworth the housing requirement is 176 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual minimum requirement of 118 dwellings is required (as at the 31 March 2019). In total as part of the allocations process 4 sites were allocated for housing development. The current status of the allocations is as follows:

Site Allocation	Address	Status at end of monitoring period (31/03/19)
BI/Ho/1 (55 dwellings)	Land at Dale Lane	Allocated for 55
BI/Ho/2 (10 dwellings)	Belle Vue Lane	Total Capacity 21: Site Complete
BI/Ho/3 (Max 100 dwellings)	Land South of New Lane	Allocated for a maximum 100 dwellings. Following a recent refusal on this site, the Council is commissioning a detailed assessment of the allocation to consider the most appropriate dwelling target for the site.
BI/Ho/4 (45 dwellings)	Land at Dale Lane Allotments	De-allocate. Land owners no longer wish the site to be developed

- 9.61 Therefore two of the remaining allocations continue to be suitable and the table below shows the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement taking into account completions and Planning Permissions as at 31 March 2019	n/a	119
Allocations which continue to be suitable	2	155
<b>Total Provision</b>	<b>n/a</b>	<b>155</b>

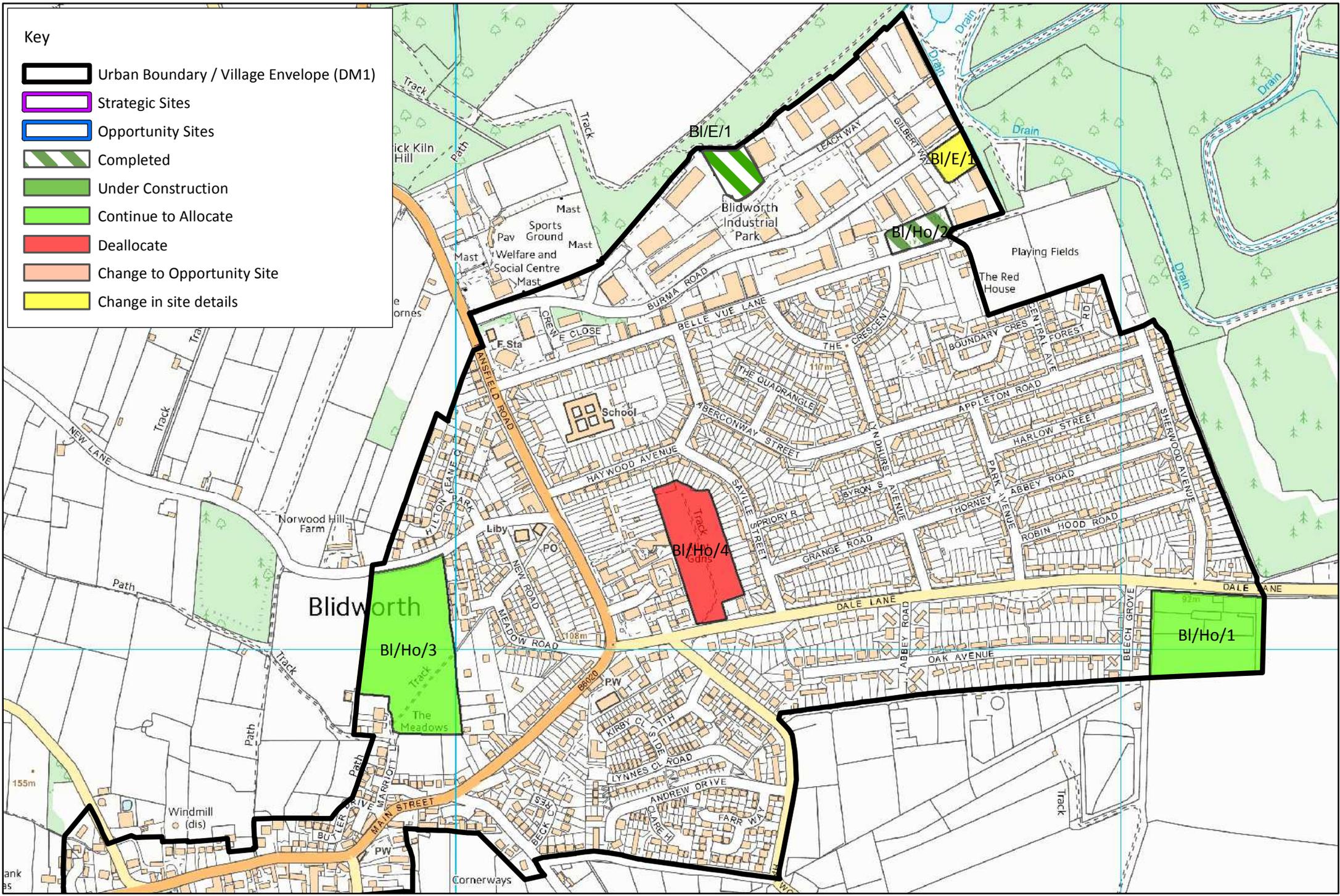
- 9.62 Sufficient provision has therefore already been made to meet the requirement and flexibility exists if delivery of sites does not occur at anticipated rates.

***Question 12: Do you have any information which would suggest that the remaining allocations would not come forward?***

# Blidworth Allocations

## Key

-  Urban Boundary / Village Envelope (DM1)
-  Strategic Sites
-  Opportunity Sites
-  Completed
-  Under Construction
-  Continue to Allocate
-  Deallocate
-  Change to Opportunity Site
-  Change in site details



## Opportunity Sites

- 9.63 The Amended Core Strategy at Spatial Policy 5 (SP5) – Delivering the Strategy sets out that a number of sites which were allocated or had planning permission previously, which are still considered developable but are subject to uncertainty over timescales for delivery, will be identified as Opportunity Sites in the Amended Allocations & Development Management DPD. These sites are not the subject of formal housing allocations as, although they are still considered developable, they are subject to uncertainty over timescales for delivery. These sites are however all within the Newark Urban Area and there is nothing to prevent these sites coming forward for housing development at any point in the Plan Period providing any development proposals meet the requirements of the appropriate Development Management policies.
- 9.64 The provision of the opportunity sites and proposal to amend NUA/Ho/7 Bowbridge Road Policy Area to reflect the identification of the Tarmac site as an Opportunity site was broadly supported through the consultation process. Some respondents felt that the opportunity sites should just be allocated now.
- 9.65 The Plan Review – Preferred Approach Sites and Settlements document identified 4 potential Opportunity sites. Since that time the District Council has decided to also re-designate the mixed use allocation at NSK factory, Newark (NUA/MU/3) as an opportunity Site (150 dwellings) as there is currently no fixed timeframe for the transfer of the existing NSK engineering plant to a new site within Newark Urban Area. The current status of the opportunity sites is now as follows:

Opportunity Site	Address	Status at end of monitoring period (31/03/19)
Opportunity Site 1: (270 dwellings)	Tarmac Site – Hawton Lane/Bowbridge Road, Newark	Opportunity Site for 270 dwellings
Opportunity Site 2: (65 dwellings)	The Bearings, Bowbridge Road, Newark	Full permission for 62 dwellings
Opportunity Site 3: (210 dwellings)	Flowserve, Hawton Lane, Balderton	Opportunity Site for 210 dwellings
Opportunity Site 4: (200 dwellings)	Land north of Beacon Hill (former NUA/Ho/5)	Opportunity Site for 200
Opportunity Site 5: (150 dwellings)	NSK factory, Northern Road, Newark (former NUA/MU/3)	Opportunity Site for 150
<b>Totals from Opportunity Sites</b>		<b>830 dwellings</b>

9.66 Much of the development within the Newark Urban Area relies on dwellings on the 3 strategic sites coming forward within the Plan period. The identification of the opportunity sites will provide extra flexibility, in line with SP5, if development on the allocated sites does not progress as anticipated.

***Question 13: Do you agree these are appropriate opportunity sites to support sustainable housing delivery in NUA if the SUEs don't come forward as anticipated?***

***Question 14: Do you have any other comments regarding this consultation?***