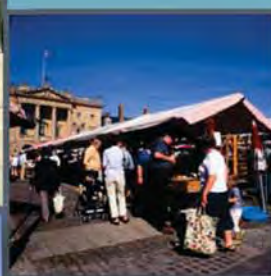
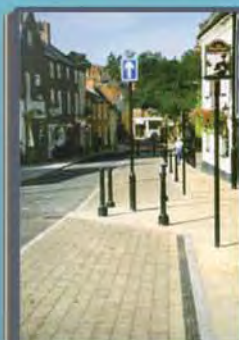


NEWARK AND SHERWOOD

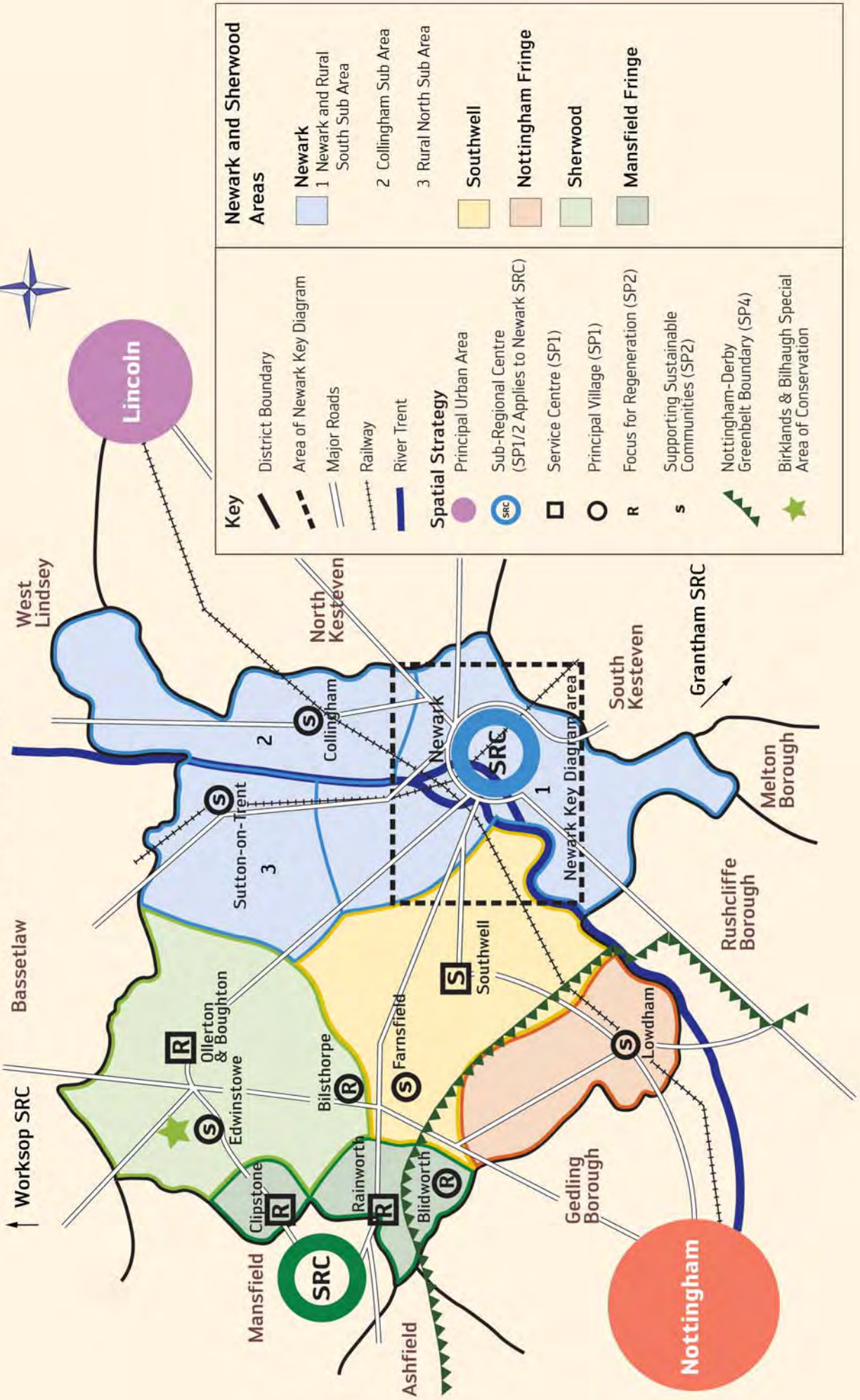
Local Development Framework

CORE STRATEGY

DEVELOPMENT PLAN DOCUMENT



Newark and Sherwood Key Diagram



Newark and Sherwood Areas

- Newark**
 - 1 Newark and Rural South Sub Area
 - 2 Collingham Sub Area
 - 3 Rural North Sub Area
- Southwell**
- Nottingham Fringe**
- Sherwood**
- Mansfield Fringe**

Key

- District Boundary
- Area of Newark Key Diagram
- Major Roads
- Railway
- River Trent
- Spatial Strategy**
 - Principal Urban Area
 - Sub-Regional Centre (SP1/2 Applies to Newark SRC)
 - Service Centre (SP1)
 - Principal Village (SP1)
 - Focus for Regeneration (SP2)
 - Supporting Sustainable Communities (SP2)
 - Nottingham-Derby Greenbelt Boundary (SP4)
 - Birklands & Bilhaugh Special Area of Conservation

Lincoln

Nottingham

West Lindsey

North Kesteven

Sutton-on-Trent

Collingham

Newark

South Kesteven

Grantham SRC

Melton Borough

Rushcliffe Borough

Bassetlaw

Workshop SRC

Mansfield

Ollerton & Boughton

Edwinstowe

Bilsthorpe

Rainworth

Farnsfield

Blidworth

Southwell

Gedling Borough

Lowdham

Gedling Borough

Rushcliffe Borough

Melton Borough

Clipstone

Edwinstowe

Rainworth

Blidworth

Southwell

Ashfield

Gedling Borough

Rushcliffe Borough

Melton Borough

Document Passport

Title: Newark and Sherwood Core Strategy

Status: Adopted Development Plan Document

Summary: The Core Strategy sets out the District Council's spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2026.

Date of Adoption: 29 March 2011

Adopted By: Council 29 March 2011

Consultation Summary: The District Council consulted on Issues and Options for its Core Strategy in October 2005. Using the results from this consultation, the Council produced a Preferred Options Report in October 2006. Following the Preferred Options consultation the District Council undertook a review of the work it had previously undertaken and set out the main issues facing the District in the Key Decisions for our Core Strategy Paper. The District Council produced a Core Strategy Options Report in October 2009 and consulted on this document during an 8 week period. Using the results of this consultation the Council prepared a Publication Core Strategy. The Publication Core Strategy was subject to a period of representation during April and May 2010. Following consideration of representations received the Council submitted the Core Strategy to the Secretary of State on 28 July 2010 for Examination. An Independent Inspector, Nigel Payne BSc (Hons), Dip TP, MRTPI, MCMI was appointed by the Secretary of State to carry out the Examination. The Inspector held a Pre-Hearing Meeting on the 11th October 2010 and held Hearing Sessions from the 23 November 2010 until 3 December 2010. The Inspector concluded, in his report of the 11 March 2011, that the Core Strategy is Sound.

Availability of Document: Copies of this document, the accompanying Sustainability Appraisal, Adoption Statement and Sustainability Adoption Statement are deposited at Kelham Hall (open between 8:30am and 5:15pm Monday to Thursday and 8:30am to 4:45pm on Friday), the District's Libraries and on the Council's website: www.newark-sherwooddc.gov.uk/planningpolicy

If you have any questions please contact Planning Policy on 01636 655855, 01636 655852, 01636 655850 or via planningpolicy@nsdc.info

Please Note: This document is available in alternative formats on request.

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Core Strategy

1 Introduction	3
2 Spatial Portrait of Newark & Sherwood	8
3 Vision and Objectives	14
4 Spatial Policies	18
Newark & Sherwood's Spatial Strategy	18
Agenda for Managing Growth in Newark and Sherwood	30
5 Core Policies	39
Homes for All	39
Economic Growth	45
Sustainable Development and Climate Change	53
Natural and Built Environment	58
6 Area Policies	67
Newark Area	67
Southwell Area	92
Nottingham Fringe Area	93
Sherwood Area	94
Mansfield Fringe Area	97

Appendices

A Glossary	99
B Strategies and Programmes	106
C Sustainability Appraisal	109
D Housing and Employment Figures	112
E Infrastructure	116
F Replaced Local Plan Policies	129
G Monitoring of the Core Strategy	132

1 Introduction

- 1.1 Welcome to the Newark & Sherwood Core Strategy (Adopted March 2011). Over the next twenty years, the District will have many challenges to face, including providing new housing and jobs, securing infrastructure and facilities for residents and visitors, against a back drop of the increased threat of climate change. The planning system has a key role in helping to manage these changes and helping to reduce the impact on our District and its residents. As the Local Planning Authority, the District Council's main way of doing this is through the production of the Local Development Framework (LDF). The LDF forms the local element of the development plan for the area and it will be used to shape decision-making by the District Council both in terms of investment and in the determining of planning applications. It will also influence other public sector bodies and private organisations in their decision making and investment plans in the District.
- 1.2 The key part of the LDF is the Core Strategy. This sets out the big issues that Newark and Sherwood District Council and our public and private sector partners need to address over the next twenty years in our District. It sets out a Vision, a series of Objectives and a number of Policies to deliver them.

How was our Core Strategy Formulated?

- 1.3 The Core Strategy was developed by the District Council over the past five years. In formulating the Vision, Objectives and Policies within this Plan a range of issues have been taken into account:
1. The **Sustainable Community Strategy** of Newark & Sherwood District Council and Nottinghamshire County Council and other strategies and programmes. For further information see Appendix B.
 2. **National Planning Policy** - National policy on specific aspects of spatial planning are contained within guidance documents known either as Planning Policy Statements (PPS) or Planning Policy Guidance Notes (PPG). This guidance covers broad topic areas such as housing, employment, town centres, green belts and biodiversity, etc and can be prescriptive on detailed issues. PPS12: Creating strong, safe and prosperous communities through Local Spatial Planning, published in 2008, sets out Government policy on Spatial Planning. Further information on this national planning policy guidance can be viewed at: <http://www.communities.gov.uk/planningandbuilding>. A key requirement of the new planning system introduced by the Planning and Compulsory Purchase Act 2004 is the delivery of sustainable development.
 3. **Growth Point Status** - The New Growth Point Initiative is part of the Government's response to the shortage of housing across the country. New Growth Points are not planning designations but arrangements whereby local authorities have agreed higher growth targets in partnership with Government and are guaranteed access to increased levels of funding for necessary infrastructure. Newark and Sherwood was designated as a New Growth Point by the Government because of its location, its potential for regeneration, its need for substantial affordable housing and the need for new infrastructure improvements such as transport and communications, healthcare, education, recreation and leisure.

4. **The Regional Plan** - Regional planning policy is set out in the East Midlands Regional Plan (Regional Spatial Strategy) published on 12th March 2009 by the Secretary of State for Communities and Local Government. The Regional Plan represents the strategic part of the statutory 'Development Plan' and, beyond its role in establishing the broad strategy within which Local Development Frameworks have to be prepared, it is material to considerations and decisions that have to be taken on individual planning applications and appeals. The Regional Plan provides a broad strategy for development and investment up to 2026. It identifies the scale and distribution of provision for new housing and sets priorities for economic development, the environment, transport, infrastructure, agriculture, energy, minerals and waste treatment and disposal. The Newark and Sherwood LDF is legally obliged to be in general conformity with the provisions of the Regional Plan.
5. **Public Consultation and Participation** - there have been four rounds of public consultation on the Core Strategy. The District Council consulted widely with stakeholder groups, including the Local Strategic Partnership, Town and Parish Councils, community groups, the Government and other statutory consultees. The District Council also held a range of consultation events for the general public including a number of roadshows. The various rounds of consultation were also publicised in the local media. The results of the consultation helped to inform the formulation of the Core Strategy.
6. **Evidence Base** - In developing the Core Strategy the District Council has undertaken research into a variety of subject areas to help shape the policies of the plan. In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various studies and strategies. This evidence base which underpins our Core Strategy includes the following reports:
 - Affordable Housing Viability Study
 - Community Green Space Provision and Improvement Plans
 - Developer Tariff Review
 - District-wide Landscape Character Area Assessment
 - District-wide Transport Study
 - Green Infrastructure Study
 - Green Spaces Strategy
 - Habitat Regulation Screening Assessment
 - Housing Needs, Market and Affordability Study
 - Infrastructure Delivery Plan (IDP)
 - Newark & Sherwood Local Housing Strategy
 - Northern Sub-Regional Employment Land Review and 2010 Update Report
 - Economic Growth and Prosperity - Supporting Paper
 - Retail and Town Centres Study
 - State of the District Report 2009
 - Strategic Flood Risk Assessment (Level 1 and Level 2 for Strategic Sites)
 - Strategic Housing Land Availability Assessment (SHLAA)
 - Water Cycle Study

These reports are available to view on our website on the Local Development Framework Evidence Base page at: www.newark-sherwooddc.gov.uk/planningpolicy.

7. **Newark & Sherwood Infrastructure Delivery Plan** - The purpose of the Infrastructure Delivery Plan (IDP) is to identify the various forms of infrastructure that are required to meet the level of growth anticipated in Newark and Sherwood District over the plan period (2006 to 2026.) To inform this, a baseline assessment of the existing infrastructure within the District has been carried out to identify the current infrastructure provision, variations of the level of provision across the District and the level of growth that can be supported by that existing infrastructure. Where a shortfall exists to meet the forecast growth, the required infrastructure has been identified. The IDP also identifies a broad cost estimate for that infrastructure, the appropriate funding mechanism and an outline programme for delivery. The IDP appendices include a detailed Delivery Programme for the 3 strategic sites that are allocated at Land South of Newark, Land East of Newark and Land around Fernwood.
8. **Results of the Sustainability Appraisal** - The District Council is required to ensure that documents prepared for the Local Development Framework are subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). Carrying out the process of Sustainability Appraisal is a statutory requirement within the spatial planning process. It provides a means to assess the economic, social and environmental effects of the strategies and policies of the LDF from the outset of the plan preparation process. The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The Core Strategy is accompanied by a Sustainability Appraisal Report which considers the likely significant environmental, economic and social effects of the Core Strategy. A copy of the summary of its findings can be found in Appendix C. The full Sustainability Appraisal Report can be viewed on the District Council's website at: www.newark-sherwooddc.gov.uk/planningpolicy.
9. **Results of the Habitats Regulations Screening** - The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives. In Newark and Sherwood, there is one designated habitat site, Birklands and Bilhaugh Special Area of Conservation (SAC), located within Sherwood Forest. A Screening Report for the Core Strategy has been undertaken to assess and screen the policies within it to see if they would adversely affect the designated habitat. The Screening Report can be viewed at: www.newark-sherwooddc.gov.uk/planningpolicy.

How to use the Core Strategy

- 1.4 The Core Strategy is divided into six chapters. The first two help set the context, introducing the Core Strategy, the wider planning context and outlining the unique 'Spatial Portrait' of the District. It refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, the Regional Spatial Strategy and Local Development Framework. You will read the word spatial a lot in this document – spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use, for example, by influencing the demands on, or needs for, development, but which is not capable

of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means. We can appreciate that some of the terms and concepts may be new to the general reader, so please see Appendix A for a glossary of terms. After the first two chapters, Chapter 3 sets out the Vision and Objectives which we will use to plan our District.

- 1.5 Chapter 4 Spatial Policies sets out the Spatial Strategy for Newark & Sherwood setting out the location and amount of new development. It also contains the Policies that set the agenda for managing the implementation of growth. Policies in Chapter 4 are in orange boxes:

Number of Policy
Title of Policy
Policy Text

- 1.6 Chapter 5 Core Policies sets out the policies which will help tackle a range of District Wide issues relating to:

- Homes for All
- Economic Growth
- Sustainable Development & Climate Change
- Natural & Built Environment

- 1.7 Policies in Chapter Five are in green boxes:

Number of Policy
Title of Policy
Policy Text

- 1.8 Chapter 6 Area Policies sets out a range of policies which relate to an area of the District or a particular Settlement within it. Policies in this chapter are in purple boxes:

Number of Policy
Title of Policy
Policy Text

- 1.9 By its very nature, many if not most of the ingredients of this Core Strategy are inter-related. The Strategy needs to be considered, and delivered, as a package. Individual elements need to be seen as components of an overall approach to the future planning of Newark & Sherwood. Not only should the Core Strategy be read as a whole but it is only part of the Development Plan of

the area; this also includes the Regional Plan, but more importantly other elements of the Newark & Sherwood Local Development Framework. Currently this includes a number of Saved Policies of the Newark and Sherwood Local Plan (Adopted 1999). This Core Strategy replaces some of these Policies and a list of the replaced and partly replaced Policies is included in Appendix F of the Core Strategy. The remaining elements of the Local Plan will be replaced by the Allocations & Development Management Development Plan Document (DPD).

- 1.10** Review and monitoring are key aspects of the Government's "plan, monitor and manage" approach to the planning system. They are crucial to the successful delivery of the spatial vision and spatial objectives set out in the Core Strategy. Monitoring will indicate what impact the policies are having in respect of national, regional and local policy targets and other specific targets set out in the LDF. A list of indicators for Monitoring the Core Strategy are provided at Appendix G.

2 Spatial Portrait of Newark & Sherwood

Newark & Sherwood District

- 2.1 The District of Newark and Sherwood, at over 65,000 ha, is the largest in Nottinghamshire and is situated in the northern part of the East Midlands Region.
- 2.2 Adjoining the District to the west are the Nottingham and Mansfield conurbations; whilst Lincoln lies to the north-east and Grantham to the south-east.
- 2.3 Newark & Sherwood has a **population** of approximately 112,600 (Office for National Statistics, 2007) and since 1991 has seen significant growth (9.21%) a trend which is likely to continue with above national trend projected growth. Mirroring the national picture, the proportion of the District's population that is of retirement age, or that reside in a single person household, are significant and likely to grow further. The District has a relatively low percentage of its population originating outside of the United Kingdom, however there is a long standing and diverse Gypsy and Traveller community.
- 2.4 The settlement pattern of the District is dispersed, given its large rural nature, and ranges from market towns and large villages to smaller villages and hamlets. The main towns of Newark, Southwell and Ollerton & Boughton act as a focus for their own communities and those in the wider area, whilst the larger villages function in a similar role for their immediate rural areas. Outside of this however, services are limited and some higher level and specialist facilities are only found in larger urban areas adjoining the District. Public transport services are limited outside of the main centres and routes, and as a result **accessibility** to employment and services is more difficult in rural areas.
- 2.5 Average house price within the District, which in 2007 stood at £150,924, is in line with regional averages but below national levels. However there is wide variation across the District between the Southwell area and parts of Newark and the former mining communities in the north-west. Recent price rises have restricted younger households from entering the local **housing** market resulting in a significant affordable housing need that the 2009 Housing Needs Market and Affordability Study indicates to be 558 dwellings per annum.
- 2.6 As part of the Government's response to the shortage of housing across the country, Newark and Sherwood has been identified as a **Growth Point**, whereby Local Authorities have agreed higher growth targets in partnership with Government. The District's excellent communication links, potential for regeneration and need for substantial affordable housing and infrastructure improvements, were all factors that contributed to the identification of the District as a New Growth Point. The East Midlands Regional Plan (March 2009), confirmed the District's Growth Point Status and identified Newark as a Sub-Regional Centre and the principal location for growth.
- 2.7 The District's **economy** in 2003 supported 27,427 jobs and has been characterised by recent structural shifts from manufacturing to service sectors and by a low skills and wage economy where household income is low. The majority of employment is focused in Newark and the Western areas of the District with both having important employment sites. Unemployment at a District level, according to 2008 figures, is relatively low, standing at 1.6%. However there is significant variation across the District with some Wards in Newark seeing 3% and in Clipstone 3.6%. The District is witness to out-commuting with a significant proportion of the District's workforce travelling outside of the District for work.

- 2.8** The move to a much wider use of more sustainable forms of energy is critical to the tackling of **climate change**; however the District, as with most Authorities nationally, is heavily reliant on both natural gas and petroleum based products, with presently only a relatively small amount of the energy consumed per year being derived from renewable sources. In terms of the potential impacts of climate change, the District, with the Trent, Greet and Maun Rivers within the area, is particularly vulnerable to flooding and saw significant District-wide flooding in 2007.
- 2.9** Key to the District's distinctiveness is its rich and diverse **natural and built heritage**, reflected in unspoilt and open countryside and many traditional settlements. The District has an outstanding built heritage with over 1,300 listed buildings and structures and 47 Conservation Areas. Complementing the built environment are a number of sites important in nature conservation and biodiversity terms, including an internationally important Special Area for Conservation at Birklands and Bilhaugh. The River Trent, and its associated floodplain, along with the remnants of the historic Sherwood Forest are the two most dominant landscape features within the District.
- 2.10** This distinctive character is integral to the District's significant **tourism** appeal, with 47,000 visitors making a trip to the area in 2007 (STEAM Survey 2007). Significant to the District's allure is Sherwood Forest, home to England's most famous outlaw Robin Hood. The importance of the Forest is likely to be further strengthened by the future designation of the Sherwood Forest Regional Park. The District's historical heritage is also a significant tourism asset especially with regards to Newark and the Minster Town of Southwell. Adding to the historic heritage are numerous recreation attractions across the District including the well established Center Parcs Holiday Village close to Edwinstowe.
- 2.11** In general terms the **quality of life** within the District (assessed against crime, employment, education, environmental, health, housing and accessibility indicators) is good. The best overall ratings are found in Southwell and villages within the Nottingham Fringe. Those areas with the lowest assessments of quality of life tend to be within Newark and the former mining settlements of the West where crime, education and health indicators appear to be those most affecting quality of life.

Areas of Newark and Sherwood

- 2.12** Due to the size of the District, the array of influences acting upon it and the diverse and dispersed nature of its settlements there are a great variety of issues facing its communities. In order to establish a policy approach appropriate to meeting these differing needs it is necessary to sub-divide the District. This sub-division is based upon the presence of common characteristics, including the prevailing economic, social and environmental conditions and the existence of connections to, and the influence of, surrounding areas and centres. As a result of this process 5 distinct and internally cohesive areas within the District have been identified as follows:

Newark and Sherwood Areas

Newark Area

The Newark Area covers much of the east of the District and is split into 3 sub-areas to reflect the diverse nature of this part of the District:

Newark and Rural South Sub-Area: The sub-area contains the District's largest settlement, Newark-on-Trent, which is significant as a centre of commerce and trade with strong links to the surrounding villages, farms and countryside.

The area has excellent communication links with quick rail connections to London, Leeds and Edinburgh and Nottingham. Located adjacent to the A1(T) the area is also well connected to the trunk road network. These links will be further improved by the completion of the A46(T) dualling between Widmerpool and Newark in 2012.

Newark in particular has a rich and strong historical heritage centred on the Castle (partially destroyed in the English Civil War), a wealth of buildings of special architectural or historic interest and an extensive Conservation Area with a traditional Market Place at its heart.

Newark Urban Area defined as the main built up areas of Newark, Balderton and Fernwood is designated as a Sub-Regional Centre within the Regional Plan, and as a result is the focus for much of the growth within the District.

Rural North Sub-Area: The sub-area covers the north central area of the District and, whilst to some extent remote from Newark, the spine of villages up the A1 are well connected to the Sub-Regional Centre. Sutton-on-Trent provides a focus for local services.

Collingham Sub-Area: The sub-area lies in the north-east corner of the District. Due to the barrier formed by the River Trent, this area looks to both Newark and Lincoln for its services. Collingham provides a focus for local services. To the north of Collingham, people also look to Lincoln for such services.

Southwell Area

This area covers the southern central part of the district and is focused around the Minster Town of Southwell, which acts as a 'service centre' to a large rural area. Many residents look towards Newark and Nottingham for additional higher level services. The area has many attractive villages, often with their own Conservation Areas. Accessibility in the area is strongest in the Trent Valley villages with their railway stations.

Southwell is a town of outstanding architectural and historic interest, including Southwell Minster. Connected to this heritage are the many historic buildings, notably the large prebendal houses that form the heart of the town's Conservation Area, whilst on the town's outskirts is the Thurgarton Hundred Workhouse. Adding to the town's visitor appeal is the all-weather Southwell Racecourse.

Nottingham Fringe Area

This area is in the Nottingham-Derby Green Belt which is intended to protect the open character of land around the Nottingham conurbation and City of Derby. The designation extends into the south-western part of the District and acts as a constraint on new development. Within the area, Lowdham acts as a focus for day to day services and, with its own railway station, provides good access to Nottingham. Many residents in the area look towards Greater Nottingham for most of their services and employment.

Sherwood Area

The Sherwood Area covers much of the north-west of the District. The area is closely related to Mansfield and Worksop, however, Ollerton & Boughton is also a focus for services, jobs and education whilst Bilsthorpe and Edwinstowe are centres with their own day to day facilities.

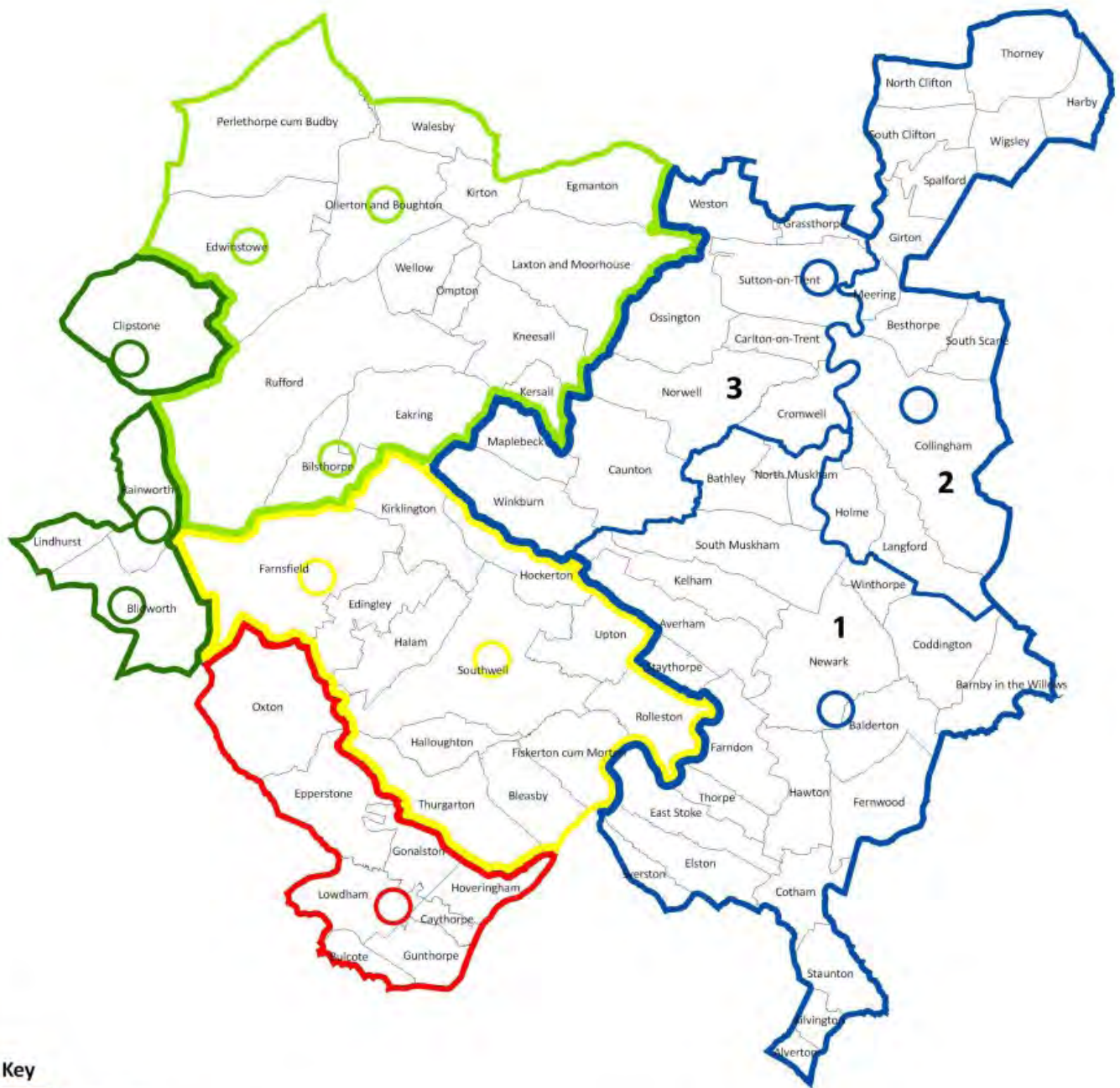
Much of the heart of Sherwood Forest, the legendary home of Robin Hood, is within the area and is a major international tourist attraction. Further strengthening the Forest's role are the plans for a new visitors centre and the proposal for Regional Park status for Sherwood Forest.

Mansfield Fringe Area

Rainworth, Blidworth and Clipstone, whilst self sufficient for daily needs, are closely linked to Mansfield and look to it for all major services.


The main settlements of the Sherwood and Mansfield Fringe Areas grew as a result of the rapid exploitation of coal reserves. However since the 1970s the area has seen major industrial change and large scale job losses. Thus the need to combat unemployment, diversify the economic base and promote regeneration have been important priorities. The Sherwood Energy Village (SEV), established by an industrial provident society in 1994 is a good example of this. Whilst the Sherwood Growth Zone, which covers the area around the Mansfield Ashfield Regeneration Route- including Rainworth, is intended to be a major future regeneration catalyst.

Figure 1 - Areas of Newark & Sherwood



Key

-  Newark Area
-  Newark and Rural South Sub-Area (1)
-  Collingham Sub-Area (2)
-  Rural North Sub-Area (3)
-  Southwell Area
-  Nottingham Fringe Area
-  Sherwood Area
-  Mansfield Fringe Area

 Town or Villages mentioned in Area descriptions

 Parish Boundaries

Key Issues and Challenges facing Newark and Sherwood

2.13 The planning policy context, the evidence base underpinning the preparation of this document and the Spatial Portrait outlined above make it clear that Newark and Sherwood District currently faces a number of key issues and challenges. These will need to be addressed by the Local Development Framework and will drive change in the District. Many of these issues and challenges are detailed in the Newark and Sherwood Sustainable Community Strategy and listed below is a summary of these which the Core Strategy and Development Policies document should respond to:

Key Issues and Challenges

- Delivering and managing the District's growth in line with the principles of sustainable development, including how the District's housing requirement to 2026 will be distributed between our towns, villages and rural areas.
- Maintaining local services and facilities and ensuring that local people have accessibility to them, including the promotion of sustainable transport choices.
- Providing additional housing, including the delivery of affordable homes.
- Providing additional employment opportunities that meet local needs, concerns and aspirations, and a diverse local economy which should include growth in particular priority sectors.
- Bringing necessary regeneration benefits to the District, including those that will contribute to the success of its town and service centre settlements and other areas in need.
- Ensuring that the District can prepare for and respond to climate change.
- Maintaining and enhancing the District's attractive and distinctive environment in urban and rural areas whilst accommodating change.
- Promoting the development of tourism without compromising the District's capacity to maintain and enhance its continuing tourism offer and potential.
- Securing a future for the Sherwood Forest area that can sustainably accommodate its tourism related development pressures without adversely affecting the environment or local communities.
- Identifying and securing those infrastructure improvements that need to accompany the significant growth envisaged for the District.
- Enabling change to contribute towards a higher quality of life for all residents.

3 Vision and Objectives

- 3.1 A vision and set of strategic objectives for Newark and Sherwood District is proposed to guide development to 2026.

Newark and Sherwood's Vision

By 2026, Newark and Sherwood will become:

“An area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs.

The District will have a successful, diverse economy by providing employment opportunities to a local workforce, equipped with a wide range of skills arising from improved education, learning and training and encouraging tourism potential.

The District will be made up of a hierarchy of attractive and vibrant towns, and larger villages that provide a range of accessible facilities and activities for smaller villages and the surrounding rural areas that is effective and sustainable.

Newark's role as the Sub-Regional Centre will be strengthened through housing and employment growth in sustainable urban extensions, the regeneration of existing neighbourhoods, new economic and infrastructure investment, and the shortage of affordable housing will have been addressed. This will be achieved as part of the delivery of the New Growth Point Programme.

Access will be improved, key transport improvements will have been secured and non car use encouraged.

The architectural and historic built environment and the District's archaeology will be protected and enhanced. New buildings and spaces will be well designed, with a strong sense of place that builds on local character.

Development will be environmentally sound, energy and water efficient, minimise waste, and maximise opportunities for appropriate renewable energy, helping to reduce the impact of climate change.

The natural environment will be safeguarded and enhanced, green infrastructure will be strengthened, new green and woodland spaces will increase ecology, biodiversity and nature conservation, providing a resource for local people and encouraging personal well being and health.

The District will have strong local distinctiveness as Newark and Sherwood's unique diverse character, culture and heritage will have been respected and promoted in the course of change that has been guided by the principles of sustainable development.”

3.2 The proposed Strategic Objectives are set out below:

Newark and Sherwood's Strategic Objectives

1. To manage growth and change to ensure that sustainable development is achieved and promoted and the quality of life for all improved.
2. To establish an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing a long term basis for the planning of Newark and Sherwood.
3. To ensure and sustain a network of sustainable communities which offer a sense of place, that are safe, balanced, socially inclusive and can respond to the needs of local people.
4. To protect and enhance the built and natural environment, heritage, biodiversity and landscape, giving additional protection to those areas and buildings of recognised importance.
5. To develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people by:
 - providing a range of well located sites and premises for employment development, including provision for small and medium sized firms;
 - supporting the retention of existing jobs and the development of local businesses;
 - promoting additional growth and diversification of the District's economy, linked to a desire to raise local aspirations and an ambition to secure new service-sector and higher skill level jobs and "knowledge-rich" business, that will increase the scope for good jobs and incomes available;
 - actively attracting regional, national and international companies to the District;
 - developing an improved education base with enhanced learning and training opportunities for local people, that will enable the attainment of higher educational standards/qualifications and skill levels; and
 - stimulating tourism.
6. To manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2026, in general conformity with the East Midlands Regional Plan, implementing the New Growth Point Programme and integrated with the provision of new supporting infrastructure.
7. To reinforce and promote Newark's role as an important Sub-Regional Centre, by ensuring that the town is the main focus for new housing, employment, and other appropriate development within the District. Such development will be co-ordinated to ensure sustainable development.
8. To support the development of balanced communities by ensuring that new, well-designed residential development helps to satisfy the housing needs of the District, providing a mix of types, sizes and tenures, including:
 - affordable and social housing;
 - local needs housing; and
 - special needs housing.

9. To retain and improve accessibility for all, to employment, services, community, leisure and cultural activities, through:
 - the integration of development and transport provision, ensuring that most new development will be located where it is accessible to use services and facilities by a range of means of transport;
 - the retention and upgrading of existing infrastructure, services and facilities relating to transport and communications; and
 - encouraging the increased use of public transport, walking and cycling.
10. To secure high quality design in new buildings and development form that will provide a built and natural environment reflecting local distinctiveness and securing community safety.
11. To produce a District that is sensitive to the environment where opportunities are taken to reduce our impact on the climate system, including the reduction of CO² emissions and encouraging the use of appropriate renewable energy solutions, and to adapt to the implications of climate change.
12. To maintain and enhance the vitality and viability of the District's town centres.
13. To support the education sector and opportunities for training, including higher and further educational organisations, to encourage the attainment of higher educational and skill levels.
14. To engage in collaborative working with partner organisations and agencies to secure a better quality of life.

- 3.3 The District is also very diverse; within it are a number of areas which have their own distinct spatial characteristics. To aid the achievement of the Vision and the Strategic Objectives, the Council has formulated a number of Area Objectives. These are:

Area Objectives

Newark Area

NA O1 - To manage growth in and around Newark Urban Area (Newark, Balderton and Fernwood) and ensure that housing and employment growth are developed alongside appropriate infrastructure and facilities.

NA O2 - To promote, protect and enhance the character and qualities of Newark Town Centre as a place for retail, business, administration, entertainment and tourism.

NA O3 - To promote local services in remote rural areas and secure public transport linkages to Newark Urban Area, Collingham and Sutton-on-Trent.

Southwell Area

SoA O1 - To protect the unique historic character of Southwell whilst promoting the town's role as a Service Centre for the wider area and as a centre for tourism.

SoA O2 - To support the sustainable development of the Nottingham Trent University Brackenhurst Campus, both as a place of learning and as a potential driver for economic growth in the District.

Nottingham Fringe Area

NFA O1 - To protect the Green Belt from inappropriate development, facilitating development to meet local needs without promoting levels of development which would result in an increase in commuting to the Nottingham Principal Urban Area.

Sherwood Area

ShA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest Regional Park, the Sherwood Growth Zone and the skills and knowledge of the residents of the area.

ShA O2 - To strengthen the role of Ollerton Town Centre as a retail and employment centre for both Ollerton & Boughton and the wider Sherwood Area.

ShA O3 - To protect and enhance the Birklands & Bilhaugh Special Area of Conservation and ensure that the Regional Park initiative is consistent with this.

ShA O4 - To promote and manage increased tourism in a way that safeguards the sensitive environmental and ecological areas and allows enjoyment of the District's celebrated historic built and natural environments.

Mansfield Fringe Area

MFA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest Regional Park, the Sherwood Growth Zone and the skills and knowledge of the residents of the area.

MFA O2 - To encourage sustainable housing and economic growth in the settlements on the Mansfield Fringe to complement Mansfield's role as a Sub-Regional Centre, support the Sherwood Growth Zone and to increase the self-sufficiency of the Mansfield Fringe Settlements.

4 Spatial Policies

- 4.1** The Spatial Policies of the Core Strategy are central to delivering the Vision and Objectives set out in Chapter 3. Chapter 4 is split into two sections, the **Spatial Strategy** and the **Agenda for Managing Growth in Newark and Sherwood**.
- 4.2** The Spatial Strategy sets the framework for growth and development in the District, setting out our hierarchy for service provision and investment, the spatial distribution of housing and employment growth. The Settlement Hierarchy sets out those settlements which to a greater or lesser extent should be the focus for growth and investment. The Spatial Distribution of growth quantifies this approach in those settlements which are central to the delivery of the strategy. Beyond this, policies are set which aim to manage development in the rural areas of the district and in the Nottingham – Derby Greenbelt. The policies of the Spatial Strategy are illustrated on the Newark & Sherwood Key Diagram which is on the inside front cover of the Core Strategy. The Agenda for Managing Growth sets out policies for 'Strategic Sites' to accommodate growth, the infrastructure to deliver growth and the considerations which need to be taken into account when allocating sites in later DPDs.

Newark & Sherwood's Spatial Strategy

- 4.3** The District Council has used the Vision and Objectives of the Core Strategy to develop a spatial strategy which meets local needs and is framed within regional and national planning policy. The Vision seeks to secure an area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs. The strategic objectives require the plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2026 and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.
- 4.4** The East Midlands Regional Plan seeks to distribute development to the main urban areas in the Region (Policy 3 Distribution of Development), which includes Principal Urban Areas, such as Nottingham and Lincoln as the main focus for growth and Sub-Regional Centres such as Newark to be a secondary focus for growth in the Region and a primary focus for growth in the Sub-Region. The District Council's vision identifies this role for Newark by seeking to reinforce and promote Newark's role as an important Sub-Regional Centre, by ensuring that the town is the main focus for new housing, employment, and other appropriate development within the District. Such development will be coordinated to ensure sustainable development. Beyond that, the development needs of other settlements and rural areas should also be provided for. The Regional Plan states that "New development in these areas should contribute to:
- maintaining the distinctive character and vitality of rural communities;
 - shortening journeys and facilitating access to jobs and services;
 - strengthening rural enterprise and linkages between settlements and their hinterlands; and
 - respecting the quality of tranquillity, where that is recognised in planning documents"
- 4.5** The Regional Plan places Newark & Sherwood District in the Northern Sub-Area of the Region, where economic, social and environmental regeneration will be a Regional priority. Key aims of the Regional Plan's Northern Sub-Regional Strategy include significantly strengthening the Sub-Regional Centres including Newark and Mansfield, by providing new development in and

around their urban areas, providing jobs and services in and around other settlements that are accessible to a wider area or service particular concentrations of need, and to support the regeneration of settlements, through development. Local Planning Authorities should assist growth and regeneration, in several locations, across the Sub-Area, including along the Mansfield Ashfield Regeneration Route (MARR).

4.6 Within the Sub-Regional Strategy (Northern SRS – Policy 1 Sub-Regional Development Priorities) a number of ‘other urban areas’ have been identified as priorities for development; in Newark and Sherwood these include Rainworth and Ollerton & Boughton. Beyond this the policy notes that “Outside the areas mentioned above, sufficient provision will be made to support the regeneration of settlements with special needs where these are identified in Local Development Frameworks. Within other settlements, new development will be restricted to small-scale development targeted to meet local needs. Development should be of a scale and type necessary to secure and service a mixed and balanced community.”

4.7 The themes which emerge from our Core Strategy Vision and Objectives and the locational policies of the Regional Plan are:

- Development should be located in the most sustainable locations
- That such development should support the role of settlements
- Regeneration of settlements should be supported
- Rural communities should be supported
- Development should seek to secure a mixed and balanced community

Settlement Hierarchy

4.8 Using these themes, the District Council has identified the settlements which will help deliver sustainable development in the District. These are identified in the settlement hierarchy which is the organising basis for development and service provision within the District. The hierarchy allows the Council to plan positively for future development within the District. It defines which settlements are central to the delivery of the Council’s Spatial Strategy.

4.9 Following a review of settlements and service provision in the District, the following key conclusions have emerged:

1. Services, such as employment and secondary education, are focused in settlements which serve a rural hinterland and/or a large local population.
2. There are a number of villages which have a range of services which attract people from the local area, such as libraries and doctor’s surgeries.
3. Beyond these villages are a range of villages which have a limited range of services, some of which have a primary school and other shops and facilities.
4. A large number of villages have no facilities beyond a public house or a village hall.
5. Public transport is focused on key routes between Newark, Mansfield, Nottingham, Southwell and Ollerton & Boughton.

- 4.10** These conclusions have resulted in the identification of three complementary settlement roles which will be central to the delivery of the District's Spatial Strategy; these are:
- Sub-Regional Centre
 - Service Centre
 - Principal Village
- 4.11** Newark Urban Area (Newark, Balderton and Fernwood) is identified as a Sub-Regional Centre; it is the largest population centre in the District and is the main location for services, jobs, retail, education and a focus for transport for most of the District. It is identified as such in the Regional Plan and, in granting Growth Point Status to the District, the government recognised Newark's importance. ⁽¹⁾
- 4.12** Below Newark Urban Area, a number of settlements provide important services both to their own communities and to a wider hinterland; they are Service Centres. The largest of these, Ollerton & Boughton, is recognised as an "other urban area" in the Regional Plan and provides a range of facilities including a supermarket and secondary school, both of which serve much of the Sherwood Area. Ollerton & Boughton also has a large number of local employers. Rainworth is also recognised as an "other urban area" in the Regional Plan and has a range of shops, a secondary school which serves a part of Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also adjacent to Mansfield Sub-Regional Centre with its jobs and facilities.
- 4.13** Southwell is the third biggest settlement in the District and, like Ollerton & Boughton, serves a large local area with the second largest retail centre in the District, a leisure centre and a secondary school which provides education to much of the Southwell Area. Although Southwell is not mentioned in the Regional Plan, it has a serious local housing need which is perpetuated by high local house prices. Clipstone has a range of local services including shops and a secondary school, which lies just outside the District, which serve the community and a wider area. It has a major regeneration site, Clipstone Colliery, in the centre of it. Clipstone would benefit from regeneration arising from new development, while in Southwell, a more balanced and sustainable community would result from the provision of new housing to address local housing needs. This would focus on the provision of affordable housing, and modest sized market homes that can offer the prospect of lower cost accommodation.
- 4.14** The District Council has identified that whilst Southwell and Clipstone are not mentioned in the Regional Plan as 'Other Urban Areas' they are both important centres within the District which require an approach in line with Ollerton & Boughton and Rainworth rather than the subsequent levels in the hierarchy. Placement in the hierarchy does not determine overall levels of growth but it does indicate the importance of the settlement to the delivery of our Spatial Strategy and the most appropriate locations for investment and new services.
- 4.15** The District Council also has a range of communities which have a range of local services which meet day to day local needs and complement the role of the Service Centres. These are defined as Principal Villages.

1 The Regional Plan was developed before Fernwood was recognised as a separate Parish. Until this happened in April 2008 the main built up area of Fernwood was part of Balderton and as such is included in the Newark Urban Boundary. For the avoidance of doubt whilst the Regional Plan refers to Newark including Balderton, this also includes Fernwood.

4.16 A range of other communities exist below the three identified settlement categories. They are referred to in the hierarchy as Other Villages in Newark & Sherwood. In some instances these villages have a limited range of services or they may be small hamlets. Spatial Policy 3 Rural Areas set out a number of sustainability criteria for the consideration of development in these communities. Spatial Policy 4B sets out policies for appropriate growth for those communities in the Green Belt.

Spatial Policy 1

Settlement Hierarchy

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

Settlements central to delivering the Spatial Strategy							
Sub-Regional Centre	<p>Features - Major centre in the Sub-Region, containing services and facilities for the District.</p> <p>Function - To be the focus for housing and employment growth in Newark & Sherwood and the main location for investment for new services and facilities within the District.</p> <p>The Sub-Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood.</p> <p>The extent of the main built-up areas of the Sub-Regional Centre will be defined by an Urban Boundary.</p>						
Service Centres	<p>Features - Service Centres have a range of local facilities, including a secondary school, good public transport and local employment.</p> <p>Function - Act as a focus for service provision for a large local population and a rural hinterland.</p> <p>The following communities have been designated as Service Centres within the various Areas of the District:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="padding: 5px;">Southwell Area</td> <td style="padding: 5px;">Southwell</td> </tr> <tr> <td style="padding: 5px;">Sherwood Area</td> <td style="padding: 5px;">Ollerton & Boughton</td> </tr> <tr> <td style="padding: 5px;">Mansfield Fringe Area</td> <td style="padding: 5px;">Clipstone, Rainworth</td> </tr> </tbody> </table> <p>The extent of the main built-up areas of Service Centres will be defined by an Urban Boundary.</p>	Southwell Area	Southwell	Sherwood Area	Ollerton & Boughton	Mansfield Fringe Area	Clipstone, Rainworth
Southwell Area	Southwell						
Sherwood Area	Ollerton & Boughton						
Mansfield Fringe Area	Clipstone, Rainworth						

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

4.17 The Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages will be defined on the Proposals Map of the Newark & Sherwood Local Development Framework. This will be done as part of the Allocations & Development Management DPD.

Spatial Distribution of Growth

4.18 Over the next twenty years the communities of Newark and Sherwood will change and grow. In order to manage that change and capture its benefits we have developed our approach to the spatial distribution of growth. This approach is underpinned by three principles. They are:

1. Supporting the role of the Sub-Regional Centre - the requirement to focus development, seeking to support the role of the Sub-Regional Centre.
2. Regeneration - address the regeneration needs of the District by focusing housing, employment, facilities and services in communities suffering from deprivation.
3. Sustainable Communities - seek to address identified local housing need in a sustainable manner and promote and protect the roles of the Service Centres and Principal Villages as locations for local services and facilities.

4.19 The Core Strategy strategic objectives require the Plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2026 and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.

4.20 In seeking to meet future housing need, the Regional Plan requires the District Council to plan for 14,800 dwellings over the Plan period. However, a number of dwellings have already been completed, or have the benefit of planning permission in those areas not individually identified in the settlement hierarchy. Although the District Council is not intending to allocate new housing at levels below Principal Villages in the Hierarchy, it should be noted that Spatial Policy 3 Rural Areas does allow limited development to meet local need in Other Villages. In order to factor this in, a figure of 200 dwellings is set aside as a notional allowance for housing in Rural Areas. This figure is not a target or a threshold but is an acknowledgement that some limited development will occur in these locations and it will be monitored to ensure that the aims of the Spatial Strategy, steering development towards the Sub-Regional Centre, Service Centres and Principal Villages, are being implemented.

4.21 Therefore, the total number of dwellings to be allocated by the District Council between 2006 and 2026 in the Sub-Regional Centre, Service Centres and Principal Villages is 14162. However, taking into account houses already built and planning permissions for new dwellings in the settlements identified in the Hierarchy (as at March 2009), the Council is required to find 10,614 for the rest of the Plan Period. This figure is a minimum number and takes into account that the District has been designated as a New Growth Point.

4.22 The Housing figures are allocated proportionally to the three tiers in the hierarchy and then to the settlements in each tier. These allocations are based on the three principles for the distribution of growth set out in paragraph 4.18 and each settlement is assigned one of these. Individual percentages are based on meeting the aims of the principles assigned to the settlement and an assessment of the capacity of each settlement to support growth, including its function, scope for future growth and infrastructure constraints and potential for future improvements.

4.23 Alongside new housing growth, the District Council is keen to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the Plan period. Our starting point for determining the future employment land requirement were the recommendations of the Northern Sub-Regional Employment Land Review. In line with the methodology of the Review, we then factored in estimates of additional land needed to compensate for anticipated losses of employment land up to 2026 and additional employment land to facilitate the development of the New Growth Point. The current amount of employment land available and future prospects of economic growth and new housing provision were also taken into account. This approach gives an overall gross employment land requirement in the range of 210 - 220 hectares for the plan period 2006 - 2026.

When determining this requirement, the term 'employment' relates to Use Classes B1 (Business), B2 (General Industrial or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 2006, or any subsequent amendment. Recently issued national guidance (PPS4) gives a wider definition of what constitutes economic development. In implementing the other policies in this Core Strategy, and in order to promote economic development, this approach will inform decision making.

- 4.24** The Core Strategy sets this level as a target for development, which will need to be promoted in partnership with other organisations and agencies and working with developers and businesses. In planning for the level of employment development we need to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the plan period.

Spatial Policy 2

Spatial Distribution of Growth

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

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

The housing requirements for Newark & Sherwood District between 2006 and 2026 are **14800** dwellings. When discounting dwelling completions and commitments in settlements which are not central to the delivery of the Spatial Strategy, the total number of dwellings to be allocated by the District Council between 2006 and 2026 in the Sub-Regional Centre, Service Centres and Principal Villages is in the region of **14162** dwellings. In allocating sites for housing development in the Core Strategy for Strategic Sites in line with Spatial Policy 5 and all other housing sites in the Allocations & Development Management DPD, the following percentages will be met:

Location	Strategy	Percentage of Housing Growth
Sub-Regional Centre Newark Urban Area	Support for the Sub-Regional Centre	70% of overall growth

Location	Strategy	Percentage of Housing Growth
Service Centres		20% of overall growth
Ollerton & Boughton	Regeneration	40% of Service Centre growth
Rainworth	Regeneration	15% of Service Centre growth
Southwell	Sustainable Communities	15% of Service Centre growth
Clipstone	Regeneration	30% of Service Centre growth
Principal Villages		10% of overall growth
Bilsthorpe	Regeneration	25% of Principal Village growth
Blidworth	Regeneration	25% of Principal Village growth
Collingham	Sustainable Communities	10% of Principal Village growth
Edwinstowe	Sustainable Communities	20% of Principal Village growth
Farnsfield	Sustainable Communities	10% of Principal Village growth
Lowdham	Sustainable Communities	5% of Principal Village growth
Sutton-on-Trent	Sustainable Communities	5% of Principal Village growth

The employment land requirement for Newark & Sherwood District between 2006 and 2026 is in the range of 210-220 hectares. This figure is distributed amongst the five Areas of the District, and in allocating sites for employment development, in the Core Strategy for Strategic Sites in line with Spatial Policy 5, and all other employment sites in the Allocations & Development Management DPD the following figures will be achieved:

Area	Overall employment land to be provided (In hectares)	Guideline new allocations required (In hectares)
Newark Area	150-157	80-87
Southwell Area	7-8	6-7
Nottingham Fringe Area	1	Up to 1
Sherwood Area	29	0
Mansfield Fringe Area	24-25	10-11
Total	211-220	97-106

- 4.25** The current and proposed provision of housing and employment land is illustrated at Appendix D, together with the Housing Trajectory which shows the indicative delivery of new housing. The spatial distribution of employment growth set out above, is based upon distributing proportionate levels of the gross employment land requirement (i.e. 210-220 ha) amongst the five Areas of the District, in line with their percentage increases in housing growth. These target figures take into account existing levels of completions across the five Areas, including sites where planning permission has already been granted but have yet to be built out. This approach to employment provision and distribution reflects our objective to develop sustainable communities with the location of new employment opportunities related to planned new housing, helping residents and businesses to prosper and reduce the need for out-commuting. This integration and broad alignment of homes and jobs is essential to achieve sustainable development, will support urban and rural regeneration and facilitate access to jobs across the District. Land for new employment development will generally be provided close to existing industrial and commercial areas, or be included as part of major mixed use housing and employment schemes, and will involve greenfield as well as brownfield opportunities.
- 4.26** The Newark Area, particularly in and around the Newark Urban Area, will be the location for the majority of the employment land provision, and complement planned new housing. This employment provision will support Newark's role as a Sub-Regional Centre, in line with the Regional Plan, deliver the employment growth ambitions of the Newark Growth Point, and benefit local regeneration goals. The provision of two major mixed use developments involving large scale new housing and employment land allocations (see Spatial Policy 5) will contribute significantly to meeting the employment land target figures shown. This approach takes advantage of the towns potential to be a major driver of economic development, with its key location, including proximity to the A1 corridor, and excellent rail, road and water connections. Significant transport improvements will add to these assets, represented by the current dualling works being undertaken to the A46 Widmerpool to Newark section, and to the planned provision of a new Southern Link Road, to the south of the town, linking the A46 to the A1.

Rural Areas

- 4.27** PPS7 Sustainable Development in Rural Areas and PPS4 Planning for Sustainable Economic Growth steers the greater part of development in rural areas towards the larger and the more sustainable settlements which will help deliver the central elements of our spatial strategy. The Council must however plan for the District as a whole, helping to sustain the communities across Newark and Sherwood. In developing policies for the District, the Council was particularly concerned to include policies which deal with rural issues. The policy will guide development and investment in Rural Areas.

Spatial Policy 3

Rural Areas

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

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

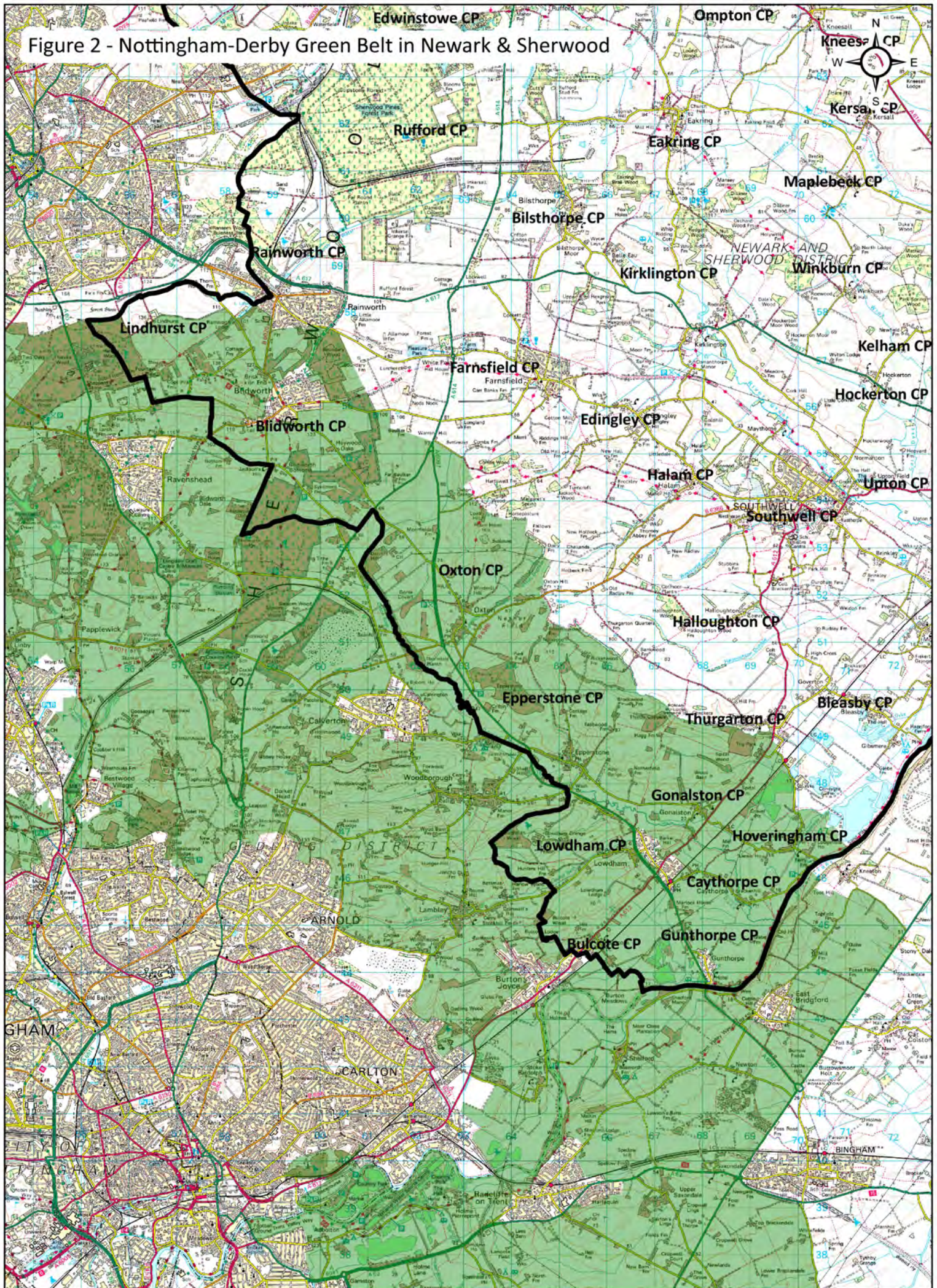
- *Location* - new development should be within the main built-up areas of villages, which have local services and access to Newark Urban Area, Service Centres or Principal Villages.
- *Scale* - new development should be appropriate to the proposed location and small scale in nature.
- *Need* - Employment and tourism which requires a rural/village location. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to meet identified proven local need.
- *Impact* - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network.
- *Character* - new development should not have a detrimental impact on the character of the location or its landscape setting.

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

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

- 4.28** Spatial Policy 3 refers to the main built-up area of a village. For the purposes of implementation and decision making this would normally refer to the buildings and land which form the core of the village where most housing and community facilities are focused. Often villages have outlying development which, whilst part of the village, do not form part of the 'main built-up area'; proposed new development which results in the joining of such areas to the main built-up area should be resisted. It is not proposed to identify the main built-up areas of villages in our Core Strategy or Allocations & Development Management DPD. However, the District Council will work with local communities to identify the characteristics of their village which they feel should be protected. Such work will be contained within Village Design Statements(VDS) or Parish Plans. This work could include the identification of the main built-up areas of the village. Providing the requirements for Supplementary Planning Documents are followed, a VDS or the Planning element of the Parish Plan could be adopted as a Supplementary Planning Document by the District Council and be a material consideration in the determining of Planning Applications.

Figure 2 - Nottingham-Derby Green Belt in Newark & Sherwood



Nottingham-Derby Green Belt

- 4.29** The Nottingham-Derby Green Belt prevents the Nottingham Conurbation from merging with the surrounding towns and villages within Nottinghamshire and the nearby city of Derby. Its status was confirmed in the recent East Midlands Regional Plan. The plan states that in the Northern Sub-Region:
- No strategic changes should be made to the Green Belt in this Sub-Area.
 - When considering development provision in and around settlements affected by the Green Belt, LDFs should critically assess any impact on the Green Belt and whether development should be located elsewhere.
 - Allocations should not allow for commuter led development which could put pressure on Green Belt boundaries.
- 4.30** Whilst no strategic changes are envisaged in the Green Belt within the District, a number of small scale reviews are proposed to reflect the requirement to address local housing need in Lowdham and support regeneration in Rainworth and Blidworth. These reviews will be undertaken as part of the Allocations & Development Management DPD. In assessing potential housing land supply as part of the Strategic Housing Land Availability Study (SHLAA) it is clear that supply is limited within existing settlement boundaries and therefore consideration will need to be given to changing the boundaries to meet the wider aims of the Spatial Strategy.

Spatial Policy 4A

Extent of the Green Belt

The extent of the Nottingham - Derby Green Belt which lies within Newark & Sherwood District will remain broadly the same. Small scale reviews are proposed in the following locations:

Blidworth - In order to meet housing requirements for the Principal Village, a review of the boundary of the Green Belt which surrounds it will be undertaken as part of the Allocations & Development Management DPD.

Lowdham - In order to meet housing requirements for the Principal Village, a review of the boundary of the Green Belt which surrounds it will be undertaken as part of the Allocations & Development Management DPD.

Rainworth - In order to meet housing requirements for the Service Centre, a review of the northern boundary of the Green Belt where it abuts the centre will be undertaken as part of the Allocations & Development Management DPD.

In undertaking these small scale reviews through the Allocations & Development Management DPD the District Council will:

- Identify specific sites;
- Consider whether there are any non Green Belt sites that are more or equally sustainable; and
- Consider the importance of the sites in meeting the purposes of the Green Belt.

- 4.31** Planning Policy Guidance Note 2: Green Belts allows for limited development in villages within the Green Belt. The approach of the Core Strategy is to direct development to the Principal Villages in the Green Belt and secure small scale rural affordable housing in other Green Belt villages. Development proposals in the Green Belt will be judged according to the policies of PPG2 Green Belts.

Spatial Policy 4B

Green Belt Development

Within the extent of the area covered by the Green Belt in the District, new housing and employment development will be focused in the Principal Villages of Blidworth and Lowdham, and the part of Bulcote which is attached to Burton Joyce. These locations are excluded from the Green Belt and defined by Village Envelopes.

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

Bulcote, Caythorpe, Epperstone, Gonalston, Gunthorpe, Hoveringham and Oxtun.

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

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

Agenda for Managing Growth in Newark and Sherwood

- 4.32** In order to achieve the levels of growth set out in the Spatial Strategy the Core Strategy has identified a range of Spatial Policies which set out the District Council's Agenda for Managing Growth.

Strategic Sites

- 4.33** In planning to meet the level of growth which is directed at the Newark Urban Area, the Regional Plan states that, subject to urban capacity, this will require locations for sustainable urban extensions to be identified in Local Development Frameworks. National policy in PPS12 states that future housing needs should be met in the most sustainable way possible and that Core Strategies may allocate strategic sites where these are central to the achievement of its strategy and where investment requires a long lead in. Having considered the findings of the SHLAA and other options available, it is considered that, to achieve the level of growth in the Newark Urban Area, a significant amount of growth should be provided in Sustainable Urban Extensions (SUEs).

4.34 Delivery of SUEs will be achieved through the allocation of three Strategic Sites in the Core Strategy. The strategic sites will be developed as new neighbourhoods in a phased manner throughout the plan period and beyond, to deliver new housing, employment and supporting services including education and facilities to meet the needs of a growing population. The infrastructure required to support the strategic sites is set out in the Infrastructure Delivery Plan.

4.35 Our approach has a number of benefits:

- It enables the District Council to ensure that an appropriate planning 'framework' is in place to test and achieve the District's growth at the earliest opportunity;
- It provides a robust policy framework for considering any planning applications for significant development;
- It helps to ensure that the planned infrastructure required to support the level of growth anticipated takes place in line with the development over the plan period; and
- It provides a scale and critical mass that enables a sustainable neighbourhood to be built including the creation of local facilities centred around new primary schools, retail, community and employment need. Alternative energy sources, drainage and modern methods of construction are realistic considerations for development of this size and nature.

Spatial Policy 5

Delivering Strategic Sites

To ensure that the housing and employment needs of the District are delivered over the plan period and beyond, three strategic sites are now allocated on the accompanying proposals map and identified on Core Strategy Figures 5,6 and 7 in the following locations:

- Land South of Newark;
- Land East of Newark; and
- Land around Fernwood.

Planning Permission will be granted for mixed use development at these locations which comply with the detailed development principles and requirements set out in Newark Area Policy 2A (Land South of Newark), Newark Area Policy 2B (Land East of Newark) and Newark Area Policy 2C (Land around Fernwood).

4.36 For the avoidance of doubt those areas of the three strategic sites which accommodate housing, employment and other built facilities will be regarded as part of the main built up area of Newark Urban Area and when the Allocations & Development Management DPD is produced the Urban Boundary of Newark will be reviewed to include them.

Infrastructure for Growth

4.37 The Spatial Strategy sets out how the district will develop up to 2026 in order to ensure that the overall vision and objectives for the Core Strategy are achieved. A key component in achieving the vision and objectives is to ensure that the necessary physical, social and green infrastructure is provided to support the growth envisaged in the Core Strategy.

- 4.38** The Council has produced an Infrastructure Delivery Plan (IDP) to identify existing infrastructure provision and to assess its capacity to support growth. Where growth exceeds capacity the additional infrastructure required has been identified. The IDP identifies a broad estimated cost, funding sources and who would be responsible for delivery. The Council has subdivided the infrastructure into strategic infrastructure, improvements required because of the cumulative impact of growth of the District and which cannot be attributed to any one site, and local infrastructure, improvements that are required to achieve a satisfactory development of a particular site.
- 4.39** The Council considers that strategic infrastructure includes improvements to the highway network which are required because of the cumulative growth of the District, contributions to a secondary school and to Newark Urban Area Sports and Leisure Facilities, required because of the increased population. The District Council defines local infrastructure as including facilities and services, such as primary schools and open space, that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, such as traffic management schemes.
- 4.40** The Council will seek to introduce a Community Infrastructure Levy (CIL) specifically to fund strategic infrastructure improvements to the strategic highway network, that may include the Southern Link Road, that are required as a result of cumulative growth of the District up to 2026, and which cannot be attributed to the development of any one site, and to contribute to the cost of a secondary school and Newark Urban Area Sports and Leisure Facilities. The Council went out to consultation on the principle of establishing a Strategic Infrastructure Tariff under CIL in March 2010 and prepared a Preliminary Draft Charging Schedule for consultation in November 2010, prior to seeking an independent Examination and introducing the tariff in 2011.
- 4.41** The District was awarded Growth Point status in 2006 and intends to use £5m of its Growth Point capital allocation to assist in reconciling economic deficits that may emerge in the delivery of affordable housing or infrastructure, which may include the SLR, that is required to support growth. In addition, the Council will seek external funding support through the Local Transport Plan from Nottinghamshire County Council as the highway authority, and the Highways Agency, who are responsible for the A1 and A46. The Council will continue discussing with the Homes and Communities Agency how they can best support the District and the Growth Point through the formulation of a funding agreement known as a Local Investment Plan.
- 4.42** The IDP identifies the improvements required to the provision of utility services. The Council will continue to engage with each of the providers to ensure that their programme of improvements dovetails with the projected growth, and on the Strategic Sites developers are already discussing their requirements with the statutory undertakers.
- 4.43** Local Infrastructure will be secured through Planning Obligations (commonly known as S106 Agreements). The standards that will be required for the various types of local infrastructure including open space and community facilities will be set out in the Allocations & Development Management DPDs and other SPDs. These will be secured utilising a Developer Contributions SPD. Requirements for Affordable Housing are set out later in this document in Core Policy 1 and a Supplementary Planning Document will be prepared to support the implementation of this policy.

- 4.44** The Green Infrastructure Strategy identifies existing networks of green spaces within and between urban areas and the surrounding countryside and provides an approach to their protection and enhancement. It identifies actions for key areas and themes that will be included in the Allocations & Development Management DPD.
- 4.45** The schedule in Appendix E is a summary of the main elements of infrastructure the IDP identifies as required to deliver the Core Strategy. The table includes approximate costs, timescale and funding sources and likely delivery agent where known.

Spatial Policy 6

Infrastructure for Growth

To ensure the delivery of strategic infrastructure in the District, the District Council will seek to introduce a Community Infrastructure Levy (CIL). This will be applied across the District to all forms of development. It will be used to:

- Provide improvements to the strategic highway network and other highway infrastructure that may include the Southern Link Road as identified within the IDP;
- Contribute to a secondary school within the Newark Urban Area;
- Contribute to Newark Urban Area Sports and Leisure Facilities.

Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy and the Allocations & Development Management DPD, utilising a Developer Contributions Supplementary Planning Document (SPD). In advance of the adoption of CIL, the District Council will seek to ensure the delivery of strategic infrastructure by Planning Obligations and public funding sources.

Sustainable Transport

- 4.46** The future economic and social wellbeing of the District will be dependent on efficient systems of transport. The eastern side of the District has excellent road and rail connections with the rest of the country. The A1, A46 and A17 roads all pass close to Newark, which also has stations on both the East Coast Main Line and the Nottingham to Lincoln Castle line. By comparison, the western part of the District, and some rural areas, are not so well served by existing transport infrastructure, although the A614 passes through the area and the Mansfield Ashfield Regeneration Route (MARR) aids connectivity to the west via the A617.
- 4.47** PPG13 emphasises that, in order to help deliver sustainable development, Planning Authorities should seek to reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. The policy emphasises that, ideally, new development should be located where access to a range of facilities is possible on foot or bicycle, or by means of public transport. Accordingly, it stresses the importance of actively managing 'urban growth' in ways which make the fullest use of public transport resources and potential. There is however, acknowledgement of the degree of reliance of remoter rural areas

on the use of private cars which is particularly relevant to a district such as Newark and Sherwood. It also states that local authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passengers and freight.

4.48 When assessing the transport impacts of developments, consideration will be given to a range of policy responses including reducing travel, and encouraging use of public transport, walking and cycling in preference to private car use. New highway infrastructure will only be required where other measures are insufficient to cope with the impacts of developments. In order to gain a clear and up to date assessment of Transport issues within the District, the Council commissioned a study by WYG in 2009. This showed that:

- Additional demands for rail travel and cycling/walking as a result of the growth are expected to be largely accommodated by existing infrastructure. However, local improvements will be required to integrate development sites;
- Improvements to existing bus networks and infrastructure will be required to meet additional demands and encouraging bus use will have an important role to play in reducing car travel within the District;
- The provision of a Southern Link Road (SLR) is required to help mitigate the traffic impacts as a result of growth within Newark Urban Area and its provision should therefore be developer funded. Delivery of the SLR is addressed in Newark Area Policy 4;
- Provision of the Southern Link Road will not mitigate traffic impacts entirely and further improvements will be required at multiple locations on the urban highway network;
- Improvements to the A614/A6075/A616 Ollerton Roundabout junction will be required to accommodate any additional growth in the north west of the District or significant growth elsewhere; and
- Strategic highway infrastructure improvements will be required at various locations on the rural highway network within the District.

4.49 Information from this study, including the need and potential for highway and public transport infrastructure has been incorporated into the District Council's Infrastructure Delivery Plan. The District Council will work with the Highways Agency, Nottinghamshire County Council, developers and other agencies to ensure delivery of the highway and public transport infrastructure required to support growth within the District. The Strategic Highway Infrastructure that is needed to meet the requirements of growth is set out in Appendix E. In line with Spatial Policy 6, a Strategic Infrastructure Tariff will be used to ensure the delivery of strategic transport infrastructure whilst planning obligations will be used to ensure that new developments provide for transport improvements and fund other appropriate mitigation measures that relate to development of the site.

4.50 Whilst new and improved transport can have a number of benefits, it is also acknowledged that there can also be negative impacts, especially in relation to possible impacts on landscape, wildlife habitats and the loss of open land which could be affected or lost by the building of such schemes. Proposals for new and improved transport infrastructure will be required to demonstrate how they will mitigate against such impacts. Transport schemes identified within Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 will also be required to submit an Environmental Impact Assessment (EIA) whereas those schemes in Schedule 2 will require an EIA if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location.

Spatial Policy 7

Sustainable Transport

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

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

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

The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan. Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes will be identified in the Allocations & Development Management DPD. The route of the Southern Link Road will be safeguarded and is indicatively defined on the Proposals Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover (symbolised on the Newark Key Diagram) to replace the existing flat crossing to the north of Newark Northgate Station and possible new car parking at Newark Northgate Station. The location of these schemes will be identified in detail in the Allocations and Development Management DPD.

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

All major developments should be well located for convenient access by non-car modes, such as walking, cycling and high quality public transport including those measures set out in PPG13 and policies CP11, NAP 1, NAP 2A, 2B and 2C, SoAP1, ShAP2 and Appendix E of the Core Strategy.

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

Protecting Leisure and Community Facilities

- 4.51** A good variety and geographical spread of community, sports and cultural facilities add to the quality of life for residents, workers, visitors and those who study in the District. Sports facilities encourage healthy living; community facilities promote social interaction and inclusion; and cultural facilities help develop understanding and appreciation of arts and culture, often outside people's normal sphere of life.

Leisure and Community Facilities

- 4.52** The Council runs a wide range of leisure and cultural facilities across the District, including leisure and community centres, all of which are used for a range of activities. In addition, there are a range of commercially provided facilities such as health and fitness centres, bowling, bingo, snooker, cinema, and sports provision. Sherwood Forest, the Center Parcs Holiday Village and Southwell Racecourse are also major attractions. The District Council's Sport and Recreation Facilities Improvement Plan sets out the vision for Newark and Sherwood from 2010 to 2021; it includes an assessment of current provision, areas of need and priorities for addressing this need.
- 4.53** National policy aims to ensure that there are sufficient high quality open spaces and sport and recreation facilities, which are located in the most sustainable locations, are attractive to users and are well managed and maintained. It requires local planning authorities to consider the importance of facilities to the local community if there is a proposal that would result in its loss or change of use, and refuse permission for applications which fail to protect existing facilities that provide for day to day needs.
- 4.54** The East Midlands Regional Plan requires Local Authorities to work with County-based Sport Partnerships, Sport England and other relevant bodies to ensure that there is adequate provision of sports and recreational facilities, consistent with the priorities for urban and rural areas which are outlined elsewhere within the plan. Where appropriate, there should be joint working across administrative borders to ensure that identified need is met in the most effective manner.
- 4.55** At a local level, the Community Plan contains 6 shared priorities to help improve the quality of life for residents of the District. The protection and provision of leisure and community facilities will help meet all of these objectives. The District Council recognises the important role that new and existing leisure and community facilities play in meeting the community's needs and contributing to improved health and wellbeing. The Core Strategy seeks to ensure that where required, new and improved facilities are provided as part of development and suitable protection is given to existing facilities. Such an approach will help meet the aims of national and regional policy and also help contribute to the delivery of schemes identified within the various local strategies.
- 4.56** Detailed criteria for the provision of leisure, community facilities and open space standards will be set out in the Allocations & Development Management DPD whilst guidance on the level of contributions for commuted sums and the methodology for their calculation will be set out in a

Developer Contributions SPD as discussed in Spatial Policy 6. The SPD will also set out the arrangements for securing commuted payments and ongoing maintenance through planning obligations.

Spatial Policy 8

Protecting and Promoting Leisure and Community Facilities

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

The loss of existing community and leisure facilities will not be permitted unless it can be clearly demonstrated that:

- Continued use as a community facility or service is no longer feasible, having regard to appropriate marketing, the demand for the use of the site or premises, its usability and the identification of a potential future occupier; and
- That sufficient alternative provision has been made elsewhere which is equally accessible and of the same quality or better as the facility being lost; and
- There is sufficient provision of such facilities in the area.

- 4.57** This policy applies to community facilities (Community Halls, Village Halls, Halls related to places of worship, village shops, post offices and public houses), built sports and cultural facilities (including libraries), sports fields, education facilities, school playing fields, public open space, amenity open space, children's play area and allotments.

Selecting Appropriate Sites for Allocation

- 4.58** The Strategic Sites identified in Spatial Policy 5 will contribute significantly to the housing and employment requirements of Newark and Sherwood. However as part of the Allocations & Development Management DPD, the Local Development Framework will allocate other sites to meet development needs within the District. Spatial Policy 9 sets out the guiding principles which will be used to make such allocations.

Spatial Policy 9

Selecting Appropriate Sites for Allocation

Sites allocated for housing, employment and community facilities as part of the Allocations & Development Management DPD will:

1. Be in, or adjacent to, the existing settlement;
2. Be accessible and well related to existing facilities;
3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided;

4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues;
5. Not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including listed buildings or locally important buildings, especially those identified in Conservation Area Character Appraisals;
6. Appropriately address the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone/zones affected.
7. Not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;
8. Not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced); and
9. Not be located in areas of flood risk or contribute to flood risk on neighbouring sites.

5 Core Policies

5.1 As well as a range of Spatial Policies which implement the Spatial Strategy of the District, the Core Strategy has a number of Core Policies which apply to District-Wide issues. The following sections include policies on Homes for All, Economic Growth, Sustainable Development and Climate Change and the Natural and Built Environment.

Homes for All

5.2 The Local Development Framework must deliver the Government's key housing policy goal which is "to ensure that everyone has the opportunity of living in a decent home they can afford in a community where they want to live." The Policies in the following section aim to address issues around affordable housing, type, mix and density of new homes and Gypsies, Travellers and Travelling Showpeople's housing requirements.

Affordable Housing

5.3 Affordable Housing is defined in Planning Policy Statement 3 as "Affordable Housing includes social rented and intermediate housing provided to specified eligible households whose needs are not met by the market." Social rented housing is normally rented from a Housing Association or, in our District, from Newark and Sherwood Homes (who manage the District Council's housing stock for us). Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. There are a number of ways this can be achieved.

5.4 The District Council secures most of the affordable housing that is built in the District through requiring developers to provide affordable dwellings as part of new development. The Core Strategy sets out the parameters for securing Affordable Housing which will be supported by an Affordable Housing Supplementary Planning Document.

5.5 The need for Affordable Housing has been identified within the Regional Plan and by a Strategic Housing Market Assessment for the Nottingham Outer Housing Market Area in 2007. (This area is made up of Mansfield, Ashfield and Newark and Sherwood). It identified that 40% Affordable Housing should be delivered across the District with 25% social rented and 15% intermediate housing. Since then housing markets have changed significantly because of the recession and the Council commissioned two further studies, one to look at housing needs, market and affordability and a second to look at the viability of providing affordable housing on new development sites.

5.6 The Housing Needs, Market and Affordability Study identifies:

- High need for affordable housing in the District – of the 740 dwellings to be delivered a year under the Regional Plan, 558 (79%) would need to be affordable.
- Changing economic and demographic factors which include:
 - a growth of older persons households with those of 65 years and over and particularly those of 85 years and over resulting in a greater need for supported living and adaptation of dwellings;
 - a growth in the number of individuals in the 30 – 44 age range (the main household forming and moving age group) which will impact on the demand for market housing;

- incomes in the 30-44 age range are lower and therefore have more limited housing choice with, 58.9% of total new households not being able to enter the market increasing the need for shared ownership and other forms of intermediate housing;
- entry to the District's housing market is also dependent on availability, a factor critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable dwellings.

5.7 It is difficult even in a time without severe economic constraints to envisage the market being able to deliver such a high level of Affordable Housing. The Affordable Housing Viability Assessment Study has investigated the potential for new residential development to deliver affordable housing. The Assessment concluded in broad terms that delivering 30% of affordable housing across the District is viable with recognition that delivery will be tailored to reflect local market circumstances and individual site circumstances.

5.8 However delivering Affordable Housing will depend on the mix of tenure i.e. social rented or intermediate housing, which in turn depends on local needs for Affordable Housing. Within differing local needs, it is anticipated that of the overall 30% provision total:

- 60% should be social rented and
- 40% should be intermediate.

5.9 However, not all sites where new houses are built will provide Affordable Housing. This is because government policy (PPS3) suggests that a qualifying threshold of 15 dwellings should normally be set for requiring contributions towards Affordable Housing. PPS3 allows Local Planning Authorities to secure contributions below this threshold if Councils have evidence to support this approach. In Newark Urban Area, we have been requiring affordable housing on sites of 10 or more dwellings (or sites of 0.4ha or above). In the rest of the District, the qualifying threshold has been set at 5 or more dwellings (or sites of 0.2ha or above). The Housing Needs, Market and Affordability Study identifies that given the large need for affordable housing, the justification for lower qualifying thresholds is appropriate. The Affordable Housing Viability Assessment Study also identifies that the current thresholds are viable.

Core Policy 1

Affordable Housing Provision

For all qualifying new housing development proposals and allocated housing sites, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is accessible and affordable to those unable to compete in the general housing market. The District Council will seek to secure 30% of new housing development on qualifying sites as Affordable Housing, but in doing so will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case.

The qualifying thresholds for Affordable Housing provision will be:

Newark Urban Area - all housing proposals of 10 or more dwellings or sites of 0.4 ha or above (irrespective of dwelling numbers);

The rest of Newark and Sherwood - all housing proposals of 5 or more dwellings or sites of 0.2 ha or above (irrespective of dwelling numbers).

The District Council does not normally encourage off site contributions - if such contributions are deemed appropriate, because of the characteristics of the scheme proposed, the District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

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

60% Social Rented housing

40% Intermediate housing

- 5.10** The District Council believes that setting a 30% target for new housing development to be Affordable will help secure the highest level of such housing that is viable. In order to ensure that local market and individual site circumstances are taken into account, the Council will carefully consider local housing need on each site requiring affordable housing and its viability. Mix of tenure will need to be reviewed on an area and site basis. These details will be set out in the SPD and allow the District Council and developers to best meet local need.
- 5.11** As well as the delivery of Affordable Housing through requiring developers to contribute to its provision, the District Council in appropriate circumstances, will allow Affordable Housing schemes on the edge of existing built up areas of settlements. These schemes are the exception to normal planning policy and only Affordable Housing units will be allowed on these sites. This will help to facilitate the provision of local Affordable Housing in rural communities where the level of market housing is restricted to such a level that Affordable Housing cannot be achieved by any other means.
- 5.12** The identification of Affordable Housing need on exception sites must be quantified by a Housing Needs Survey which meets the requirements of the District Council. Further details will be provided in the Affordable Housing SPD.

Core Policy 2

Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing, in defined rural parts of the District⁽²⁾, on rural affordable housing 'exceptions sites.' Such sites should be in, or adjacent to, the main built-up area of villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Mix, Type and Density of New Housing Development

- 5.13** The District Council is keen to ensure high standards of development in the building of new homes. Development should be informed by the character and materials around it and address the impact of the development and its use on the environment. PPS 3 allows Councils to set a range of densities for new housing development. In allocating the three Strategic Sites the Council has set a density range for housing development of 30 - 50 dwellings per ha, with the higher densities located in and around the local centres. New housing must also address the long term house type needs of the District. The Housing Needs, Market and Affordability Study indicates that there is an increase in families and in the elderly populations. The District's housing will need to be adaptable to meet the needs of these groups including accommodating elderly and disabled residents. The Study also indicates that need is more focused towards smaller properties. In general terms, the indicated split in the study is that 60% of all new dwellings should be 1 or 2 bedroom dwellings and 40% should be of 3 bedrooms and above. An appropriate mix will depend on the local circumstances and information on local need in the particular part of the district where development is proposed.

Core Policy 3

Housing Mix, Type and Density

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

Average densities of between 30 - 50 dwellings per hectare are set in NAP2 (A/B/C) for the three Strategic Sites allocated in the Core Strategy. Densities of 30 dwellings per hectare, or more, will be set for other locations and allocations in the Allocations & Development Management DPD.

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

² The full list of parishes this policy applies to is included under 'defined rural areas' in Appendix A Glossary.

- Family housing of 3 bedrooms or more
- Smaller houses of 2 bedrooms or less.
- Housing for the elderly and disabled population.

The District Council will seek to secure an appropriate mix of housing types to reflect local housing need. Such a mix will be dependent on the local circumstances of the site, the viability of the development and any localised housing need information.

Gypsies, Travellers and Travelling Showpeople

- 5.14** Newark and Sherwood has a long tradition of Gypsies and Travellers living in certain locations in the District, mainly in Newark but also in Ollerton & Boughton. The Regional Plan sets out the future pitch requirement for the District, until 2012, of 84 pitches. This is based on research in the Nottinghamshire Gypsy and Traveller Accommodation Needs Assessment. Since the Assessment was published the District Council has made considerable progress in meeting this target. In total we have granted permission for 32 new pitches over this period which is around 38% of the total required. The breakdown of permissions is as follows:

Table 1

Location of new pitch provision	Pitches granted planning permission
Newark Urban Area	3
Ollerton & Boughton	29
Total	32

- 5.15** The Regional Plan does not identify any separate need for Travelling Showpeople pitch provision, however the Council will consider any unexpected demand as set out in Core Policy 5.

Core Policy 4

Gypsies & Travellers and Travelling Showpeople - New Pitch Provision

The District Council will, with partners, address future Gypsy, Travellers and Travelling Showpeople pitch requirements for the District which is consistent with the East Midlands Regional Plan.

Future pitch provision will be provided largely in and around the Newark Urban Area and Ollerton & Boughton areas – on a scale which reflects, proportionately, the population size of these settlements:

Newark Urban Area 78%
Ollerton & Boughton 22%

The Council will identify and, where necessary, allocate 84 pitches to meet identified need through the Allocations & Development Management DPD.

Taking into account the 32 pitches granted planning permission since the Needs Assessment was published in 2007 a further 52 pitches are required. Given the location of the current permissions for pitch provision, it is likely that these allocations will be located in and around Newark Urban Area.

The District Council will keep under review the levels of need beyond 2012 as required in the Regional Plan. If such a review requires further pitch provision the District Council will seek to address such demand by the identification and, where necessary, allocation of additional pitches through a further DPD.

- 5.16** The policy for the selection of Sites for Gypsies & Travellers and Travelling Showpeople is derived from Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, Circular 04/2007 Planning for Travelling Showpeople and Designing Gypsy and Traveller Sites – A Good Practice Guide (May 2008). This policy will also guide decision making on individual applications for such site.

Core Policy 5

Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople

The following criteria will be used to guide the process of allocation, in the Allocations & Development Management DPD, of individual sites and to help inform decisions on proposals reflecting unexpected demand:

1. The site would not lead to the loss, or adverse impact on, important heritage assets, nature conservation or biodiversity sites;
2. The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;
3. The site has safe and convenient access to the highway network;
4. The site would offer a suitable level of residential amenity to any proposed occupiers and have no adverse impact on the amenity of nearby residents;
5. The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity;
6. In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in PPS 25: Development and Flood Risk and the findings of the Newark and Sherwood Strategic Flood Risk Assessment. Where flooding is found to be an issue, the District Council will require the completion of a site specific Flood Risk Assessment.

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

Economic Growth

Shaping our Employment Profile

- 5.17** To secure the development of Sustainable Communities, a key element of the Core Strategy's Vision is concerned with economic growth and prosperity. A major element of our Sustainable Community Strategy's 'earning' theme is to promote the economic well-being of the District, including helping people to improve their employment opportunities. The District Council's own Economic Development Strategy is promoting this theme and aims to ensure that Newark and Sherwood's economy will be vibrant and diverse with a range of opportunities for local people. This will advance the quality of life within the District, strengthen our communities and address current levels of unsustainable out-commuting that has become a feature of recent years.
- 5.18** In promoting growth and diversification of our local economy, we will work with important learning and training providers serving the district, and support associated employment development. This will improve our education base, increase skill levels over time, and develop a widening range of job opportunities which responds to the 'learning and earning' theme of our Sustainable Community Strategy, and its supporting priorities of raising aspirations and improving accessibility.
- 5.19** Newark College is a further education college that caters for a wide range of academic and vocational courses, including practical courses for school leavers. There are also courses for adults and training for employers, with the College's Business Development Centre working with over 1,000 employers regionally, delivering solutions for business through high quality training. To the south of Southwell is the Brackenhurst Campus of Nottingham Trent University housing the School of Animal, Rural and Environmental Sciences which delivers learning for qualifications to degree and Postgraduate level, and training designed to meet the needs of rural business (See SoAP 2 in the Southwell Area Section of the Core Strategy). To the west of the district, in Mansfield, is the West Nottinghamshire College which offers a wide range of education and training opportunities, from 14 years onward through to adult, and includes apprenticeships and employer training.
- 5.20** The Newark and Sherwood Employment and Skills Operational Group is an important local forum led by the District Council, which brings together representatives from key organisations involved in delivering employment and skills activities across the district. The Group works at an operational level to obtain maximum benefits from existing employment and skills initiatives and projects through partnership working, and by identifying gaps and possible opportunities and making these a reality. The common aim of the Group is to help shape and develop a local workforce with the right skills base for Newark and Sherwood's economy and to tackle social exclusion so employment opportunities and lifelong learning are accessible to all District residents.
- 5.21** The Regional Plan emphasises the importance of partnership working in implementing the Regional Economic Strategy (RES), and the regional priorities of raising skill levels, developing the service sector and high value manufacturing and creating innovative businesses. Inward investment, providing quality sites and buildings which support enterprise development and are attractive to the market, are essential elements. The Regional Plan acknowledges that there will be a significant increase in demand for office floor space in the future, and refers to an inadequate supply of office space, particularly in and around existing urban centres. It also refers to a shortage of sites for 'high tech' uses and a high demand for strategic 'B8' logistic uses.

- 5.22** In diversifying the economic base of the District, our Economic Development Strategy (and its associated 'Update Report' developed in 2010) is encouraging the further development of the service sector, increasing local added-value activities and the presence of “knowledge rich” business. The Update Report emphasises the importance of making provision for suitable employment sites for office development that will accommodate graduation space as local businesses grow and expand, as well as accommodating the needs of potential significant inward investment. The Update Report also highlights the strong growth the District has experienced in the commercial office sector, and in B2 and B8 uses, and the potential for further sectoral growth.
- 5.23** The Northern Sub-Regional Employment Land Review refers to an unmet need for small sites of 0.5 to 1 hectare for expanding companies and new office accommodation for smaller/medium sized businesses, suggesting that supply should be concentrated in Newark Urban Area.

Core Policy 6

Shaping our Employment Profile

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

- Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities.
- Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the modern requirements of different business sectors and types.
- Promoting major new economic development as part of the Strategic Sites planned for Newark Urban Area, linked to infrastructure improvements including the provision of a Southern Link Road to the south of the town. New employment land provision will be provided at Land South of Newark and Land around Fernwood in line with NAP 2A and NAP 2C.
- Retention and safeguarding of employment land and sites that can meet the needs of modern businesses, to ensure their continued use for employment purposes. Land and premises in the existing industrial estates and employment areas, and those areas allocated for employment development, will normally be safeguarded and continue to be developed for business purposes. Where proposals are submitted for economic development uses (as described in PPS4), wider than the B Use Classes, regard will be had to the following:
 - The extent to which the proposals are responding to local needs for such development
 - The lack of suitable, alternative sites being available to meet the demand that exists
 - The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes

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

Tourism Development

- 5.24** Tourism refers to the activities of those visiting an area for leisure, business or family reasons. A healthy tourism industry within the District can help sustainable economic growth, and contribute to prosperous communities and attractive environments. As well as emphasising the management and growth of our town centres, PPS4 requires our LDF to support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors. Planning for tourism in rural areas should therefore utilise and enrich, rather than harm, the character of the countryside and its intrinsic beauty and qualities.
- 5.25** The East Midlands Regional Plan recognises that tourism is a growth industry desirable for the economic benefits obtained, and in improving the quality of life in a local area. The Plan highlights that the Region has two internationally recognised attractions, one of which is Robin Hood/Sherwood Forest, located within Newark and Sherwood District. Increasing the proportion of visitors who stay overnight is identified as a regional priority. The East Midlands Regional Plan requires Local Authorities and their partners to identify areas of potential for tourism growth which maximise economic benefit whilst minimising adverse impact on local amenity and the environment, including particular concern to protect internationally designated nature conservation sites.

- 5.26** The Newark and Sherwood Green Infrastructure (GI) Strategy, highlights that with the growth envisaged for Newark and Sherwood and surrounding areas, in the context of an expanding domestic tourism market, care must be taken to protect existing resources and assets. The GI Strategy identifies four areas of tourism support centred on Sherwood Forest, Newark, Southwell and Sutton-on-Trent, with a range of measures suggested to advance this aim whilst supporting this element of the economy.
- 5.27** Our Vision is to ensure the District's assets, character and attractions can be a platform to develop increasing opportunities for tourism and realise our potential. The stimulation of tourism is confirmed as a Strategic Objective for our LDF, reflecting its importance within the District Council's Economic Development Strategy. However, we recognise the importance of ensuring that the right balance should be struck between tourism promotion and ensuring that new tourism development can be delivered in a sustainable way. The District already has several tourist themes in addition to Robin Hood and Sherwood Forest, and these reflect the diverse and contrasting nature of Newark and Sherwood and its history. These themes include the English Civil War; Newark's heritage and its attractions; Minster and Church architecture; the Trent Valley; Energy (sustainable and carbon based); and recreation in attractive villages and countryside, etc. New tourist development could further complement these themes, and help the development of a year round tourist economy.

Core Policy 7

Tourism Development

Tourism and visitor-based development, including new good quality over-night accommodation, will be supported provided that:

- Development is appropriate to the size and role of the settlement and the needs of the local community concerned, and in relation to countryside locations, is sensitive to site surroundings, including matters of landscape, nature conservation and biodiversity.
- Development is acceptable in terms of scale, design and impact upon local character, the built and natural environment, including heritage assets, amenity and transport.
- Attractions and facilities of a significant scale should be located within, or on the edge of town centres, or at other accessible locations within or on the edge of, the Sub-Regional Centre of Newark or the Service Centres of Clipstone, Rainworth, Ollerton & Boughton and Southwell. These locations will also be suitable for development of attractions and facilities of lesser scale. Outside of town centres, development should meet identified tourism needs.
- Attractions and facilities will only be supported in the Principal Villages and Rural Areas where a rural location is necessary to meet identified tourism needs, it constitutes appropriate rural diversification, and can support local employment, community services and infrastructure; or the development relates to a new or existing tourist attraction that is based upon site specific heritage or natural environment characteristics, and complies with Criteria 5 to 9 of Spatial Policy 9.

- Rural regeneration is promoted through the re-use and conversion of existing buildings in the Rural Areas for appropriate tourist related uses, provided the buildings concerned are soundly built and capable of being adapted without complete or substantial rebuilding and/or extension.
- The extension of existing tourist accommodation is of a scale appropriate to the sites location and where the extension helps to ensure future business viability.
- The development enhances and complements tourism attractions and themes in the District and supports the development of a year-round tourist economy.

Retail and Town Centres

- 5.28** Newark acts as the main shopping and service centre for the surrounding rural area and is also defined as a Sub-Regional centre in the East Midlands Regional Plan. There are also a number of settlements across the District that contain a range of facilities and whose primary role is to serve the daily and weekly needs of the local population.
- 5.29** Promoting the growth of retailing and other town centre uses such as leisure, entertainment, offices, arts, culture, tourism facilities and housing, is important for maintaining the vitality and viability of existing centres and ensuring that they continue to act as a focus for the community.
- 5.30** National planning policy provides the framework for developing local shopping policies tailored to the specific circumstances of the District. The overarching aim is to sustain and enhance the vitality and viability of existing centres, wherever possible, and to plan positively for new development within them, having regard to the role and needs of their catchments. Local Planning Authorities are encouraged to define a network and hierarchy of retail centres with particular attention being given to smaller centres which are not identified in the Regional Plan.
- 5.31** In order to gain a clear and up to date assessment of retail and other town centre uses in the District, the Council commissioned a study by GVA Grimley in 2009. This showed that:
- In terms of trade-draw, Nottingham, Lincoln, Mansfield, Grantham, Sleaford and Retford are the main centres competing with Newark;
 - A growth scenario incorporating the additional expenditure that will be generated by population growth resulting from the provisions of the LDF indicate that there would be additional capacity for both convenience and comparison goods in the District;
 - After allowing for the Potterdyke scheme in Newark and other schemes within and immediately adjacent to the District, there is limited capacity for additional convenience goods floorspace up to 2014. However an estimated additional capacity of 5,661sqm net within the Newark Urban Area and 6,707 sqm net across the District would be required by 2026;
 - An estimated additional comparison goods capacity of 4,911 sqm net by 2019, 15,040 sqm net by 2024 and 18,459 sqm net by 2026 is required.
 - The assessment of leisure expenditure indicates that there is potential to support additional leisure facilities over the plan period.

- 5.32** The retail and town centre study highlights that Newark acts as the main centre for retail and leisure within the District which benefits from a high quality historic environment. It concludes that the overriding objective over the LDF period should be the consolidation and enhancement of the existing composition of the town centre through investment in the existing building stock, the environment, public realm and infill development/redevelopment. A key objective is for the town to maintain market share and performance within the network of sub-regional centres and it is recommended that the Council fully explore infill development/redevelopment opportunities. This would provide new units, attracting new retailers/leisure operators, thereby encouraging footfall and shopper/expenditure activity.
- 5.33** Based on the requirements of national policy and utilising the findings of the Retail and Town Centres Study, a retail hierarchy and network of centres has been developed and this will form the basis for retail and service provision across the District. It sets the framework for development and change, assists the Council with development control decisions for planning applications for retail and other town centre uses and helps ensure that such uses are located in appropriately-sized centres across the District.
- 5.34** In recognition of its role as a Sub-Regional Centre, the Local Development Framework will continue to promote Newark as the location where new and enhanced retail and other uses, as identified within PPS4, will be focused. Further information on the role of Newark is set out in policy NAP1.
- 5.35** The Retail and Town Centre Study also carried out audits of smaller centres within the District. It concluded that all are vital and viable and in adequate health, providing important local convenience and service provision to meet the everyday needs of local residents. The Council will seek to ensure that this continues and will promote new and enhanced facilities that are appropriate to the size of the centre and, as such, they are identified as either District Centres or Local Centres.
- 5.36** To accurately determine whether or not retail units and development proposal sites are located in, on the edge of, or outside of centres, appropriate boundaries for these centres will be identified. In addition, retail frontages, as defined within PPS4, will be identified in the Sub-Regional Centre of Newark and the District Centres of Southwell, Ollerton, Edwinstowe and Rainworth. The boundaries and frontages for all centres within the hierarchy along with detailed policies to guide development within these locations will be defined in the Allocations & Development Management DPD.
- 5.37** The role of these centres will be as follows:
- **Sub-Regional Centre** - Newark is the largest centre within the District and contains a large proportion of retail, service and leisure facilities which meets the needs of the Newark Urban Area and the wider population of the District. To meet the objectives of the Regional Plan and the Core Strategy, Newark will continue to be the focus of new and enhanced retail and other town centre activity (as defined in PPS4).
 - **District Centres** - are primarily used for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and the surrounding communities. The District Council will seek to maintain and enhance the role

of these centres by supporting new retail and other town centre uses. Such development should be consistent in scale with the size and function of the centre and the area that it serves.

- **Local centres** - are principally concerned with the sale of food and other convenience goods to their local communities. They also provide a limited range of other services and play an important role in providing for the day to day needs of local people, in particular, for the less mobile of these communities such as the elderly and non-car owners. Shopping areas such as these are also vital in acting as focal points for various community facilities and the District Council will seek to ensure that this continues throughout the plan period.

5.38 Given the level of growth anticipated within the District over the plan period, especially in and around Newark, where 3 strategic sites are allocated, the provision of new suitably sized centres or the enhancement of existing centres within the hierarchy will be needed. New centres will be required to be of a scale that meets the needs of the communities they serve and demonstrate that they do not have a detrimental impact on other centres within the hierarchy. Enhancement of existing centres will need to be consistent in scale with the size and function of the centre and the area that it serves.

5.39 Proposals to vary conditions on existing facilities to widen the range of goods sold, can impact on the vitality and viability of centres and have an impact on their economic performance. Promoting a hierarchy of centres will help focus new activity on named centres, rather than compromise viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel. Proposals for the development of out-of-centre schemes will be required to demonstrate that they have met the requirements of policies within PPS4 concerning the application of the sequential test and their impacts on centres.

Core Policy 8

Retail Hierarchy

The following retail hierarchy will be applied in the development of policies for retail and town centres uses (as defined in PPS4) and the determination of planning applications within the District:

Designation	Role and Function	Location				
Sub-Regional Centre/Town Centre	Principal focus of new and enhanced retail and other town centre activity (as defined in PPS4) in Newark & Sherwood	Newark Town Centre				
District Centres	Primarily used for convenience shopping, with some comparison shopping and they also provide a range of other services for the	<table border="1"> <tr> <td>Edwinstowe</td> <td>Rainworth</td> </tr> <tr> <td>Ollerton</td> <td>Southwell</td> </tr> </table>	Edwinstowe	Rainworth	Ollerton	Southwell
Edwinstowe	Rainworth					
Ollerton	Southwell					

	settlement and the surrounding communities.		
Local Centres	Concerned with the sale of food and other convenience goods to the local community in which they are located.		
		Balderton	Collingham
		Bilsthorpe	Farnsfield
		Blidworth	Lowdham
		Boughton	Sutton-on-Trent
		Clipstone	Land South of Newark (as set out in Policy NAP 2A)
		Land East of Newark (as set out in Policy NAP 2B)	Land at Fernwood (as set out in Policy NAP 2C)

Proposals for the provision of retail and other town centre uses in the centres defined above should be consistent in scale with the size and function of the centre.

The boundaries and frontages for these centres, along with detailed policies concerning development in these areas, will be set out in the Allocations & Development Management DPD. It should be noted that boundaries identified for the retail hierarchy will be different to those discussed in Spatial Policy 1 which concerns the District’s settlement hierarchy.

New retail development of an appropriate scale to meet local need will be required in the following locations to serve the 3 strategic sites at:

- Land South of Newark;
- Land East of Newark; and
- Land around Fernwood.

The development of new centres will be expected to consolidate and enhance the network and hierarchy of centres and not harm the vitality and viability of existing centres.

Proposals for the provision of retail and other town centre uses in the centres defined above (apart from those to meet local needs) will be located in or on the edge of centres. Such development should be consistent in scale with the size and function of the centre and the area that it serves.

Retail development in out-of-centre locations will be strictly controlled by utilising the policies within PPS4. Proposals will need to demonstrate their suitability through a sequential site approach and provide a robust assessment of impact on nearby centres.

Sustainable Development and Climate Change

Sustainable Development

- 5.40** Fundamental to the role of spatial planning is the delivery of sustainable development. In order to secure more sustainable forms of development the District Council has adopted the following approach:
- Promotion of development that maximises resource efficiency and the use of more sustainable forms of energy.
 - Securing development which through its location, design and construction reflects the principles of sustainable development.
- 5.41** High quality sustainable design and construction is integral to the pursuit of sustainable development and important for reinforcing and further adding to the District's rich character and distinctiveness. An effective and efficient use of land is consistent with this more sustainable approach to development. There is an expectation that proposals incorporate design and layouts which, subject to the local context, make effective use of land and where appropriate prioritise the re-use of previously developed land.
- 5.42** Proposals should be designed and constructed to be resilient and adaptable in the long term. Providing accommodation with greater flexibility that can meet the changing needs of residents over a lifetime and ensuring that development is accessible to all reduces the need to move. The District Council supports the Government's current Lifetime Homes Standard aspiration that by 2013 all new dwellings should meet the needs of all.
- 5.43** The need to minimise future developments vulnerability to climate change is also significant in the design and construction of new development, particularly in terms of reducing flood risk through its location and active management of surface water. Sustainable Drainage Systems (SuDS), dependent upon site specific characteristics, can aid the reduction of the rate and volume of surface water run-off and thus reduce flood risk.

Core Policy 9

Sustainable Design

The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:

- Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments;
- Through its design, pro-actively manage surface water including, where feasible, the use of Sustainable Drainage Systems;
- Minimise the production of waste and maximise its re-use and recycling;

- Demonstrate an effective and efficient use of land that, where appropriate, promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character;
- Contribute to a compatible mix of uses, particularly in the town and village centres;
- Provide for development that proves to be resilient in the long-term. Taking into account the potential impacts of climate change and the varying needs of the community, including where appropriate and viable, developing to Lifetime Home standards; and
- Take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments.

Climate Change

- 5.44** Climate change presents probably the biggest challenge to the delivery of sustainable development. However through supporting the move to a low-carbon economy and by securing low-carbon living, the climatic impact of new development can be reduced.
- 5.45** Key to meeting this challenge is support for renewable and low carbon energy developments, increasing the potential local opportunities for district heating systems and decentralised energy generation (energy generated from local renewable or low carbon sources) and support for community led renewable and low carbon energy developments.
- 5.46** In order to increase the proportion of energy generated from decentralised sources national planning policy allows for, where it is demonstrated to be viable, the setting of phased district-wide targets for the reduction of CO₂ emissions. These targets are however intended as an interim measure which will be superseded by the implementation of the revisions to Part L of the Building Regulations in 2013.
- 5.47** To inform the development of such targets, the District Council has participated with the other Nottinghamshire Authorities in the production of a joint sustainable energy evidence base. Modelling undertaken as part of this evidence base indicates that the additional build costs resulting from the standards put forward, for both residential and non-residential development, can be absorbed into land value without placing undue burden on the developer. The targets incorporated within the Core Policy were subject to consultation as part of the production of the Nottinghamshire Study and further information is available on the District Council's website. The District Council will produce guidance to assist developers in implementing the renewable and low-carbon energy targets.
- 5.48** Where a developer does not consider it to be viable to meet the low-carbon percentage requirements then the onus will be on them to demonstrate this. The feasibility of supplying a proportion of renewable energy may depend on technical or financial issues, however what is considered feasible is likely to change over time. Developers will be expected to demonstrate that they have explored all potential on and off-site decentralised energy options and designed their schemes accordingly.

- 5.49** In order to better understand and exploit the latent potential within the District for future decentralised and renewable energy schemes, the co-locating of potential heat suppliers and users and the use of district heating networks, the District Council will undertake an assessment of local opportunity. This assessment will inform the production of the Allocations & Development Management DPD.
- 5.50** The availability of Renewable Electricity and Heat Tariffs (payments made to energy users generating their own renewable or low carbon electricity and heat under the Grid Feed-in and Renewable Heat Incentives) is likely to provide further encouragement for more widespread adoption of decentralised energy and heat generation. Uptake of the incentives has the potential to make a critical contribution to the move to low carbon living, particularly within already existing development. To maximise the uptake of the incentives, the District Council will encourage and support the development of community-led schemes and the incorporation of the concept within the design of new development.
- 5.51** In terms of the potential impacts of climate change, the District is, due to there being a number of significant rivers within the area, particularly vulnerable to flood risk. In order to avoid locating inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk, national planning policy requires a sequential approach to flood risk. Thus the District Council has undertaken a Strategic Flood Risk Assessment to inform decisions over future site allocations and in the determination of planning applications. The District Council will expect developers, as part of proposals, to take the study into account.

Core Policy 10

Climate Change

The District Council is committed to tackling the causes and effects of climate change and to delivering a reduction in the Districts overall CO₂ emissions. The LDF, through its approach to development, will seek to:

- Encourage the provision of renewable and low-carbon energy generation within new development. Proposals will be expected, where appropriate and viable, to secure a proportion of its energy requirements from decentralised sources and to attain the following targets:

Residential Development:

	2010-2013	2013 onwards
% Low-carbon contribution for New development	23.5% Reduction in CO ₂ emissions	District-wide targets unnecessary following implementation of the revisions to Part L of the Building Regulations
Benchmark CO₂ emissions for setting a scheme's target (kgCO₂/m²/year)	31.2	N/A

Non-Residential Development:

	2010-2013	2013 onwards
% Low-Carbon contribution for New development	10% Reduction in CO ₂ emissions	District-wide targets unnecessary following implementation of the revisions to Part L of the Building Regulations
Benchmark CO₂ emissions for setting a scheme's target	Refer to 2005 BRE Benchmark data	N/A

- Ensure that development proposals maximise, where appropriate and viable, the use of available local opportunities for district heating and decentralised energy;
- Promote the development of community-led renewable and low-carbon energy and heat generation projects;
- Mitigate the impacts of climate change through ensuring that new development proposals minimise their potential adverse environmental impacts during their construction and eventual operation, including the need to reduce the causes and impacts of climate change and flood risk. New proposals should:
 - Ensure that the impacts on natural resources are minimised and the use of renewable resources is maximised;
 - Be efficient in the consumption of energy, water and other resources.
 - Be located in order to avoid both present and future flood risk. Therefore in considering site allocations and in determining development proposals the District Council will, informed by national guidance and the District's Strategic Flood Risk Assessment, apply a sequential approach to future development; and will work with partners to secure strategic flood mitigation measures as part of new development.

The District Council will produce guidance to assist developers in implementing the renewable and low-carbon energy targets.

Rural Accessibility

5.52 The East Midlands Regional Plan, building on National planning policy stresses the need to promote accessibility and overcome peripherality in rural areas. Particular guidance is given with regard to the Northern Sub-Region (within which the District sits), where objectives include overcoming rural isolation and improving linkages from traditional communities to jobs and services in adjacent centres.

- 5.53** Access to key services is lowest within the smaller dispersed settlements and hamlets of the District's rural areas. Therefore, many of the residents access services, facilities and employment within larger centres, both within and outside of the District.
- 5.54** In particular the villages of the Collingham and Rural North Sub-Areas of Newark Area look towards Newark and their respective Principal Villages as well as Lincoln and Tuxford outside of the District for jobs and services. Those in the Sherwood Area find focus in the Ollerton & Boughton Service Centre and the Principal Villages of Edwinstowe and Bilsthorpe, with the adjacent Sub-Regional Centre of Mansfield also being influential. The large rural population in the Southwell Area find key services located in the Service Centre of Southwell with local service provision being supplemented in the Principal Village of Farnsfield, the areas proximity to both the Newark Sub-Regional Centre and Greater Nottingham is also important.
- 5.55** Crucial to providing for rural accessibility is the availability of good public transport links. However public transport linkages to the dispersed populations of the Rural North and Collingham Sub-Areas and the Sherwood and Southwell Areas are particularly poor in terms of regular bus services, therefore the population is heavily reliant on the use of the private motor vehicle. As a result there is the potential for the social exclusion of those who lack such access, and for those who do have access the reliance on unsustainable transport patterns has clear implications in terms of climate change. The District Council is therefore keen to ensure that it helps protect rural services, and encourages new service provision, whilst also improving public transport linkages to increase rural accessibility and in turn sustainability.

Core Policy 11

Rural Accessibility

The District Council will promote rural accessibility to services, facilities and employment. Through strong and effective partnerships with service providers and the County Council, the District Council will work to:

- Secure improved public transport to villages, to provide for increased access to services, facilities and employment opportunities in relevant centres:
 - In the Newark Area the District Council will seek to secure improved public transport to villages, providing links to the Town Centre of the Sub-Regional Centre of Newark, the Principal Villages of Collingham and Sutton-on-Trent and applicable centres in neighbouring Districts;
 - In the Sherwood Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Ollerton & Boughton, the Principal Villages of Edwinstowe and Bilsthorpe and with applicable centres in neighbouring Districts;

- In the Southwell Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Southwell and the Principal Village of Farnsfield.
- Encourage the retention of existing and the development of appropriate new facilities and services in villages to increase rural sustainability in line with Spatial Policy 3 Rural Areas and Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities.

Natural and Built Environment

5.56 The District is rightly proud of its natural and built environment and the wealth of the District's natural and built assets lies as much in its variety as in its amount. To maintain and enhance such an environment requires a range of planning policies and other strategies and programmes.

Biodiversity and Green Infrastructure

5.57 The protection and enhancement of the area's biodiversity and open spaces should be seen not just as the protection of individual elements of towns and villages in the District but as part of the development of an overall 'Green Infrastructure' network of greenspaces, landscapes and natural elements that intersperse and connect the District's settlements and surrounding areas. To aid the delivery of this network, the District Council has produced a Green Infrastructure Strategy (GIS) that puts forward a range of strategic interventions, shown for illustrative purposes in Figure 3, and also more specific area based interventions both of which will be supported through the Allocations & Development Management DPD.

5.58 The realisation of this network requires the connecting together of key strategic routes throughout the District, improving linkages between settlements and natural and heritage assets. Southwell is particularly deficient in terms of its Green Infrastructure connections with a poor level of access to both Newark and the west of the District. There is however potential through the establishment of a Multi-User Route based on the Southwell Trail to better link the area to Newark and either Edwinstowe or Ollerton & Boughton.

5.59 The potential for Green Infrastructure to support tourism within the District is clearly evident. This is particularly the case in the west of the District where the possibility exists for the augmenting of the already strong tourism draw from existing Green Infrastructure spurred on by the catalyst of the potential Sherwood Forest Regional Park. Through supporting appropriate Green Infrastructure tourism development in the area, there is potential for Bilsthorpe, Edwinstowe and Ollerton & Boughton to better benefit from local tourism.

5.60 In addition, further tourism related Green Infrastructure provision on Newark's riverside and improving Green Infrastructure links from Southwell to the District's north-west could also similarly benefit these two settlements.

5.61 Growth within the District is likely to result in increased pressure on existing Green Infrastructure, though it also represents an opportunity to increase both its accessibility and quality. The Habitats Regulation Screening Assessment undertaken to inform the production of the Core Strategy, suggests that the impact of increased user pressure on the District's more sensitive biodiversity

sites will require the provision of alternative destinations, in the form of Sustainable Alternative Natural Greenspace (SANGs). This need will be particularly acute within 5km of the Birklands and Bilhaugh SAC, and in and around Newark and other locations of growth. Further detail on the location, amount and nature of SANGs will be provided within the Allocations & Development Management DPD.

- 5.62** Implementation of the aims and objectives of the GIS will be sought by ensuring that development proposals, particularly where feasible and the proposal crosses or adjoins the network, create new Green Infrastructure assets, safeguard existing assets from potential detrimental impacts and contribute towards the overall functioning of the Green Infrastructure network. Greater co-ordination of existing programmes and initiatives and use of partnerships can aid in this process. In terms of funding, the GIS puts forward a combined approach of, where appropriate, funds secured through the planning process in the form of planning obligations and the use of grant money.
- 5.63** As well as encouraging new locations for biodiversity and improving the District's Green Infrastructure, the District Council is required to protect existing important nature conservation and geological conservation sites. Natural England has designated sites across the District which are considered to be sites of importance due to their nature conservation merits. The District also has a combination of both Statutorily designated as well as locally defined sites that are in receipt of planning policy protection. Such locally defined sites will be designated on the Proposals Map in the Allocations & Development Management DPD.

Level	Designation/Definition
European	Birklands and Bilhaugh Special Area of Conservation (SAC)
National	19 Sites of Special Scientific Interest (SSSI)
National	Sherwood Forest National Nature Reserve
Local	7 Local Nature Reserves
Local	454 locally defined Sites of Interest for Nature Conservation (SINC)

Core Policy 12

Biodiversity and Green Infrastructure

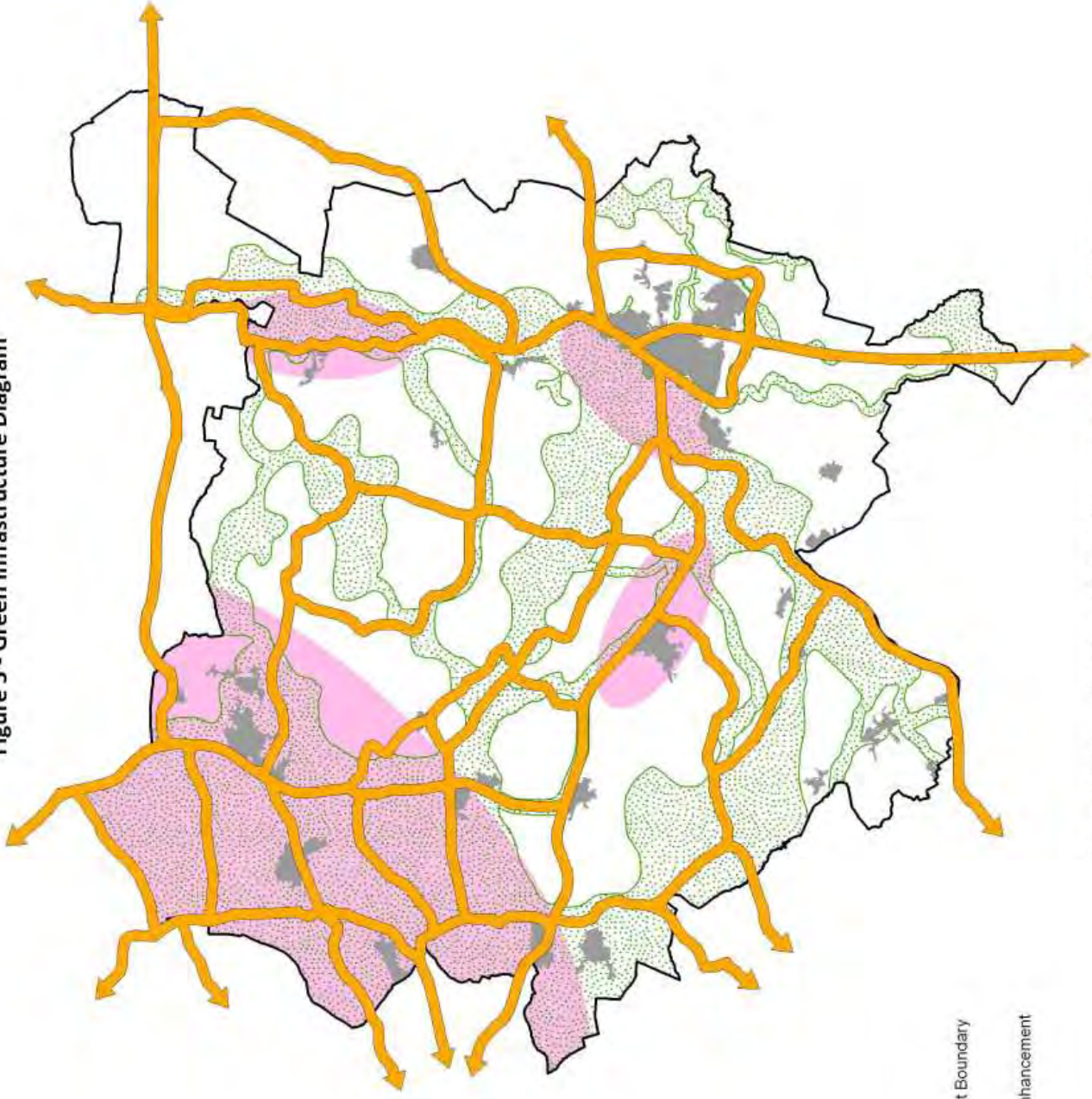
The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure Strategy and the Nature Conservation Strategy. The District Council will therefore:

- Expect proposals to take into account the need for continued protection of the District's ecological, biological and geological assets. With particular regard to sites of international, national and local significance, Ancient Woodlands and species and habitats of principal importance identified in Section 41 of the Natural Environment and Rural Communities Act 2006 and in the Nottinghamshire Local Biodiversity Action Plan;
- Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;
- Promote the appropriate management of features of major importance for wild flora and fauna;
- Provide for Suitable Alternative Natural Green Space to reduce visitor pressure on the District's ecological, biological and geological assets, particularly in the Newark area and for 5kms around the Birklands and Bilhaugh Special Area of Conservation;
- Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between:
 - Newark and Southwell; and
 - Southwell and the north-west of the District

Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;

- Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported. In Newark, new Green Infrastructure schemes that maximise the potential of the Trent Riverside area will be supported;
- Support the implementation of area-based Strategic Green Infrastructure interventions through the Allocations & Development Management DPD.

Figure 3 - Green Infrastructure Diagram



- Key**
- Newark & Sherwood District Boundary
 - Strategic Routes
 - Biodiversity Protection & Enhancement
 - Tourism Support

Landscape Character

5.64 National and Regional policy requires Councils to move from local landscape designations to a comprehensive assessment of Landscape Character. This approach has the benefit of assessing the whole of an area's landscape rather than focusing on particular locations. In Nottinghamshire, the County Council has developed a Landscape Character Assessment process, which the District Council has used to comprehensively assess Newark and Sherwood District's area. This assessment requires that the landscape be broken down into County Character Areas. This work was undertaken for the earlier Nottinghamshire Landscape Guidelines. It places the District in 5 County Character Areas:

- Sherwood
- Mid Nottinghamshire Farmlands
- Trent Washlands
- East Nottinghamshire Sandlands
- South Nottinghamshire Farmlands

5.65 The Landscape Guidelines also identify within the Character Areas a number of Landscape Policy Zones, shown for illustrative purposes in Figure 4. These Zones refer to individual areas of similar character within the Character Areas. Presently the District Council and the County Council are undertaking detailed assessments of condition and sensitivity of the landscape of each Policy Zone. The Zones themselves are split down into individual Landscape Character Parcels. The aim is to identify Conservation and Enhancement Aims for each Landscape Policy Zone. The Zones will be categorised as one of the following types of Policy Actions which require a particular approach to:

Action	
Conserve	Actions that encourage the conservation of distinctive features and features in good condition.
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition and strengthen and reinforce those features that may be vulnerable.
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features.
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition.
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features.

Action	
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition.
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas that have been lost or are in poor condition.
Create	Actions that create new features or areas where existing elements are lost or are in poor condition.

5.66 The findings of the Landscape Character Assessments of each Landscape Policy Zone will help inform the work of the LDF, shaping future strategies and in the determination of Planning Applications. The Assessment will become a Supplementary Planning Document of the LDF.

Core Policy 13

Landscape Character

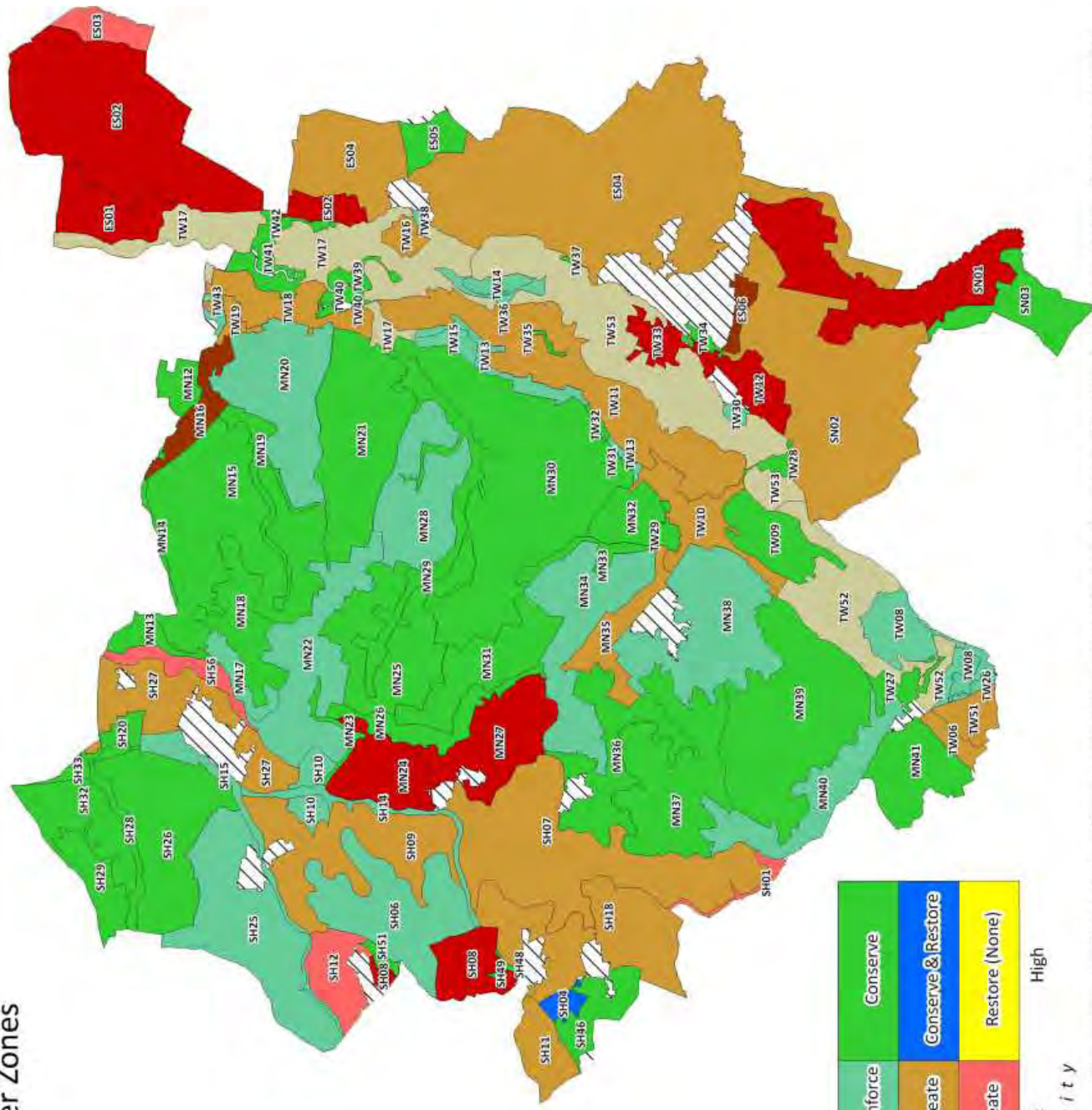
The LDF will introduce a comprehensive landscape assessment of Newark and Sherwood which will identify the landscape character condition and sensitivity of each Landscape Policy Zone. Landscape Policy Zones will be categorised as one of the following types of areas which require an action to:

Condition	<i>Good</i>	Reinforce	Conserve and Reinforce	Conserve
	<i>Moderate</i>	Create and Reinforce	Conserve and Create	Conserve and Restore
	<i>Poor</i>	Create	Restore and Create	Restore
		<i>Low</i>	<i>Moderate</i>	<i>High</i>
Sensitivity				

When allocating land within the Core Strategy and the Allocations & Development Management DPD, the District Council will need to demonstrate that the allocations impact on the Landscape Policy Zone and its Conservation and Enhancement actions have been appropriately addressed.

The District Council will expect development proposals to positively address the implications of the Landscape Policy Zones in which the proposals lie and demonstrate that such development would contribute towards meeting Landscape Conservation and Enhancement Aims for the area.

Figure 4 - Landscape Character Zones



Condition	Good	Reinforce	Conserve & Reinforce	Conserve	Sensitivity
	Moderate	Create & Reinforce	Conserve & Create	Conserve & Restore	
	Poor	Create	Restore & Create	Restore (None)	
		Low	Moderate	High	

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Historic Environment

- 5.67** Newark and Sherwood's outstanding heritage contributes to providing an historic environment with its own distinctive identity. Central to this are the District's historic assets, which includes over 1300 Listed Buildings, 47 designated Conservation Areas, 72 Scheduled Monuments and 4 Registered Parks and Gardens; if they were to be lost, they cannot be replaced. The District Council has a statutory duty to protect such important assets but in order to ensure their continued active use and upkeep, it may be necessary to accommodate historically appropriate, sensitive and sustainable changes. Thus the District Council will seek to ensure that any proposals concerning these heritage assets will secure their continued protection and enhancement, contributing to the wider vitality, viability, regeneration of an area, reinforcing a strong sense of place.
- 5.68** A significant part of the Districts built heritage is contained within the designated Conservation Areas, each of which has its own distinctive character, defined by its historic importance, its architectural integrity, the relationships between buildings and spaces between them, townscape quality, historic street patterns and the use of traditional materials. The District Council is undertaking Conservation Area Character Appraisals in order to identify those features that contribute to its character and architectural interest and to provide a basis for the production of an appropriate Management Plan. Developers and others considering making changes in a conservation area should take into account matters considered to be important in the relevant Appraisal and Management Plan to ensure that schemes accord with the aims and objectives of the Core Policy.
- 5.69** Complementing the District's historic built heritage is a rich and varied historic natural environment, which includes the Registered Parks and Gardens of Thoresby Park, Thurgarton Hundred Workhouse, Rufford Abbey and Newark Castle Gardens and other historic parklands such as the grounds at Kelham Hall. In addition there are also the historic landscapes of the Stoke Field Battlefield, the Sherwood Forest Heritage Area and with its preserved open field system of agriculture, the historic landscape setting around Laxton. It is crucial that these environments are protected by the District Council's considered approach to development management.
- 5.70** Policy detailing the District Council's approach to the management of development proposals impacting upon the historic environment will be provided for in the Allocations & Development Management DPD.

Core Policy 14

Historic Environment

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

- The continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, including Scheduled Monuments and other archaeological sites, Registered Historic Parks and Gardens, Listed Buildings and buildings of local historic importance, Conservation Areas and other cultural assets of significant value;

- The preservation of the special character of Conservation Areas - including such character identified in Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD; and
- The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported.

6 Area Policies

- 6.1** Given the size of Newark and Sherwood and the broad diversity of influences on it, the District Council has split the District into 5 areas; Newark Area, Nottingham Fringe Area, Southwell Area, Sherwood Area and Mansfield Fringe Area as set out in the Spatial Portrait. The Area Policies Chapter sets out policies which seek to address specific issues that have been identified within these locations.

Newark Area

- 6.2** The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. Newark Urban Area (Newark, Balderton and Fernwood) is the principal location for growth identified in the Spatial Strategy. This section provides the detailed policies for implementation of the growth in Newark Urban Area. The Newark Key Diagram illustrates these policies. It is located on the inside back cover of the Core Strategy. In the north of the Newark Area in the Collingham and Rural North Sub Areas respectively; the Principal Villages of Collingham and Sutton-on-Trent act as important focuses for local services. This is particularly important as within these Sub-Areas accessibility is a particular concern. Core Policy 11 Rural Accessibility sets out the strategy for addressing such accessibility issues.

Role of the Newark Urban Area

- 6.3** The Regional Plan identifies Newark as a Sub-Regional Centre and reaffirms its status as a Growth Point. The LDF proposes that the Newark Urban Area will have significant levels of growth with 70% of the overall District housing growth and the majority of the Newark Area's employment land requirement, between 80 to 87 hectares, to be provided during the plan period.
- 6.4** Growth will strengthen Newark's role as a Sub-Regional Centre and build a critical mass that enables the area to support and provide a range of retail, commercial, employment, leisure and other services to people living in the town and the surrounding villages and facilitates the cost-effective provision of infrastructure. A strong and vibrant town centre will support the conservation of Newark's architectural and historic core, reinforces local identity and pride, creates a unique sense of place and supports the local tourism industry.
- 6.5** The hierarchy of towns and villages in the District with Newark at its centre creates a sustainable model for development with employment, housing and other facilities accessible to local people, reducing the need for out commuting and trips to Lincoln and Nottingham.
- 6.6** Growth in Newark exploits its excellent regional and national communication links and its location at the junction of the A1, A46 and A17, the direct route to Kings Cross via the East Coast Main Line and the Nottingham to Lincoln cross country railway line. People in Newark have good, easy access to other towns in the region, and further afield by rail and road.
- 6.7** A substantial proportion of the growth will be accommodated within the 3 strategic sites; details of these sites are set out in Policies NAP 2A/B/C.

Effects of Growth on Newark

6.8 Growth in the Newark Urban Area will provide the opportunity to enhance its role as a Sub-Regional Centre but will also create pressures on the areas transport infrastructure, car parking, utilities, retail, architectural and historic environments and employment opportunities. The LDF contains a strategy for the Newark Urban Area which seeks to build on these opportunities and respond to the challenges. The following sets out the approach for achieving this.

Residential

6.9 Spatial Policy 2 states that to support the Newark Urban Areas role as a Sub-Regional Centre 70% of the housing growth of the plan period will be directed to this area. Following a review of the opportunities to accommodate development, 6,000 homes will be accommodated on the 3 strategic sites which are allocated within the Core Strategy, with the remaining homes (1,760 required as at April 2009) being provided on other sites within the Urban Area. The location of these will be considered as part of the Allocations & Development Management DPD.

Employment

6.10 Newark is the main focus of employment provision for the Newark Urban Area and the wider District. Employment provision needs to grow in tandem with the expansion of the town and to reduce out commuting of local residents to jobs elsewhere. In terms of the 80-87 hectares guideline requirement for new allocations of employment land in the Newark Area, most will be provided in and around the Newark Urban Area. In terms of the plan period up to 2026, two of the Strategic Sites include allocations of 53 hectares of land for new employment development, with Land South of Newark allocating 38 hectares of B2/B8 employment land, and Land around Fernwood allocating 15 hectares of B1 employment land. Beyond the confines of those strategic sites, this provision will be complemented with additional new allocations of land for employment growth up to 2026.

6.11 The Retail and Town Centre Study indicated that there is limited office floorspace in Newark Town Centre, that it is often small and constrained by the historical nature of the buildings. Newark Business Innovation Centre on Beacon Hill Road provides dedicated office and workshop space for new small businesses along with other small scale offices on the periphery of the town centre, but there is limited scope for large scale modern offices in a Business Park setting. PPS4 has a general approach which seeks to identify sites for main town centre uses, including offices, through a sequential approach, giving first consideration to existing town centres. While this approach will be followed, the scope for new office development arising from the B1 employment land at Land around Fernwood strategic site, represents an opportunity to meet the demand for a type of contemporary Business Park office accommodation that cannot be accommodated within or on the edge of Newark town centre. The Land around Fernwood site is alongside the A1 corridor and close to the eastern end of the Southern Link Road, as well as the other two identified strategic sites. As a sustainable urban extension to the existing community at Fernwood, further development here should help to bring forward public transport improvements and connectivity.

6.12 To grow its economic base, Newark needs to provide a range of employment sites for existing businesses wishing to expand, to attract new employers to the area and create jobs. To achieve this objective the Council will seek the development of employment schemes in suitable locations

across the Newark Urban Area, including existing employment sites, taking account of guidance within PPS4, other policies within the Core Strategy and the different operational needs of the various uses. Small scale office space, in particular for financial and professional services will be promoted in and around Newark Town Centre. Modern office development which cannot be accommodated in this area will be promoted in other sustainable locations including the mixed use scheme which will take place on the strategic site at Land at Fernwood.

- 6.13** To help shape and develop the town's workforce with the right skills base for the local economy, the District Council is working in partnership with several organisations with a Newark focus including Newark Jobcentre, Connexions, Jobmaets (Jobs Multi-Agency Employment Teams) Newark, Newark Business Club, as well as local education providers and voluntary organisations.

Infrastructure - Transport

- 6.14** Growth in the Newark Urban Area will generate more traffic in the locality and therefore measures to address this situation are required.
- 6.15** The strategy for transport is to seek improvements to both the highway infrastructure and public transport provision including the cycling and walking network. This is based on schemes which have been identified in the Infrastructure Delivery Plan and which are set out in Appendix E. Key to this will be the delivery of the Southern Link Road (SLR) which will provide a link between the A46 at Farndon and the A1 at Balderton. This will help reduce congestion within Newark Town Centre and also provide access to the strategic site at Land south of Newark including new employment opportunities. The process for delivering the SLR is set out in NAP 4.
- 6.16** Other strategic highway infrastructure which will be funded through the Community Infrastructure Levy (CIL) and other sources of funding as set out at paragraphs 4.40-4.41, is required in the following locations:
- A46 Link Capacity, Newark-on-Trent Bypass;
 - A46/A617 Cattle Market Roundabout;
 - A46 at Farndon;
 - A1/B6326 London Road Roundabout, Balderton;
 - A1/A17/A46 Roundabout; and
 - A1/A46 Brownhills Roundabout
- 6.17** Local highway infrastructure in the form of junction improvements, and which will be funded by developer contributions will be required at:
- London Road/Main Street
 - London Road/Bowbridge Road
 - London Road/Portland Street
 - Barnby Gate/Sherwood Avenue
 - Barnby Gate/Coddington Road
 - Lincoln Road/Brunel Drive
 - Lincoln Road/Northern Road
 - Castle Gate/Lombard Street
 - Castle Gate/Stodman Street
 - Bowbridge Road/Boundary Road
 - Bowbridge Road/Hawton Lane

- Beacon Hill Road/Northern Road
- Sleaford Road/Friary Road
- Queens Road/Kings Road

6.18 The IDP also identifies a number of improvements to public transport including pedestrian routes, bus network/infrastructure improvements, Park and Ride and Smarter Choices e.g. Travel Plans.

6.19 To deliver the strategy the Council will require developers, in conjunction with Nottinghamshire County Council, the Highways Agency and transport providers, to maintain and enhance the transport system within the Newark Urban Area, and ensure that transport measures identified in the IDP are delivered. As set out in Spatial Policy 7 new transport infrastructure will be provided through developer contributions to a Strategic Infrastructure Tariff and/or Planning Obligations.

Infrastructure - Education

6.20 Under the Building Schools for the Future programme, there will be major new investment in improving the educational base serving local people. Under a £120m redevelopment programme, the Grove School and the Orchard School are set to be rebuilt, and the Magnus Church of England School part rebuilt and part refurbished. This investment in schools is mirrored in the ongoing upgrading of Newark College, where a £1½m new centre called 'Newark Sixth' will provide A Levels from September 2010.

6.21 The IDP identifies that the level of growth within the Newark Urban Area will put pressure on school provision, in particular secondary education to an extent that a new secondary school will be required in the area during the plan period. The location of this facility will be identified within the Allocations & Development Management DPD and due to its strategic importance this will be funded through the Community Infrastructure Levy.

Historic Environment

6.22 Newark is one of England's finest market towns, and was identified by the Council for British Archaeology in 1964 as one of only 51 towns of national importance. Today, Newark is still a remarkable town historically and architecturally, with a range of historical assets reflecting the Medieval, Civil War, Georgian and Victorian periods. These include Newark Castle, the Queens Sconce and Newark Town Hall. Not only do these structures on their own deserve recognition but when taken with the wider built environment, the River Trent and the landscape setting represent Newark's key assets.

6.23 The LDF's strategy is to preserve and enhance the historic character and appearance of the Newark Urban Area. The Council is currently undertaking a Character Appraisal of the town's Conservation Area and these will be used to identify features that contribute to the character and architectural interest and identify areas for improvement. The Assessment will set out a management plan for the Conservation Area and its provisions will help guide the future planning of the town as set out in Core Policy 14, whilst policies detailing the approach to the management of development impacting on the historic environment will be provided for in the Allocations & Development Management DPD.

Shopping, Leisure and Tourism

- 6.24** Newark Town Centre is the focus for retail provision within the Newark Urban Area and part of the wider District and is defined as a Town Centre within the retail hierarchy (Core Policy 8). The shopping core is focused on the historic Market Place and surrounding streets with restaurants and cafés centred around Castle Gate and the Town Wharf adjacent to the Castle and the River Trent. Purpose built shopping centres are located to the north and south of the core with a further retail development on the former Potterdyke car park which started in 2010. There are also 2 retail parks in Newark, Northgate Retail Park and Beacon Hill Retail Park. There are a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents. Balderton has the greatest concentration of such shops and is defined as a Local Centre within the retail hierarchy.
- 6.25** The 2010 Retail and Town Centre Study carried out an assessment of capacity for new comparison and convenience goods over the plan period. After allowing for the Potterdyke scheme in Newark, there is limited capacity for additional convenience goods floorspace up to 2014. However an estimated additional capacity of 5,661sqm net within the Newark Urban Area would be required by 2026. An estimated additional comparison goods capacity of 4,911 sqm net by 2019, and 18,459 sqm net by 2026 is also required.
- 6.26** Newark Town Centre is also the focus for the District's leisure provision with cinema, ten pin bowling, theatre, cafés and restaurants, however a significant percentage of leisure trips are to destinations outside the District including Lincoln, Mansfield and Nottingham. The historic core of Newark, the Castle and the international Antiques Fairs attract tourists to the area, whilst the River Trent, which runs through the town, provides a focus for leisure and commercial activity. Despite this, good quality hotel and overnight accommodation is limited.
- 6.27** The Core Strategy will promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities including the provision of hotel and overnight accommodation and the development of opportunities along the River Trent. This will help maintain Newark's role as a Sub-Regional Centre and a location for tourism whilst also meeting the needs of the town and the wider community.
- 6.28** To help achieve these aims a town centre boundary and primary shopping areas will be defined as well as primary and secondary shopping frontages. Primary shopping frontages will be areas which contain the towns key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages will be those which contain more of a mix of uses including retail, leisure and service sector businesses. The boundaries for these areas will be identified in the Allocations & Development Management DPD along with more detailed policies which will set out what will be permitted in such areas.
- 6.29** Whilst the Potterdyke scheme will, in part, help meet the shopping needs of the District, there will also be a need to identify suitable locations to accommodate new and improved convenience and comparison shopping to meet the need of the increased population whilst also recognising the need to retain and enhance the historic character of the Town Centre. The LDF will promote the provision of new and enhanced shopping facilities within and adjoining the Town Centre, utilising opportunities that are provided by existing vacant units, infill development and redevelopment opportunities. Locations for new and enhanced shopping facilities will be assessed and identified within the Allocations & Development Management DPD. Where development cannot be located in these areas the LDF will seek to accommodate provision within other centres

identified within the retail hierarchy or within the new centres provided to support the strategic sites. Such proposals will need to be of an appropriate scale to the centre and in accordance with the requirements of PPS4.

- 6.30 Outside Newark Town Centre there is a need to provide for the day to day needs of the community especially in areas which will see housing growth. The LDF will therefore support the enhancement of the Balderton Local Centre and, as part of the development of the 3 strategic sites, the provision of 4 local centres. The new centres will provide shopping and local services required to meet the day to day needs of the community. As part of the applications for the strategic sites, retail assessments will be required based on the tests within PPS4.
- 6.31 The existing built leisure facilities and swimming pool in Newark Urban Area are in need of replacement. The LDF will therefore support such an approach and such applications will be considered against NAP3 and other policies within the Core Strategy.
- 6.32 To ensure these strategies and objectives for the Newark Urban Area are met the following policy approach will be taken.

NAP 1

Newark Urban Area

The District Council will work with its partners, developers and service providers to promote the Newark Urban Area as the main focus for residential, commercial and leisure activity within the District . To achieve this the LDF will:

A Growth

- 1. Support the provision of 70% of the overall District housing growth and upto 80 - 87 ha of employment development which will contribute to meeting the level of provision identified in Spatial Policy 2. Such development will be located on the Strategic Sites and other locations which will be identified within the Allocations & Development Management DPD;
- 2. Support the development of the 3 Strategic Sites for mixed use development as detailed in Policies NAP 2A/B/C;

B Infrastructure

- 3. Support the implementation of new and improved public transport schemes/infrastructure, including cycling and walking which contribute to reducing traffic congestion and improving transport choices;
- 4. Support the implementation of strategic highway schemes at the following locations as identified within Appendix E:
 - i. Southern Link Road from Farndon to Balderton;
 - ii. A46 Link Capacity, Newark-on-Trent Bypass;
 - iii. A46/A617 Cattle Market Roundabout;
 - iv. A46 at Farndon;

- v. A1/B6326 London Road Roundabout, Balderton;
- vi. A1/A17/A46 Roundabout; and
- vii. A1/A46 Brownhills Roundabout

5. Support the implementation of local road junction improvements as identified within Appendix E;
6. Support the implementation of infrastructure which is required to meet the needs of Newark Urban Area including:
 - i. the delivery of primary schools, health facilities and utilities infrastructure as set out in Appendix E;
 - ii. the delivery of a new secondary school within Newark Urban Area, the location of which will be identified in the Allocations & Development Management DPD;
 - iii. the provision of new sports facilities and uses in line with NAP3

C Historic Environment

7. Protect and enhance the architectural, historic and archaeological character of Newark and its riverside, identifying locations and sites to be the subject of conservation and sensitive redevelopment; and
8. Promote and enhance the River Trent corridor for commercial and leisure activities where it can be demonstrated that it will not cause harm to the physical and natural environment of the River.

D Newark Town Centre

9. Promote Newark Town Centre as a focus for retail, leisure and office development in the District by:
 - i. Identifying a town centre boundary, Primary Shopping Area and Primary and Secondary Shopping frontages in the Allocations & Development Management DPD;
 - ii. Identifying opportunities for improving the retail provision in and on the edge of the centre to reduce travel to other centres outside the district. The Allocations & Development Management DPD should identify capacity for new and improved convenience/comparison goods, including opportunities to improve the provision of home, furnishing, gardening and other bulky goods;
 - iii. Attract national and independent retailers, cafés and restaurants that are willing to occupy historic properties;
10. Promote Newark Town Centre as one of the District's key tourism destinations by developing and enhancing cultural, leisure and entertainment facilities and uses and heritage assets which attract visitors and residents to the area, including tourist accommodation and facilities.

Newark Strategic Sites

6.33 The growth of Newark is fundamental to a successful LDF and the proper planning of the area. To meet the housing requirements of the East Midland Regional Plan and the Newark Growth Point, Spatial Policy 5 allocates Strategic Sites as Sustainable Urban Extensions to the Newark Urban Area.

Identifying Locations for Strategic Sites

6.34 Newark's location on the River Trent, the proximity of the junction of 3 trunk roads and 2 railway lines, limits where growth can take place. The A46, the River Trent and its floodplains form the boundary to the west and north, preventing development in these directions. The A1 runs north south along the eastern edge of Newark and Balderton and forms a barrier to development as far as Fernwood. This means that Newark can only grow on sites within the area bounded by the River Trent and the A1, or to the south.

6.35 The Council has reviewed the Key Decisions for the Core Strategy which identified 3 sites where growth could be accommodated, and produced the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identified a number of smaller sites within the existing built up area of Newark and Balderton which could be developed within the plan period. These will be considered as part of the Allocations & Development Management DPD. The level of growth required is such that there is insufficient land within the built-up area of the Newark Urban Area and strategic sites need to be allocated for the development of Sustainable Urban Extensions. This approach to the identification of strategic sites was developed using the sequential approach set out in PPS25 Flood Risk and informed by the production of a Strategic Flood Risk Assessment. Site Specific Flood Risk Assessments will be required on the strategic sites.

6.36 The extent of the 3 Strategic Sites, is shown on the Proposals Map and is identified at Figures 5-7. The 3 Strategic Sites are:

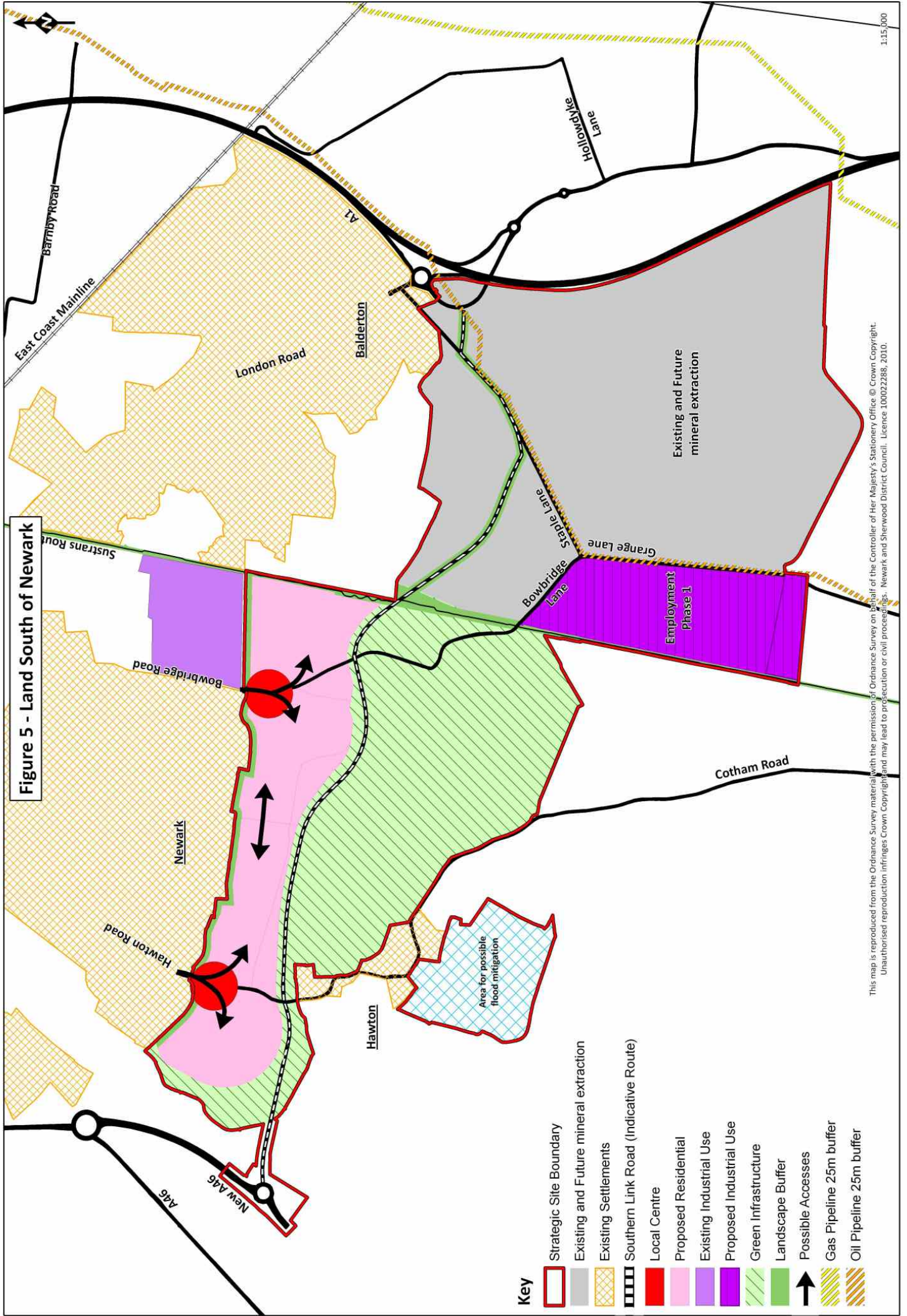
- **Land South of Newark** -The site lies to the south of existing residential areas of Hawtonville, an area of relative deprivation with higher unemployment, low skills and educational attainment, and lower access to recreational, sporting facilities and other services. Development will provide opportunities to improve access to new primary schools, local retail, commercial, community uses and other services in local centres, additional recreational facilities and large areas of open space. Employment opportunities will be provided in the local centres and an industrial area focused on the former gypsum workings to the south east of the site.
- **Land East of Newark** -The site, which lies to the south of existing residential developments off Beacon Hill Road, is in the Newark Urban Area and is within 10 minutes walk of the town centre. The development will create a sustainable urban extension to the east of Newark with a new primary school, local retail facilities and enhanced access to open space and recreation. The proximity of the site to the town gives access to employment opportunities there and on the Northern Road Industrial Estate.
- **Land around Fernwood** -The site is centred on an existing development of 1150 dwellings that is under construction on the former Balderton Hospital site. The first phase will consolidate the existing development, later phases will extend it to the south. The existing B1 employment allocation will be retained and extended for a modern, high quality landscaped Business Park adjacent to the A1 and the Southern Link Road.

- 6.37** Each of the 3 strategic sites has been considered in terms of sustainability, environmental impact, flood risk, infrastructure requirement, scale and nature of uses, development capacity, phasing, access and key development principles. Development of all 3 sites will take place concurrently, and be phased over, and where appropriate, beyond the plan period, with development starting in the first 5 years of the plan. This will give flexibility to accommodate development on a site not proceeding at the rate envisaged, and provide people wanting a new house a choice of location.

Delivery of Strategic Sites

- 6.38** Applications for development of the 3 strategic sites will be considered against policies NAP 2A (Land South of Newark), NAP 2B (Land East of Newark) and NAP 2C (Land around Fernwood).
- 6.39** Each development will take place in tandem with the provision of infrastructure and will be phased to create a critical mass on each site that will support facilities for local residents at the earliest opportunity. Infrastructure required to develop the strategic sites has been assessed and is identified in an appendix in the Infrastructure Delivery Plan relating specifically to Strategic Sites.
- 6.40** Development of the 3 strategic sites will involve the loss of greenfield land and new development will be carefully planned with measures to minimise any adverse impact on local habitats.
- 6.41** Development of the 3 sites will be monitored closely and progress reviewed with developers throughout the plan period to ensure sustainable neighbourhoods are created and to maintain a supply of housing in line with the LDF and RSS.

Figure 5 - Land South of Newark



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NAP 2A

Land South of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,100 dwellings, 2,200 of which to be constructed in the plan period to 2026); employment land uses (B2 and B8 uses: 38 hectares in the plan period); two local centres, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 5 - Land South of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in 4 phases of approximately 750 dwellings each, with each phase being substantially completed and key infrastructure and facilities in place before the commencement of the next phase of house building starts, and also in accordance with the timing of the completion of the Southern Link Road and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Average density levels of 30-50 dwellings per hectare in line with PPS 3, with higher levels in areas of greatest accessibility in and adjacent to the local centres;
3. Affordable housing will be provided in line with the Core Policy 1;
4. Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;
5. The development will respect and integrate the alignment of the Southern Link Road (Newark Area Policy 4) which crosses the site;

B Employment

6. Phase 1 of the development will take place on the site of the former gypsum workings, as shown on Figure 5 - Land South of Newark;
7. Access will be taken via a direct route to the A1 and the new Southern Link Road. Traffic management proposals must ensure that HGV's only use trunk roads and other agreed routes, including the Southern Link Road, to access the employment land;

C Local Centres

8. Provision of 2 local centres as shown on Figure 5 - Land South of Newark, including provision of 2 new primary schools and 3 GP facilities, shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods;

D General

9. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with surrounding countryside;

- ii. Transport Assessment;
- iii. Environmental Impact Assessment;
- iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
- v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;

10. Provision of transportation measures which:

- i. maximise opportunities for sustainable travel and increasing non car use;
- ii. achieve suitable access to local facilities;
- iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark town centre;
- v. safe, convenient pedestrian and cycle routes within and adjoining the development;
- vi. safeguarding and enhancement of the National Cycle Network along the former Newark – Bottesford railway line;

11. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

- i. landscaping and structural planting throughout the development;
- ii. creation of quality open spaces, sports and playing fields;
- iii. improvements to existing spaces;
- iv. links to the countryside beyond the site;
- v. enhancements to existing habitats and the local landscape;
- vi. measures to mitigate any detrimental impact on environmental and heritage features on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;
- vii. retention of the Middle Beck as an open watercourse;

12. Provision of on-site renewable energy schemes to help meet the energy requirements of the development;

13. Provision of flood mitigation:

- i. necessary flood mitigation measures on land to the south of the Middle Beck,
- ii. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
- iii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with guidance in PPS25, including re-profiling land;
- iv. where appropriate incorporation of Sustainable Drainage Systems (SuDS);

14. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

15. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:

- i. provision of new and improved highway infrastructure;
- ii. contributions to a new secondary school in the Newark Urban Area;
- iii. new and improved social infrastructure;
- iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities;

16. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising a Developer Contributions Supplementary Planning Document (SPD) in line with Spatial Policy 6.

6.42 The development of Land South of Newark will create a sustainable urban extension to the Sub-Regional Centre of Newark with a mixed use development of residential and employment uses and 2 local centres providing 2 new primary schools, facilities for 3 GPs, local retailing and services for new and existing residents.

6.43 The line of the SLR, which is currently indicative, passes through the site and its alignment will be respected and integrated into the development of the strategic site. A limited amount of residential development can be built in advance of the construction of the SLR, subject to a detailed Transport Assessment for the development. Construction traffic for the development will be required to use a designated haul road from the A46 separate from the existing highway network.

Development Requirements and Phasing

6.44 The development will be delivered in 4 phases to link into the nearest connection of the SLR to the A46. The 2 local centres, will each include a new primary school, local retailing and services including facilities for 3 GPs, and will be located to be accessible to both existing and new residential areas and help integrate them together.

6.45 The SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers are required to make to minimise congestion.

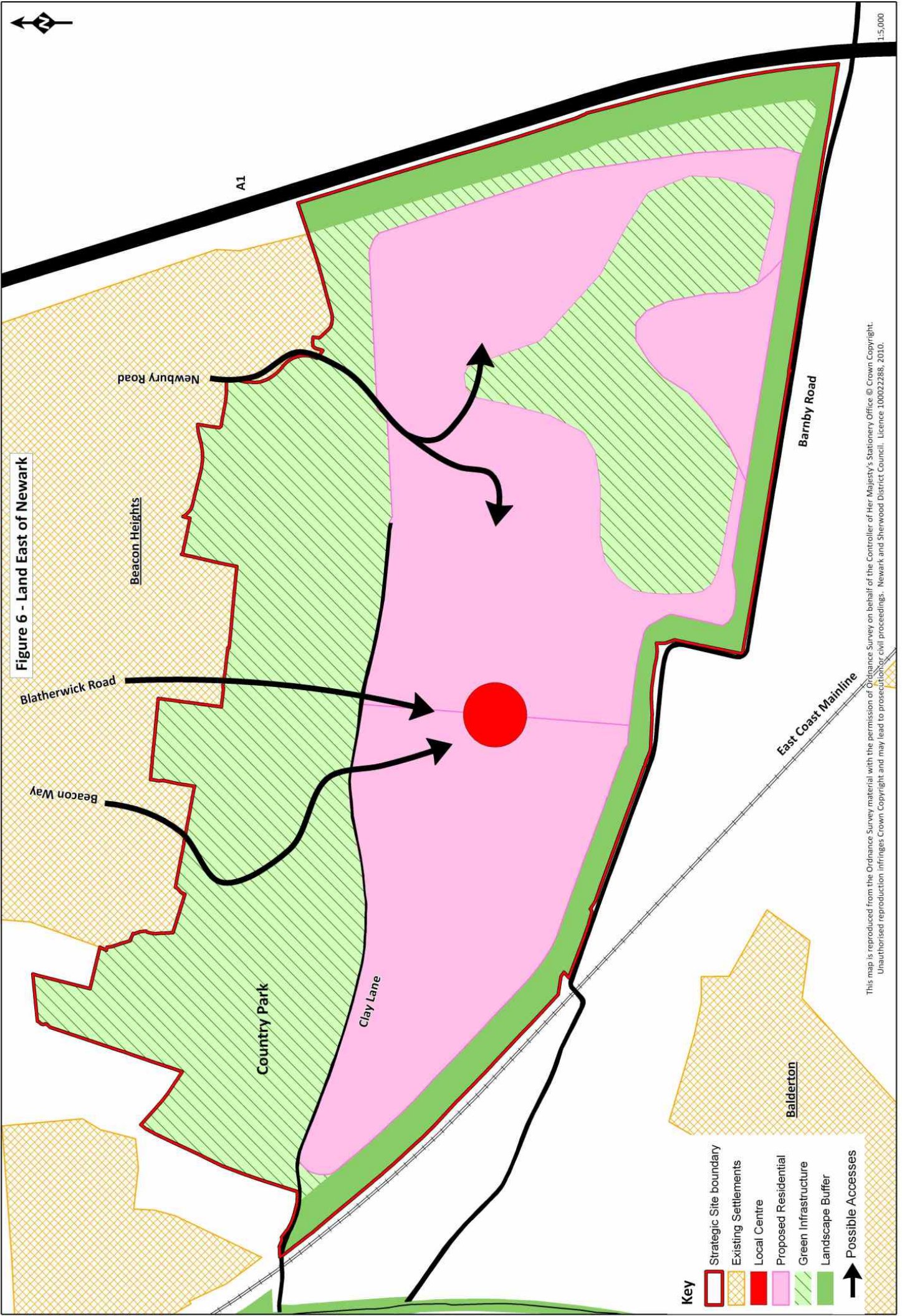
6.46 The SLR and other improvements to the highway network will be funded by a mixture of CIL, developer contribution, growth point capital and other public sector funding.

6.47 Open space requirements for the site will be provided in line with the existing Developer Contributions SPD and in due course, by the Allocations & Development Management DPD.

6.48 The existing British Gypsum workings on land to the south east of the site are expected to be worked throughout the plan period. The employment allocation for B2/B8 uses is expected to be sufficient up to 2026, but the British Gypsum land could be considered within the plan period if the land became available at an earlier date and if the allocated employment site is fully developed.

- 6.49** The Council is in discussion with developers for this site who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site in 2010. As part of this developers will prepare a detailed appraisal of the site.
- 6.50** Development of this site will be carried out in 4 phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6. Development can start in 2012/13 with an estimated average build rate of 50 dwellings in 2012/13, increasing to 150 dwellings per annum from 2013/14 to 2021/22, and 200 dwellings per year up to the end of the plan period. The remaining 900 dwellings will be provided beyond the plan period. Build rates will be monitored and reviewed closely and phases adjusted to ensure the housing figures are achieved.
- 6.51** The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.
- 6.52** In addition, construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Figure 6 - Land East of Newark



- Key**
- Strategic Site boundary
 - Existing Settlements
 - Local Centre
 - Proposed Residential
 - Green Infrastructure
 - Landscape Buffer
 - Possible Accesses

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NAP 2B

Land East of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 1,600 dwellings) and a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 6 - Land East of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in 2 phases of approximately 800 dwellings, with the first phase being substantially completed and key infrastructure and facilities in place before the commencement of the second phase of house building starts, and in accordance with the timing of the Southern Link Road and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Average density levels of 30-50 dwellings per hectare in line with PPS3, with higher levels in areas of greatest accessibility in and adjacent to the local centre;
3. Affordable housing will be provided in line with Core Policy 1;
4. Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;
5. Provision of suitable vehicular accesses to the site from the north (Beacon Hill Road). The location and construction of all accesses will be carried out sensitively in order to minimise any impact on the mature trees, woodland and green space north of Clay Lane. There will be no vehicular access to or from the development to Barnby Road;

B Local Centre

6. Provision of the new local centre, including provision of a new primary school and 2 GP facilities, as shown on Figure 6 - Land East of Newark shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods.

C General

7. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with the open spaces to the north, south and east;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the local centre on existing retail provision in Newark;

8. Provision of transportation measures which:
 - i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

 - iv. high quality passenger transport links to Newark town centre;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development and adjacent countryside;
9. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:
 - i. landscaping and structural planting throughout the development;
 - ii. buffer zones to Barnby Road and the A1;
 - iii. creation of quality open spaces, sports and playing fields;
 - iv. a country park north of Clay Lane;
 - v. retention of Clay Lane as a pedestrian link;
 - vi. improvements to existing spaces;
 - vii. links to the countryside beyond the site;
 - viii. enhancements to existing habitats and the local landscape;
 - ix. retention of important landscape features including mature hedgerows, the wooded slopes of Beacon Hill, field boundaries, ponds and features on the northern and eastern perimeter of the site;
10. Provision of on-site renewable energy schemes to help meet the energy requirements of the development;
11. Provision of flood mitigation:
 - i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
 - ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with guidance in PPS25, including re-profiling land;
 - iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);
12. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
13. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan (IDP), for:
 - i. provision of new and improved highway infrastructure;
 - ii. contributions to a new secondary school in the Newark Urban Area;
 - iii. new and improved social infrastructure;
 - iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities;

14. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising a Developer Contributions Supplementary Planning Document (SPD) in line with Spatial Policy 6.

6.53 Development of Land East of Newark will be within the triangular shaped area of land to the east of Newark town centre, bounded by Barnby Road to the south, the A1 to the east, and the edge of the Beacon Hill developments and the south facing slope to the north as shown on the Proposals Map. The development will create a sustainable urban extension to the Sub-Regional Centre of Newark with residential uses and a local centre providing a new primary school, local retailing and services for new residents.

Development Requirements and Phasing

6.54 The development will be delivered into 2 phases to link with the existing roads serving the Beacon Hill residential development. The local centre, which will include a new primary school, local retailing and services including facilities for 2 GPs, is positioned between phases 1 and 2 to facilitate easy access from both phases and create sustainable neighbourhoods.

6.55 There will be no access to or from the site from Barnby Road to avoid any increased use of the 2 level crossings over the East Coast Mainline. Land south of Barnby Road has been excluded from the Strategic Site because it is not required to provide green infrastructure in relation to the scale of built development envisaged in this location within the plan period.

6.56 The SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites including Land East of Newark, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers of this site are required to make to minimise congestion.

6.57 The SLR and other improvements to the highway network will be funded by a mixture of CIL, developer contribution, Growth Point capital and other public sector funding.

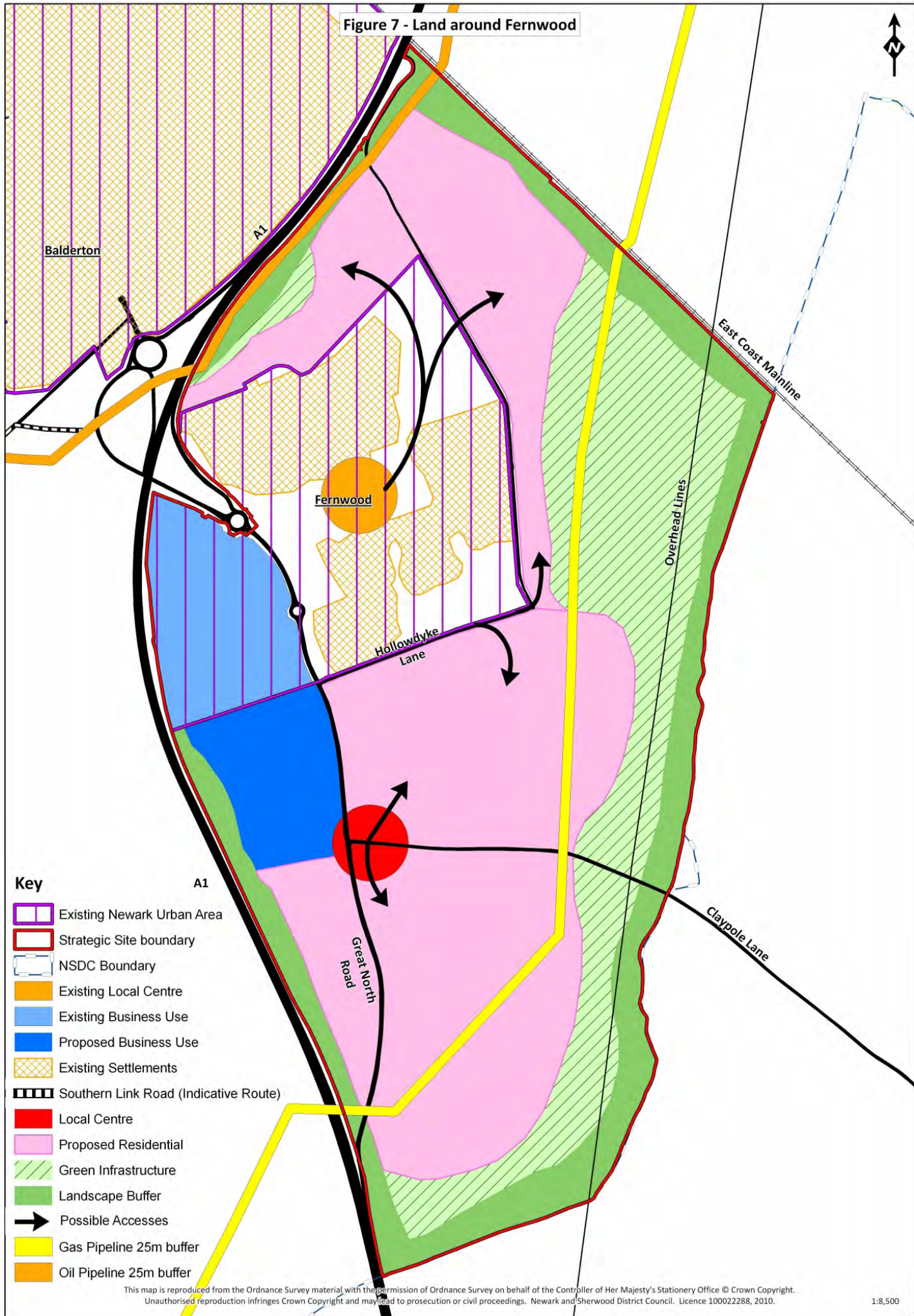
6.58 Open space requirements for the site will be provided in line with the existing Developer Contributions SPD and in due course, by the Allocations & Development Management DPD.

6.59 The Council is in discussion with developers for this site who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site in 2010. As part of this developers will prepare a detailed appraisal of the site.

6.60 Development of this site will be carried out in two phases and the necessary infrastructure as set out in the IDP, will be provided in tandem with development in line with Spatial Policy 6. Development can start in 2012/13, with an estimated 50 dwellings in 2012/13, increasing to 150 dwellings per annum from 2013/14-2022/23 with the final 50 dwellings in 2023/24. Build rates will be monitored closely, reviewed, and phases adjusted to ensure the figures are achieved.

- 6.61** The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.
- 6.62** In addition, construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Figure 7 - Land around Fernwood



- Key**
- Existing Newark Urban Area
 - Strategic Site boundary
 - NSDC Boundary
 - Existing Local Centre
 - Existing Business Use
 - Proposed Business Use
 - Existing Settlements
 - Southern Link Road (Indicative Route)
 - Local Centre
 - Proposed Residential
 - Green Infrastructure
 - Landscape Buffer
 - Possible Accesses
 - Gas Pipeline 25m buffer
 - Oil Pipeline 25m buffer

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NAP 2C

Land around Fernwood

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,200 dwellings, 2,200 of which to be constructed in the plan period to 2026); a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses (15 hectares); a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 7 - Land around Fernwood.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in 3 phases of between 750 and 1000 dwellings, with each phase being substantially completed and key infrastructure and facilities in place before the commencement of the next phase of house building starts, and in accordance with the timing of the Southern Link Road and other highway improvements, which will be influenced by the detailed Transport Assessment for the site;
2. Average density levels of 30-50 dwellings per hectare in line with PPS3, with higher levels in areas of greatest accessibility in and adjacent to the local centre;
3. Affordable housing will be provided in line with Core Policy 1;
4. Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;

B Employment

5. Development will take place to the south of the existing B1 permission as shown on Figure 7 - Land around Fernwood;

C Local Centre

6. Provision of the new local centre, including provision of a new primary school and facilities for 3 GPs, as shown on Figure 7 - Land around Fernwood shall be constructed as an integral part of residential development to ensure the creation of sustainable neighbourhoods at the earliest opportunity;

D General

7. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;

- iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
- v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;

8. Provision of transportation measures which:

- i. maximise opportunities for sustainable travel and increasing non car use;
- ii. achieve suitable access to local facilities;
- iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark and Balderton town centre;
- v. safe, convenient pedestrian and cycle routes within and adjoining the development;

9. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework in line with Spatial Policy 8, including:

- i. landscaping and structural planting throughout the development;
- ii. buffer zones to the A1, the East Coast Mainline and site boundaries with the surrounding countryside;
- iii. safeguarding and enhancement of the protected habitat of Shire Dyke which is designated as a SINC;
- iv. creation of quality open spaces, sports and playing fields;
- v. improvements to existing spaces;
- vi. links to the countryside beyond the site;
- vii. enhancements to existing habitats and the local landscape;
- viii. measures to mitigate any detrimental impact on environmental and built heritage features on and adjacent to the site in line with Core Policy 12;

10. Safeguarding of the lines of the oil and gas pipelines and electricity pylons, and of the Hazardous Installation Protection Zone around Balderfield Depot, whilst current operations remain;

11. Provision of on-site renewable energy schemes to help meet the energy requirements of the development;

12. Provision of flood mitigation:

- i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
- ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with guidance in PPS25, including re-profiling land;
- iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);

13. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

14. provision of necessary infrastructure in relation to the progression of the development in accordance with the IDP, for:

- i. provision of new and improved highway infrastructure;
 - ii. contributions to a new secondary school in the Newark Urban Area;
 - iii. new and improved social infrastructure;
 - iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities;
15. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising a Developer Contributions Supplementary Planning Document (SPD) in line with Spatial Policy 6.

6.63 Development of land around Fernwood will be within the area bounded by the A1 to the south and west, the East Coast Mainline to the north east and the Shire Dyke to the east and west, which is also the boundary of the District's Council administration as shown on the Proposals Map. The development will, with the existing development, create a sustainable urban extension to the Sub-Regional Centre of Newark with residential and employment uses and a new local centre providing a new primary school.

Development Requirements and Phasing

- 6.64** The development will be delivered in 3 phases, with the first phase consolidating the existing development. There is a requirement for a single form entry school from the existing development which is not yet built. The wider development provides the opportunity to look at amalgamating this requirement with that for phase 1 of the development and building a 2 form entry primary school. Proposals for the siting of the school will need to be considered in relation to the existing and proposed development and local facilities.
- 6.65** Phases 2 and 3 extend the development to the south. A local centre, which will include a new primary school, local retailing and services including facilities for 3 GPs, are positioned between phases 2 and 3, and opposite the proposed employment uses to create a sustainable neighbourhood in the southern part of the site.
- 6.66** The SLR will need to be constructed at an early stage of the development of the Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers are required to make to minimise congestion.
- 6.67** The SLR and other improvements to the highway network will be funded by a mixture of CIL, developer contribution, Growth Point capital and other public sector funding.
- 6.68** Open space requirements for the site will be provided in line with the existing Developer Contributions SPD and in due course, by the Allocations DPD.
- 6.69** The Council is in discussion with developers for this site who are working up detailed plans for its development with a view to submitting a planning application and masterplan for the site in 2010. As part of this developers will prepare a detailed appraisal of the site.

- 6.70** Development will be carried out in 3 phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6. Development can start in 2012/13 and have an estimated average build rate of 50 dwellings in 2012/13, increasing to 150 dwellings per annum in 2013/14-2021/22, and 200 dwellings up to the end of the plan period with 1000 dwellings beyond the plan period. Build rates will be monitored, reviewed, and phases adjusted to ensure that housing figures are achieved. The additional employment land will be developed at a rate of 1 hectare per annum from 2012.
- 6.71** The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.
- 6.72** In addition, construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Newark Urban Area Sports and Leisure Facilities

- 6.73** The District Council has worked with Sport England to identify future sports need in areas of growth. One of the results of this work is that as Newark Urban Area will be the focus for growth in Newark & Sherwood, sports and recreation provision must be enhanced. Given the need to replace the existing Grove Leisure Centre, the Council is considering options for delivering new sports and leisure facilities in Newark. These facilities would be a focus for sport and recreation in Newark Urban Area and the wider Newark Area and could be provided in one location as a sports hub or be distributed in a number of locations.

NAP 3

Newark Urban Area Sports and Leisure Facilities

The District Council will seek to improve sports and leisure facilities in Newark Urban Area. Such facilities should be accessible by a range of transport modes, including public transport and cycle routes, with good access both to the existing Newark Urban Area and the Strategic Sites. If possible the District Council will seek to locate such facilities in a single location.

It is envisaged that these facilities will be funded through CIL.

Newark Southern Link Road

- 6.74** The provision of the new homes and new employment development within the Newark Urban Area over the plan period combined with the dualling of the A46 between Widmerpool and the Farndon roundabout to the south of Newark Urban Area is likely to create traffic congestion at a number of key links and junctions. This will lead to the displacement of vehicles to other more minor roads that are not designed to take higher levels of traffic or cater for through traffic.
- 6.75** The Newark Transport Study and associated traffic modelling indicates that the combination of the above factors will require the construction of a new single carriageway link road to the south of Newark between the A46 at Farndon and the A1 at Balderton. In addition, further works will also be required at key roundabouts and junctions to relieve congestion at peak times.
- 6.76** The study illustrates that the provision of the SLR would help reduce traffic flows on routes within Newark that are currently congested, including London Road, Beacon Hill Road and Farndon Road. This would benefit the town as a whole, including the Strategic Site at Land East of Newark. The Strategic Sites at Land South of Newark and Land around Fernwood are situated immediately adjacent to the line of the SLR and will therefore benefit from its provision, either by gaining direct site access from it, or by providing an alternative route for east-west traffic movements that would otherwise travel through the centre of Newark.
- 6.77** The SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers are required to make to minimise congestion.
- 6.78** Due to the importance of the SLR to the delivery of the Core Strategy it is considered appropriate to promote its provision and prevent development that would hinder its implementation. Such an approach is consistent with guidance in PPG13 which states that local authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.
- 6.79** The SLR and other highway improvements at key roundabouts and junctions are included within the Council's Infrastructure Delivery Plan (IDP) along with a programme for their implementation. A detailed funding strategy is required, however, it is proposed that the SLR will be funded direct by the developer or by contributions through the CIL, Growth Point capital and other public sector funding as set out in Spatial Policy 6.

NAP 4

Newark Southern Link Road

The District Council will require the provision of the Newark Southern Link Road linking the A46 at Farndon to the A1 at Balderton as identified indicatively on the Proposals Map and on Figure 5. Planning permission will not be granted for any development which would inhibit the implementation of this scheme.

Southwell Area

Southwell Area

6.80 The Southwell Area covers much of the southern central part of the District. At its heart Southwell provides an important focus as a Service Centre for the area with a Secondary School, Leisure Centre, town centre with a range of local independent shops and a Market on Saturdays. The town also has a small supermarket and two industrial estates. Southwell is a distinctive town containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. Whilst this may appear to give the town a timeless appeal, like any other community Southwell is a living one which is evolving to meet the needs of its citizens. In 2005 Southwell Town Forum prepared a 'Town Plan' which aimed to capture the thoughts of the community on how Southwell should develop, the plan set a Vision which stated; Southwell will be a town where:

- There is a strong sense of community, inclusiveness and civic pride, reinforced by a strong community support and social network;
- Young people can grow up, realise their potential and continue to live in the town;
- There is a vibrant (economic and social) town centre that people want to use;
- There is a pedestrian friendly environment and traffic is calmed;
- The visual and historic assets are protected and put to best use for residents and visitors;
- Disabled people can move freely around without undue difficulty or hindrance; and
- Residents and visitors feel safe.

6.81 The District Council has carried out a Conservation Area Character Appraisal of Southwell's Conservation Area which was adopted as a Supplementary Planning Document in July 2005. The Appraisal reaches a series of conclusions regarding the protection of the Conservation Area; of particular concern is the need to ensure that its rural nature is preserved along with its landscape setting and the important open spaces both public and those associated with Prebendal houses within it. Beyond the Conservation Area to the east of the town is the Thurgarton Hundred Workhouse which is a National Trust property, and is one of the best preserved workhouses remaining in England; it is on a prominent ridgeline overlooking the Upton Road into the town.

SoAP 1

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:

- Encourage the retention of existing, and development of new, community facilities;
- Encourage the development of new business, local employment and housing, including affordable housing, to ensure Southwell is a sustainable place to live and work in line with the Spatial Strategy of the plan. Sites will be allocated to help meet this requirement in line with the requirements of Spatial Policy 9 with a particular requirement to consider the impact on the town's landscape setting;

- 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;
- Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal SPD;
- Identify, protect and enhance the setting of Southwell, including the views of Southwell Minister, the ruins of the Archbishop's Palace and the Workhouse;
- Promote the town as a destination for tourism and leisure activities encouraging events and festivals which attract visitors; and
- Seek to resolve traffic issues in the town and secure improved public transport provision including developing access to the 'Castle Line' rail services.

Brackenhurst Campus - Nottingham Trent University

6.82 Just to the south of Southwell lies the Brackenhurst Campus of Nottingham Trent University which houses the School of Animal, Rural and Environmental Sciences. Brackenhurst has been a centre of Education and Training for 60 years, merging with Nottingham Trent University in April 1999. Since that time significant investment in new teaching and accommodation buildings and a new animal unit and veterinary nursing centre has occurred. The School is a very important research centre and contributor to the local economy. There is potential to use this research excellence as a catalyst for local economic growth.

SoAP 2

Brackenhurst Campus - Nottingham Trent University

The District Council will work with Nottingham Trent University and other partners to:

- Support the development of new educational and research facilities at the Brackenhurst Campus.
- Encourage the development of businesses and companies locally which harness the education and research potential of the Campus.
- Ensure that new development does not detrimentally affect the setting of the Campus or the town of Southwell.

Nottingham Fringe Area

6.83 The area lies to the south west of the District within the Nottingham–Derby Green Belt and looks to Greater Nottingham for most of its services and jobs. The main settlement in the area is Lowdham, which provides a focus for day to day services and has a station on the Nottingham to Lincoln Railway Line.

6.84 The Core Strategy does not put forward specific policies for this area due to the major constraint on this area of the Nottingham-Derby Green Belt. The main purpose of Green Belt is to prevent urban sprawl by keeping land permanently open. National and regional guidance contain tight controls which restrict the type of development that can take place in such areas. Any proposals for development within this area would be considered against Spatial Policy 4A Extent of the Green Belt and 4B Green Belt Development and other policies in the Core Strategy and other elements of the development plan.

Sherwood Area

6.85 The Sherwood Area as identified in the Core Strategy is characterised by a wide and diverse range of landscapes including the heartland of the historic Sherwood Forest and extensive parklands and large estates of the Dukeries. The area, rich with historical, ecological and landscape features, is intrinsically linked to a number of historic themes including the internationally renowned Robin Hood legend. It also has a role to play in offering a variety of leisure and tourism activities within a natural setting.

6.86 One of the key environmental assets in the area is the internationally designated Birklands and Bilhaugh Special Area of Conservation (SAC). This supports the largest remnant of ancient wood pasture and is central to the conservation and regeneration of wildlife throughout the area. Due to its location, it is subject to recreation pressure, which can damage the fragile habitat. Air pollution is a problem and has already caused a decrease in lichen diversity. In addition, the area also supports nationally important designations including the Sherwood Forest National Nature Reserve, Sites of Special Scientific Interest, and the regionally important Sherwood Forest Country Park.

6.87 Tourism in this area is also well established with many of the local businesses and villages using the association with the legend of Robin Hood and Sherwood Forest to their advantage, in addition to the Center Parcs complex, which has been operating since 1987.

6.88 A key role of the Core Strategy is to protect and enhance the areas green infrastructure whilst balancing this against the promotion of tourism and recreation in the area.

Sherwood Forest Regional Park

6.89 The Regional Plan proposes that a Regional Park is developed in the Sherwood Forest area. The potential area for the Regional Park covers much of the west of the District and extends into neighbouring Ashfield, Mansfield, Gedling and Bassetlaw Districts. It has long been the vision of both Nottinghamshire County Council and the District Councils to designate a Regional Park in order to define the distinctive and extensive areas where management and spatial planning can bring about regionally significant economic, environmental and social regeneration benefits. The vision for the Regional Park is that "The natural and cultural heritage of Sherwood Forest will be managed, enhanced and promoted through the Sherwood Forest Regional Park. The Regional Park will be an essential part of the existing communities within and around the Forest and the growing communities around Nottingham, Derby and Sheffield, now and in the future." This vision has been developed by the Regional Park Board, which includes representatives from the District Council and whose role is the development and implementation of the Regional Park, its boundary and the objectives for its management.

6.90 Given that much of the heart of Sherwood Forest is within the District, a Regional Park could have a significant effect on the future of the area and could provide a number of opportunities. Such impacts and opportunities were identified in a 2007 study which was commissioned to look at the feasibility of establishing a Regional Park for Sherwood Forest and include:

- Creating opportunities to enhance the local environment and improve recreation on the back of regeneration and other forms of economic development;
- Providing a framework for rural businesses to thrive;
- Improving the appeal of the area to visitors and investors, helping to attract and retain talented people, leading to improved economic performance and stability in the areas; and
- Improving the health and well being of local people.

6.91 It is recognised that the Regional Park will also put pressure on the built and natural environmental assets and that due to its location many visitors may be reliant on the private car to access the area which would impact on congestion and air quality. It will therefore be important for the body tasked with implementing the Regional Park to ensure that such impacts are mitigated against.

ShAP 1

Sherwood Area and Sherwood Forest Regional Park

The District Council will work with its partners to maintain and enhance the ecological, heritage and landscape value of the Sherwood Area whilst promoting sustainable and appropriate leisure, tourism and economic regeneration. This will be achieved by:

- Ensuring the continued delivery of the conservation aims and objectives of the Birklands & Bilhaugh Special Area of Conservation and preventing development which would have an adverse impact on this area;
- Ensuring that development does not have a detrimental impact on national, regional, county and locally designated sites;
- Supporting the development of a Sherwood Forest Regional Park and working with the body responsible for its delivery;
- Improving recreation and tourism facilities within Sherwood Forest. Proposals for such development will be required to comply with Core Policy 7 Tourism and Core Policy 12 Biodiversity and Green Infrastructure and:
 - Clearly demonstrate that there will be no harm to the Special Area of Conservation;
 - Implement mitigation measures to reduce the impact on the natural environment;
 - Promote access by a range of transport modes including public transport and, where appropriate, ensure integration between car parking and cycling facilities

6.92 Whilst Policy ShAP 1 applies to the Sherwood Area of the District as identified in the Core Strategy, as noted above, the Regional Park will cover a wider area; therefore this policy will apply to the whole area which is designated as the Sherwood Forest Regional Park within Newark and Sherwood District.

The Role of Ollerton & Boughton

- 6.93 Ollerton & Boughton acts as a service centre to a large local population, both in the town and the surrounding Sherwood Area. Over the plan period it is anticipated that the town will see the provision of new housing, employment and associated facilities that will help regenerate the area and reinforce Ollerton’s role as the main centre within the Sherwood Area.
- 6.94 The main focus for services is Ollerton Town Centre. The Town Centre is made up of two main shopping streets, which have a number of retail and financial services, Ollerton & Boughton Town Hall and a small ‘indoor market’. At one end of this area is a Netto/Farmfoods store and the town’s Library and at the other is the Sherwood Energy Village which includes a Tesco supermarket and petrol station. The development of the Sherwood Energy Village has encouraged new businesses into the town. However there are still a number of vacant units in the centre itself.
- 6.95 The Retail and Town Centres Study recognises that Ollerton is a vibrant centre with good comparison and service retail provision which has good access by car and bus. It states that in light of the population growth that will take place in the future it will be important to ensure that there is an adequate provision of local shops and services which should be provided in the most sustainable location. The study recommends that Ollerton be designated as a District Centre and this is addressed in Core Policy 8.
- 6.96 In 2007 Ollerton & Boughton Town Council prepared a Town Centre Plan which set out a Vision for the Town Centre seeking:
 - To develop the economic vibrancy of the Town Centre for mixed business, commercial and residential uses;
 - To create a pedestrian orientated streetscape for the Town Centre within the central shopping area;
 - To encourage high quality design that reflects the local area and encourages sympathetic new development in the town; and
 - To promote and encourage investment and growth in the town for the 21st century.
- 6.97 The Town Centre Plan identifies a number of issues for the future of the town, including a town centre which should “offer a wide range of shopping opportunities to which people have access, particularly those without their own transport”, “maintain and enhance the safety of pedestrian routes and prioritise these over car use and associated traffic”, “free car parking must continue” and the “regeneration of redundant buildings, neglected properties and derelict sites.”
- 6.98 To ensure that Ollerton maintains and enhances its role as a Service Centre within the Sherwood Area of the District the following policy approach will be taken:

ShAP 2

Role of Ollerton & Boughton

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area. This will be achieved by:

- Promoting new housing and employment opportunities within the town;
- Providing new and improved community infrastructure appropriate to the size and function of the town; and
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as:
 - A614/A6075/A616 Ollerton Roundabout junction;
 - A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout); and
 - A614/B6030 junction (south of Ollerton)

The District Council will work with partners to strengthen the role of Ollerton Town Centre by:

- 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 new 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.

Mansfield Fringe Area

Mansfield Fringe Area

- 6.99** The settlements in the Mansfield Fringe Area are all closely related to Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Various parts of the utilities infrastructure are also connected to systems in Mansfield. In economic terms the Mansfield Fringe Area has some of the highest unemployment levels in the District (Clipstone) and relatively high levels of long term unemployment (Rainworth, Blidworth). Rainworth and Clipstone are 2 of 5 wards within the District with the lowest level of businesses per 1000 population (NSDC - State of the District Report 2009).
- 6.100** Of the three former mines in the area, only the Blidworth Colliery site is being redeveloped, as an industrial estate. Rufford Colliery in Rainworth is subject to a current application to build an 'energy from waste' plant on the site, and the owners have ambitions to build a business park on the rest of the site. The redevelopment of the Rufford Colliery site could well be impacted upon by the prospective Special Protection Area which could emerge in the area. The owners of the Clipstone Colliery site are also investigating the development of a mixed use scheme in the centre of Clipstone.

MFAP 1

Mansfield Fringe Area

The Core Strategy seeks to promote the Service Centres of Rainworth and Clipstone and the Principal Village of Blidworth as sustainable settlements for their residents, promoting new housing and employment opportunities and the provision of new community infrastructure appropriate to their size. Improved public transport links into Mansfield, to access the facilities of the Sub-Regional Centre will also be sought.

The District Council will seek the redevelopment of key regeneration sites in the Mansfield Fringe Area to aid the development of the area.

The District Council will work in partnership with Mansfield District Council and relevant infrastructure providers to ensure the timely delivery of new infrastructure in the Fringe area.

A Glossary

Glossary

Term	Description
Allocations & Development Management DPD	A DPD which contains, allocations of sites for specific or mixed use development, policies will identify any specific requirements for individual proposals and a suite of criteria-based policies ensuring that development within the area meets the vision and strategy set out in the Core Strategy.
Annual Monitoring Report (AMR)	A report that the District Council is required to produce annually to assess the implementation of the Local Development Scheme and the extent to which the policies in Local Development Documents (LDDs) are being achieved.
Brownfield	Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Brownfield land is also sometimes referred to as 'Previously Developed Land'
Code for Sustainable Homes	A national standard for the sustainable design and construction of new homes aiming to reduce carbon emissions and create homes that are more sustainable. The Code measures sustainability against nine categories of sustainable design using a one to six star rating system.
Community Infrastructure Levy (CIL)	Refers to a charge that local authorities are empowered to charge on most types of new development in their area, based on a formulae relating to the size and character of the proposed development. The proceeds of the levy will be spent on strategic infrastructure supporting the development of the area.
Core Strategy	Sets out the long-term spatial vision for the Local Planning Authority area and the strategic policies and proposals to deliver that vision.
'Defined Rural Areas'	<p>Planning Policy Statement 3 Housing requires that Rural Exception Site Policies should apply to small rural settlements. These are defined under Section 17 of the Housing Act 1996. For the purposes of Core Policy 2, the settlements in Newark and Sherwood are:</p> <p>Alverton, Averham, Barnby-in-the-Willows, Bathley, Besthorpe, Bilsthorpe, Bleasby, Carlton-on-Trent, Caunton, Caythorpe, Clipstone, Coddington, Collingham, Cotham, Cromwell, Eakring, East Stoke, Edingley, Egmanton, Elston, Epperstone, Farndon, Farnsfield, Fiskerton cum Morton, Girton, Gonalston, Grassthorpe, Gunthorpe, Halam, Halloughton, Harby, Hawton, Holme, Hoveringham, Kelham, Kersall, Kilvington, Kirklington, Kirton, Kneesall, Laxton and Moorhouse, Lindhurst, Lowdham, Maplebeck, Meering, North Clifton, North Muskham, Norwell, Ompton, Ossington, Oxton, Perlethorpe cum Budby, Rolleston, Rufford, South Clifton, South Muskham, South Scarle, Spalford, Staunton, Staythorpe, Sutton-on-Trent, Syerston, Thorney, Thorpe, Thurgarton, Upton, Walesby, Wellow, Weston, Wigsley, Winkburn, Winthorpe.</p> <p>Also within the Parishes of Southwell and Bulcote the non built up areas of these communities are defined as rural under the Act.</p>

Term	Description
Development Plan (DP)	For this area the Development Plan consists of the East Midlands Regional Plan prepared by the East Midlands Regional Assembly (EMRA), Development Plan Documents (DPDs) prepared by the District Council and Minerals and Waste Development Plan Documents, prepared by Nottinghamshire County Council. The statutory Development Plan is an important document since it is the starting point in the consideration and assessment of planning applications for the development or use of land, providing a framework for planning decisions across the District.
Development Plan Document (DPD)	A spatial planning document subject to independent Planning Inspectorate Examination. DPDs are the documents prepared by the District Council, as the Local Planning Authority, that will have development plan status.
East Midlands Regional Plan	Prepared by the regional planning body, the East Midlands Regional Assembly (EMRA). The plan provides a broad spatial strategy for the Region and forms part of the Development Plan.
Evidence Base	The information and data gathered by a Council to justify the 'soundness' of a Local Development Document, including information on the physical, economic, and social characteristics of the area.
Examination	Once any Development Plan Document has been consulted upon, the Local Planning Authority must submit it to the Government to test that the document is sound. An Inspector leads the examination and carries out the test, hearing the various arguments surrounding the plan. These will either take place in a discussion format or in a formal hearing session.
Five Year Land Supply	Local Planning Authorities must ensure that there is a continuous 5 year supply of deliverable sites available for housing at any point in time. This supply of sites must be monitored on an annual basis, usually through the Annual Monitoring Report (AMR).
Greenfield	Land not previously used for built development
Green Belt Villages	Refers to those settlements located within the Nottinghamshire-Derby Green Belt. Such locations are split between those defined by a settlement boundary inset into the Green Belt and those 'washed over' by the designation with no boundary defined.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.
Housing Market Area	Defines a geographical area within which most people in the local community look for their housing. Influenced by where most people live and work, visit family and friends, and go to school, college and other facilities.

Term	Description
Housing Trajectory	The Housing Trajectory illustrates in graphic or chart form the expected rates of housing delivery for the Plan period. The Trajectory is updated on a regular basis to reflect actual performance and revise projections needed to achieve the housing requirement.
Infrastructure	The basic facilities which connect and service development and which are necessary for development to happen. It may also include the 'social infrastructure' that is necessary to service development and provide sustainable communities and possibly non-physical support services such as local advice and training. Such provision is often dealt with in Planning Obligations.
Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies what additional infrastructure is required to support the development set out in the Local Development Framework, and in particular the Core Strategy. Also set out is when and where they will be needed, approximate costs for provision and the organisations involved.
Inspector's Report	A report written by a Planning Inspector about the planning issues debated at the independent examination of a Development Plan Document or considered through an exchange of written representations, the findings of which are binding.
Key Diagram	Illustrates the spatial element of policies of the Spatial Strategy.
Lifetime Homes and Neighbourhood Standards	Lifetime Homes and Neighbourhood Standards are a set of principles that propose to make housing and neighbourhoods more functional in order to meet the diverse needs of all in society (including families, disabled people and older persons). The Standards are also concerned with the future proofing of development to better enable for cheap and simple adaptations to be made when required.
Local Development Document (LDD)	Forms part of the Local Development Framework and includes Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI).
Local Development Framework (LDF)	A portfolio of Local Development Documents prepared by the District Council, providing the spatial planning framework for the area which with its new policies, will increasingly replace the Newark and Sherwood Local Plan as each Document is Adopted.
Local Development Scheme (LDS)	Sets out the programme for the preparation of the Local Development Documents (LDDs).
Local Plan	Sets out the policies and proposals for land use in the District. The Newark & Sherwood Local Plan (1999) will eventually be replaced by the Local Development Framework.

Term	Description
Local Strategic Partnership (LSP)	A body bringing together public, private, community and voluntary sector organisations within a Council's area, with the aim of co-ordinating and shaping future provision of local services and improving people's quality of life through the preparation and implementation of the Community Strategy.
Minerals & Waste Development Framework	A portfolio of Minerals and Waste Development Plan Documents prepared by Nottinghamshire County Council setting out the various policies and proposals relating to minerals and waste planning.
Newark Urban Area	Newark Urban Area is currently defined as those areas in the main built up areas of Newark Town, Balderton Parish, and Fernwood Parish which are currently defined on the Newark & Sherwood Proposals Map. For the avoidance of doubt those areas of the three strategic sites which accommodate housing, employment and other built facilities will be regarded as part of the main built up area of Newark Urban Area and when the Allocations & Development Management DPD is produced the Urban Boundary of Newark will be reviewed to include them. This will result in locations within the Hawton Parish also being included within the Newark Urban Area.
Other Villages in Newark and Sherwood	Refers to the grouping of villages below the Principal Villages, which are not individually identified in the Settlement Hierarchy. Spatial Policy 3 Rural Areas applies.
Planning Inspectorate (and Planning Inspector)	An independent organisation who deal with planning application appeals and the Examination of Development Plan Documents and Regional Spatial Strategies.
Planning Policy Guidance (PPG)/Planning Policy Statements (PPS)	Documents that set out the Government's policies on various aspects of planning in England. The policies in PPSs and PPGs must be reflected in more detailed regional and local planning policy. They are also material considerations in the determination of planning applications.
Principal Villages	Refers to those villages below the Service Centres in the Settlement Hierarchy. Such locations possess a good range of local services and in most cases local employment opportunities.
Proposals Map	Illustrates the policies and proposals of the Local Development Framework.
Regional Spatial Strategy (RSS)	See East Midlands Regional Plan.
Saved Plan	Existing adopted plans or parts of them e.g. the Newark and Sherwood Local Plan which are saved until replaced by elements of the Local Development Framework.

Term	Description
Service Centres	Refers to the District's fairly large settlements below the Sub-Regional Centre of Newark in the Settlement Hierarchy. These locations either serve large rural areas or grew to support coal mining communities and possess a wide range of services.
Settlement Hierarchy	Divides the communities of the District into distinct levels to form a hierarchy of settlements that is based on assessments of sustainability. Defines those settlements which are central to the delivery of the Spatial Strategy.
Social Capital	Social Capital refers to increasing community empowerment, maintaining and enhancing community facilities, providing locations for community level activities/organisations, maintaining and enhancing the vitality of urban and rural communities and engendering greater social cohesion within and amongst communities.
Soundness of a Development Plan Document (DPD)	The Development Plan Document has to be shown to have been prepared in accordance with procedural requirements, to be in conformity with national and regional policy as well as being coherent, consistent and effective.
Southern Link Road (SLR)	A road linking the A46 at Farndon and the A1 at Balderton providing access and support to the different phases of residential and industrial development on Land South of Newark, as well as the residential and B1 developments at Land around Fernwood. The road will also alleviate traffic congestion and increase capacity on roads around Newark.
Spatial Planning	Refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, the Regional Spatial Strategy and Local Development Framework. Spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use for example by influencing the demands on, or needs for, development, but which is not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
Spatial Vision	A description of how an area will be changed by the end of a plan period (often 10 – 15 years).
Statement of Community Involvement (SCI)	Sets out the standards which the District Council intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant Development Control Decisions, and also how these standards will be achieved.

Term	Description
Strategic Environmental Assessment (SEA)	An assessment of the environmental impacts of the policies and proposals of the LDF. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The SEA process is undertaken as part of the wider Sustainability Appraisal process.
Strategic Housing Land Availability Assessment	The SHLAA assesses the potential suitability of sites for residential development taking into account the achievability and availability of sites in 5 year tranches (up to 15 years in total). This provides a comprehensive evidence base concerning the availability of land suitable for housing for the production of the LDF.
Sub-Regional Centre	Newark is defined as a Sub-Regional Centre within the Regional Plan. This definition applies to settlements which have been identified for their ability to perform a complementary role to the Principal Urban Areas and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth.
Submission	Once any Development Plan Document has been consulted upon, it must be submitted to the Government so that it can be tested for soundness (see also Soundness of a Development Plan Document). The Submission Development Plan Document is effectively a draft of what the final document will look like.
Supplementary Planning Document (SPD)	Refers to policy guidance that supplements the policies and proposals in Development Plan Documents. They do not form part of the Development Plan and are not subject to examination.
Supplementary Planning Guidance (SPG)	An SPG, produced under the pre-reformed planning system or linked to saved policy, can cover a range of issues both thematic and site specific and provide further detail of policies and proposals in a Development Plan.
Sustainability Appraisal (SA)	An Appraisal to ensure that all policies and proposals in Development Plan Documents (DPDs) reflect sustainable proposals. The SA assesses the social, economic, and environmental impacts of policies and proposals. This also incorporates the requirements of the SEA process.
Sustainable Community Strategy	The Newark & Sherwood Sustainable Community Strategy (2006-2016). A Strategy required to be prepared by local authorities promoting economic, social and environmental well-being, enhancing quality of life and helping to deliver local aspirations.
Sustainable Development (SD)	The Planning and Compulsory Purchase Act 2004 requires LDDs to be prepared with a view to contributing to the achievement of sustainable development. At the heart of sustainable development is the idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up

Term	Description
	<p>by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".</p> <p>Central Government set four aims for sustainable development: social progress recognising the needs of all; effective environmental protection; prudent use of natural resources; and maintenance of high and stable levels of economic growth/employment.</p>
Urban Boundary	A boundary around Newark Urban Area or a Service Centre which defines where, in principle, development may be allowed.
Village Envelope	A boundary around a village (or part of a village), usually quite tightly drawn, within which development might, in principle, be allowed.

B Strategies and Programmes

- B.1** The Core Strategy is part of a wider framework of policies and programmes which guides the public sector in decision making and investment in Newark and Sherwood District.

Sustainable Community Strategy for Newark and Sherwood 2006-2016

- B.2** In preparing the Core Strategy, strong account has been taken of the Sustainable Community Strategy (SCS) for the local area. This is a document produced by the Newark and Sherwood Local Strategic Partnership (LSP), made up of public, private, voluntary and community organisations in the area. Under the new planning system, the LDF is the spatial expression of the SCS. The Core Strategy element of the LDF sets out the long-term vision of the District's SCS, bringing together the land, infrastructure and capital investment needed to support these priorities over the longer term. For more information on the Sustainable Community Strategy go to: www.newark-sherwooddc.gov.uk/lsp.
- B.3** Our Sustainable Community Strategy is made up of a long-term vision setting out the LSP's joint commitment to the achievement of outcomes and a set of strategic priorities that will drive change in the District.

The Newark and Sherwood Sustainable Community Strategy's Vision for the Future

"Our aim is for residents in Newark and Sherwood to feel that their area offers them the best quality of life in the East Midlands. By 2010 we aim to be one of the top 10 rural districts in the region and by 2015 one of the top 5."

Strategic Priorities of the Newark and Sherwood Community Plan:

- To achieve the Community Plan's Vision, we need communities that are:
 - Clean and Green
 - Learning and Earning
 - Accessible
 - Healthy
 - Culturally Connected
 - Safe and Strong

The LSP has also adopted two, new, high profile challenging issues for each partner organisation to pursue with other agencies and local communities, which are:

- Raising Aspirations
- Improving Accessibility

Newark and Sherwood District Council Vision

- B.4** The LDF is informed by the District Council's own priorities, which were agreed in 2007, to provide a general direction for the Council's work in the future. The vision and priorities are as follows:

"We want Newark and Sherwood's urban and rural communities to take pride in being vibrant, sustainable and having a high quality of life. To achieve this we want to deliver excellent, appropriate services and value for money."

Newark and Sherwood District Council Priorities

Clean and Green - Keeping our communities tidy and environmentally sustainable.

Safe and Strong Communities - Less crime and anti-social behaviour and a strong community spirit.

Economically Vibrant - Encouraging economic success.

Good Health and Homes - Promoting healthy and active lifestyles and good quality housing for all.

Culturally Active - Valuing the heritage and culture of Newark and Sherwood.

And there are three supporting priorities of:

Value for money - Being efficient and delivering good quality.

Raising aspirations - Encouraging ambition and high achievement.

Accessible and responsive - Making opportunities available and giving good customer service.

Nottinghamshire Sustainable Community Strategy

- B.5** The Newark and Sherwood LDF is also informed by the contents of the Nottinghamshire Sustainable Community Strategy, which has been produced by a Local Strategic Partnership for the County. A Sustainable Community Strategy for Nottinghamshire has been prepared for the period 2005-2009 and more information on the document can be viewed on www.nottinghamshirepartnership.org.uk. The Strategy currently contains the following six main themes:

Nottinghamshire Community Strategy Themes

- A Safer Nottinghamshire.
- Making Nottinghamshire's Communities Stronger.
- A Place Where Our Children and Young People Achieve Their Full Potential.
- A Healthier Nottinghamshire.

- A More Prosperous Nottinghamshire.
- A Greener Nottinghamshire.

Nottinghamshire Local Area Agreement

B.6 The new performance framework for Local Government has introduced the Local Area Agreement (LAA) as a three-year statutory agreement between a Local Authority area and Central Government setting out the priorities for action in the short-term to deliver the long-term outcomes envisaged by the Sustainable Community Strategy. The LAA contains priorities for specific performance improvement and its aim is to strengthen the ability of Local Government, together with its partners in the Local Strategic Partnership, to determine the actions required to address locally determined and agreed priorities. The District Council and its public sector partners are under a duty to co-operate to agree LAA Targets and to have regard to them in exercising their day-to-day functions. The LAA is a key delivery mechanism for the Sustainable Community Strategy.

C Sustainability Appraisal

What is the Sustainability Appraisal?

- C.1** The Sustainability Appraisal (SA) process is a way of ensuring that all plans and programmes which relate to land use issues are compatible with the aims of sustainable development. This includes the constitute documents that will form the Newark and Sherwood Local Development Framework (LDF), including the Core Strategy.
- C.2** While the issue of ‘sustainable development’ is a complex one, sustainable development can be defined as development which:
‘meets the needs of everyone, while ensuring environmental quality is also maintained. Specifically, sustainability looks at balancing environmental, social and economic aims’.
- C.3** The SA process is now intrinsically linked with the European Union’s Strategic Environmental Assessment (SEA) Directive, which acts to ensure that all plans/policies with land use implications take into consideration environmental issues and impacts. The UK’s SA process has widened this scope, to also include consideration of social and economic issues when assessing specific plans and programmes relating to land use issues.

How was the Core Strategy appraised?

- C.4** The District Council undertook a ‘scoping’ exercise to understand the environmental, social and economic situation of the District. The Scoping Report identifies the main sustainability issues in the District and establishes a framework for appraisal for the Local Development Framework, including the Core Strategy. The Scoping Report sets out 14 Sustainability Appraisal Objectives against which the vision, objectives and policies of the Core Strategy are tested against. These are:

Table 2

	Sustainability Appraisal Objectives
1	To ensure that the housing stock meets the housing needs of the District
2	To improve health and reduce health inequalities
3	To provide better opportunities for people to value and enjoy the District’s heritage
4	To improve community safety, reduce crime and the fear of crime
5	To promote and support the development and growth of social capital across the District
6	To increase biodiversity levels across the District
7	To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the District
8	To manage prudently the natural resources of the District including water, air quality, soils and minerals

9	To minimise waste and increase the re-use and recycling of waste materials
10	To minimise energy usage and to develop the District's renewable energy resource, reducing dependency on non-renewable sources
11	To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
12	To create high quality employment opportunities
13	To develop a strong culture of enterprise and innovation
14	To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

C.5 These objectives were developed in partnership by the Nottinghamshire Joint Sustainability Appraisal Framework (JSAF) and are based on those used by the Regional Plan. The JSAF is a shared resource developed by all the Nottinghamshire Councils to aid production of the SA/SEA.

C.6 At each stage in the production of the Core Strategy the SA objectives have been used to formulate options and at this stage the production of policies of the Core Strategy. A full Sustainability Appraisal Report is available to view alongside the Core Strategy on the District Council's website, at Kelham Hall and the District's Libraries.

What were the significant effects of the Core Strategy?

C.7 The SA process identified a range of significant effects of the Core Strategy, the table below sets these out:

Table 3

Significant Effect	Commentary
The majority of development directed to Newark Urban Area and, below this, identified larger centres.	This will ensure that the majority of growth is focused in the most sustainable accessible locations and provides for most efficient use of existing and new infrastructure to accompany growth. Significant impacts on the existing residents of Newark Urban Area.
Improved infrastructure provision	As identified above infrastructure will need to be provided to meet the demands of new residents and mitigate the impact of the development

Strategic sites developed around Newark Urban Area, accommodating housing, employment and social provision	The allocation of strategic sites as a sustainable urban extension provides a scale and critical mass that enables a sustainable neighbourhood to be built including the creation of local facilities centred around new primary schools, retail community and employment need.
The delivery of more housing to meet local needs, including affordable housing and Gypsy and Traveller accommodation	The district has a high housing need, the proposed policies will help to address this issue
Business growth in the district.	The need for new employment development and for a broader range of jobs within the district will help to ensure that jobs are available for the increase in population and can also help to prevent the need for out commuting.
Conservation of natural resources, including biodiversity and local habitats.	The policies in the plan will protect existing natural resources and will promote improvements to and the creation of new areas and habitats as part of the development of the Green Infrastructure network.
Improved access to community facilities and services.	The policies in the plan seek to promote facilities and services in Newark Urban Area and centres where they are accessible by a range of transport modes. Rural accessibility to services, facilities and employment, of an appropriate scale, will also be supported and promoted.
Creation of environments that are more conducive to use of public transport, and cycling and walking.	The Core Strategy seeks to enable a more sustainable pattern of development by focusing on areas where public transport can be encouraged and the use of non-motorised forms of transport can be developed.
The appropriate consideration of climate change issues in planning and delivering new developments.	The policies in the plan seek to maximise the efficient use of energy, water and other resources by securing development that through its location, design and construction reflects the principles of sustainable development.

C.8 In broad terms, the Core Strategy policies perform well against the sustainable development objectives, although certain specific adverse impacts have been identified in respect of individual proposed policies. Many of the individual policies make a positive contribution towards specific sustainable development objectives and, even where adverse impacts are identified, most can be appropriately addressed through appropriate mitigation considerations. The sustainability appraisal process undertaken at each stage in the production of this document has helped inform the development of a Core Strategy which will deliver a more sustainable future for the District and its residents.

D Housing and Employment Figures

Table 4 Housing Requirements

Settlement	% Distribution	Overall Requirement of New Dwellings	Completions and Commitments 01/04/06 - 31/03/09	Approximate Residual Dwelling Numbers to be found 2009-2026
Sub Regional Centre - Newark Urban Area	70% Overall	9913	2153	7760
Service Centres	20% Overall	2832	969	1864
Ollerton & Boughton	40% of Service Centres	1133	620	513
Rainworth	15% of Service Centres	425	4	421
Southwell	15% of Service Centres	425	131	294
Clipstone	30% of Service Centres	850	214	636
Principal Villages	10% Overall	1416	427	990
Bilsthorpe	25% of Principal Villages	354	122	232
Blidworth	25% of Principal Villages	354	54	300
Collingham	10% of Principal Villages	142	25	117
Edwinstowe	20% of Principal Villages	283	162	121
Farnsfield	10% of Principal Villages	142	33	109
Lowdham	5% of Principal Villages	71	6	65
Sutton-on-Trent	5% of Principal Villages	71	25	46

Notes: Requirement Figure for District = 14800 - Completions and Commitments (1/4/06 to 31/3/09) in Settlements not in this scenario (438) and figure for future development in the rest of the district (200) which gives a District Requirement of 14162 dwellings.

The residual number of houses to find for each settlement is based on the following calculation:
Requirement for settlement – Number of Net Completions and Commitments in the Settlement

The residuals to be found for each settlement do not include any applications approved after 1/4/2009 - however it should be noted that a significant permission of 420 dwellings has recently been granted Planning Permission in Clipstone.

Table 5 Employment Land Provision and Distribution 2006 - 2026

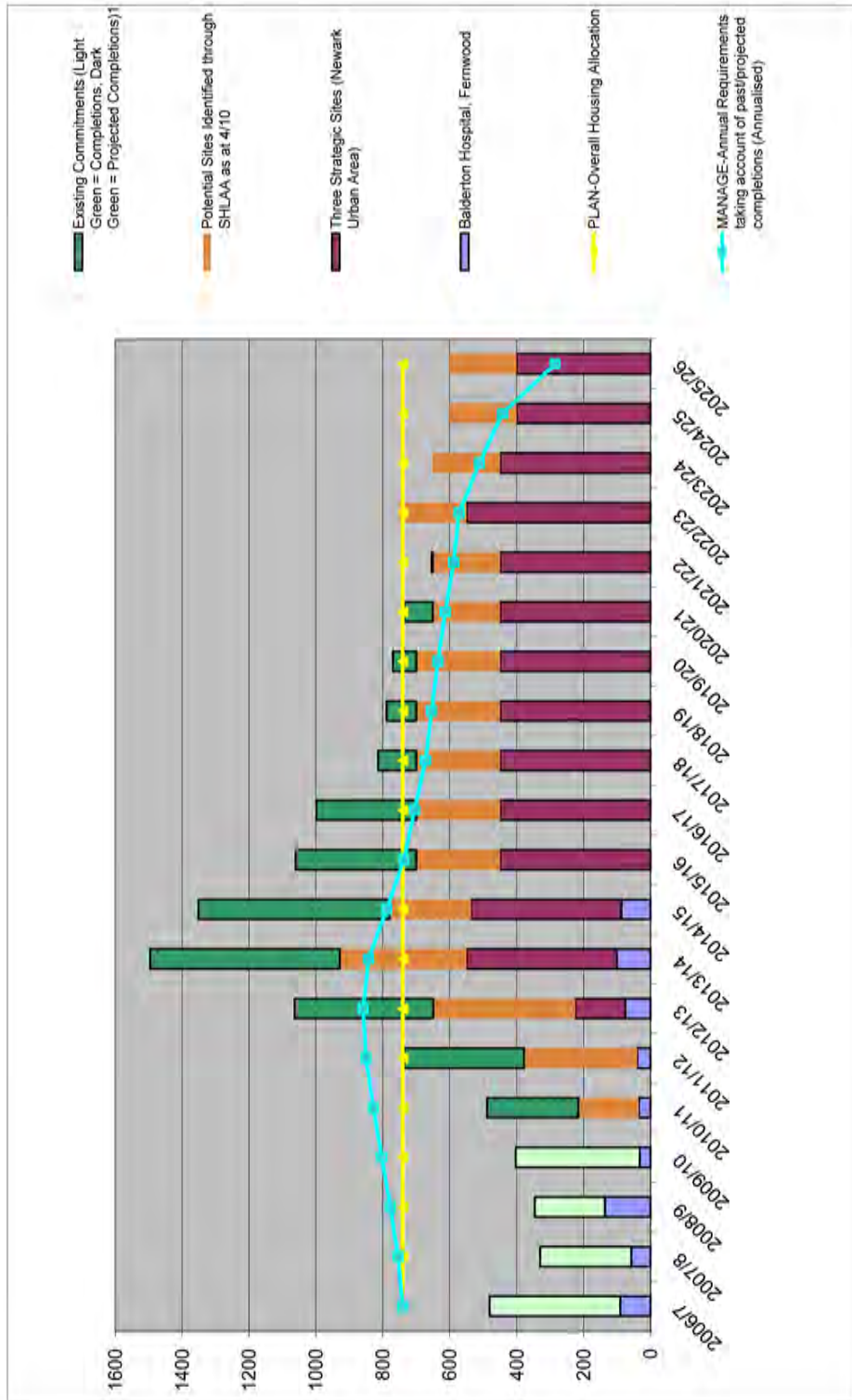
	Newark Area	Sherwood Area	Southwell Area	Mansfield Fringe Area	Nottingham Fringe Area	Total for District
Land developed 2006-2009	25.27	5.23	0.2	1.51	-	32.21
Land with Planning Permission (31.03.2009)	44.7	23.87	1.41	30.5	0.11	100.59
Mansfield Fringe Area Adjustment*				12.84		82.93
Employment Land Need – New Allocations	80-87	0	6-7	10-11	Up to 1.0	97-106
Total Employment Land provided for	150-157	29	7-8	24-25	1	211-220 hectares
Notes						
*This adjustment reflects the up-to-date situation regarding the site at Clipstone Drive, Clipstone whereby Outline Planning Permission was granted for up to 420 dwellings and 1 hectare of land for Class B1 Business Use, in November 2009, superseding a previously granted Planning Permission for 18.66 hectares of land for Class B1, B2 and B8 Business Uses. This site is classified as Site CI-001 in the District Council's Employment Land Availability (April 2009) document						

Table 6 Housing Trajectory Table

	2008/7	2007/8	2009/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Small scale sites with planning permission (<0.4ha/10 dwgs)	121	117	90	179	59	118	103	104	88	63	50	18	0	0	0	0	0	0	0	0
Large scale sites with planning permission (>0.4ha/10 dwgs or more)	160	139	100	172	192	231	278	428	465	276	175	50	60	67	82	0	0	0	0	0
Balderton Hospital, Fernwood	90	57	136	32	35	40	75	100	87											
Three Strategic Sites (Newark Urban Area)							150	450	450	450	450	450	450	450	450	450	550	450	400	400
Potential Sites Identified through SHLAA as at 4/10					181	339	424	378	241	250	250	250	250	250	200	200	200	200	200	200
Existing Commitments (Light Green= Completions, Dark Green= Projected Completions) (1)	391	273	210	371	273	357	415	568	573	360	298	114	88	69	86	4	0	0	0	0
Total Past Net Completions	481	330	346	403																
Total Projected Completions					489	736	1064	1496	1351	1060	998	814	788	769	736	654	750	650	600	600
Cumulative Completions	481	811	1157	1560	2049	2785	3849	5345	6696	7756	8754	9568	10356	11125	11861	12515	13265	13915	14515	15115
PLAN- Overall Housing Requirement	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740
MONITOR- No. of dwellings above or below cumulative requirement	-259	-669	-1063	-1400	-1651	-1655	-1331	-575	36	356	614	688	736	765	761	675	665	595	455	315
MANAGE- Annual requirement taking account of past/projected completions	740	754	777	803	828	850	858	842	788	737	704	672	654	635	613	588	571	512	443	285

1. Note: Includes projected completions from existing Local Plan Allocations

Figure 7 Housing Trajectory Chart



E Infrastructure

Public Transport and Highway Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy

Location	Improvement	Timescales	Cost	Funding (F) / Delivery (D) Responsibility
Public Transport Schemes				
District Wide	Smarter Choices e.g. Travel Plans etc	Related to specific developments	TA	Developer (F) / NCC-LTP (F) Sustrans (F&D)
District Wide	On / Off site cycling / walking infrastructure	Related to specific developments	TA	Developer (F), NCC-LTP (F&D)
District Wide	Bus network / infrastructure improvements	Related to specific developments	TA	Developer (F)
Highway Junctions Outside of Newark Urban Area				
Newark-on-Trent Southern Link Road; A46 at Farndon	New southern link road and roundabout connection to A46	Subject to detailed TA's on strategic sites	£20,000,000	Public / Developer or CIL (F) Developer (D)
A46 Link Capacity, Newark-on-Trent Bypass	Road space reallocation to make best use of available carriageway	2017-2018	£600,000	Public / CIL (F), HA (D)
A46/A617 Cattle Market Roundabout, Newark-on-Trent Bypass	Introduction of signal control	2016-2017	£3,600,000	Public / CIL (F), HA (D)
A1/B6326 London Road Roundabout, Balderton	Introduction of signal control	Part of SLR	Part of SLR	Developer or CIL (F), Developer (D)
A1/A17 Winthorpe Roundabout, Newark on Trent Bypass	Introduction of signal control (capacity/safety improvement)	2016-2017	£2,400,000	Public / CIL (F), HA (D)

Location	Improvement	Timescales	Cost	Funding (F) / Delivery (D) Responsibility
A1/A46 Brownhills Roundabout, Newark on Trent Bypass;	Introduction of signal control (capacity/safety improvement)	2016-2017	£2,400,000	Public / CIL (F), HA (D)
A617 Link capacity (A46 to C17), Kelham	Carriageway widening/alternative capacity improvements	TBA	£6,000,000	Public (F), NCC (D)
Possible new bridge over River Trent at Kelham	Possible new bridge over River Trent	TBA	£12,000,000	Public (F), NCC (D)
A6097 Link capacity (A46 to A612), Gunthorpe to Lowdham	Carriageway widening/alternative capacity improvements	TBA	£2,400,000	Public (F), NCC (D)
A6097/Trentside at Gunthorpe	Provision of 'Ghost Island'	TBA	£300,000	Public (F), NCC (D)
A6097/A612 junction at Lowdham	Introduction of signal control	2017-2018	£1,500,000	Developer (F), NCC (D)
A6097 Link capacity (A612 - B6386), Lowdham to Oxton;	Carriageway widening/alternative capacity improvements	TBA	£8,400,000	Public (F), NCC (D)
A6097/B6386 junction at Oxton	Localised carriageway widening on the southern arm	2017-2018	£600,000	Developer (F), NCC (D)
A614 Link capacity (A6097 - C1 'White Post' roundabout)	Carriageway widening/alternative capacity improvements	TBA	£2,400,000	Public (F), NCC (D)
A614/C1 junction - 'White Post' roundabout	Re-allocation of road space to provide 2 approach lanes from the south	2020-2026	£600,000	Developer (F), NCC (D)
A614/A617 junction (Lockwell Hill)	Localised widening and improved road markings	2020-2026	£1,200,000	Public (F), NCC (D)
A614 Link capacity (A617 - C13 Eakring Road)	Carriageway widening/alternative capacity improvements	TBA	£4,320,000	Public / CIL (F), NCC (D)
A614/Mickledale Lane junction	Minor junction works	2020-2026	£300,000	Developer (F), NCC (D)

Location	Improvement	Timescales	Cost	Funding (F) / Delivery (D) Responsibility
A614/C13 Eaking Road junction	Minor junction works	2020-2026	£120,000	Developer (F), NCC (D)
A614/B6030 junction (south of Ollerton)	Introduction of signal control	2020-2026	£600,000	Developer (F), NCC (D)
A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout)	Carriageway widening/alternative capacity improvements	TBA	£2,040,000	Public (F), NCC (D)
A614/A6075/A616 Ollerton Roundabout junction	As per NCC scheme	2014-2016	£4,000,000	Public (F), NCC (D)
A612 Westgate link capacity, Southwell	Traffic management scheme	2020-2026	£480,000	Public (F), NCC (D)
Church Gate/Westgate/King Street junction, Southwell	Possible introduction of signal control or other improvements	2020-2026	£600,000	Developer (F), NCC (D)
Junctions Within Newark Urban Area				
London Road/ Main Street	Intelligent traffic signal control	TA dependent	£240,000	CIL (F), NCC (D)
London Road/ Bowbridge Road	Intelligent traffic signal control	TA dependent	£60,000	CIL (F), NCC (D)
London Road/ Portland Street	Intelligent traffic signal control	TA dependent	£60,000	CIL (F), NCC (D)
Barnby Gate / Sherwood Avenue	Intelligent traffic signal control	TA dependent	£60,000	CIL (F), NCC (D)
Barnby Gate / Coddington Road	Provision of 'Ghost Island' & acceleration / deceleration tapers	TA dependent	£420,000	CIL (F), NCC (D)
Lincoln Road/ Brunel Drive	Intelligent traffic signal control and localised widening	TA dependent	£300,000	CIL (F), NCC (D)
Lincoln Road/ Northern Road	Intelligent traffic signal control	TA dependent	£240,000	CIL (F), NCC (D)

Location	Improvement	Timescales	Cost	Funding (F) / Delivery (D) Responsibility
Castle Gate / Lombard Street	Intelligent traffic signal control	TA dependent	£300,000	CIL (F), NCC (D)
Castle gate / Stodman Street	Intelligent traffic signal control	TA dependent	£300,000	CIL (F), NCC (D)
Bowbridge Road/ Boundary Road	Increase size of roundabout	TA dependent	£600,000	CIL (F), NCC (D)
Bowbridge Road/ Hawton Lane	Introduction of signal control	TA dependent	£360,000	CIL (F), NCC (D)
Beacon Hill Road/ Northern Road	Introduction of intelligent traffic signal control	TA dependent	£144,000	CIL (F), NCC (D)
Sleaford Road/ Friary Road	Localised strip widening	TA dependent	£300,000	CIL (F), NCC (D)
Queens Road/ Kings Road	Introduction of signal control	TA dependent	£600,000	CIL (F), NCC (D)
Great North Road/ North Gate/ Castlegate	Possible introduction of signal control and or modifications to existing junction	TA dependent	£1,200,000	CIL (F), NCC (D)
Queens Road/ North Gate	Introduction of intelligent traffic signal control	TA dependent	£240,000	CIL (F), NCC (D)

Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy - Newark

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Newark				
Education	New Secondary School	In line with development	£25,000,000	LEA (F&D) / CIL (F)
Health	2 GP's additional	1 GP for 783	1,670,000	Developer / PCT (F&D)
Leisure	Library Extension	In line with development	£424,000	Developer (F), NCC (D)
	New sports hub to replace the Grove	-	£10,000,000	CIL (F), NSDC (D)
Utilities	Electricity - Upgrade to Bulk Supply Point	750	TBA	Central Networks (F&D)
	Water - 13km offsite water main	750	£6,000,000	Developer (F) Utilities (D)
	Upgrade of Balderton Sewage Treatment works, subject to detailed modelling	Subject to detailed modelling	£7,000,000	STW (F&D)
Strategic Site - Land South of Newark				
Education	1 X one form entry and 1 X two form entry primary schools	In line with development	£14,000,000	LEA (F&D) / Developer (F)
Health	3 GPs in total	1 GP for 783	£2,090,000 in total	Developer/ PCT (F&D)
Leisure	Library (Building & Stock) Contribution	In line with development	£530,693	Developer (F), NCC (D)
Retail	2 Local Centres	1000- 1500	Scheme dependent	Developer (F&D)

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Utilities	Electricity - New Primary Substation 18megaVolt Ampere (mVA)	750	£4,000,000	Developer (F) Utilities (D)
	Gas - Offsite Reinforcement to Gas Works for applications greater than 250 dwellings	0-250	£640,000	Developer (F) Utilities (D)
Strategic Site - Fernwood				
Education	1 X single form entry and 1 X two form entry primary schools	In line with development	£12,000,000	LEA / Developer (F&D)
Health	3 GP's in total	1 GP for 783	£2,090,000	PCT / Developer (F&D)
Retail	New Local Centre	2000	Scheme dependent	Developer (F&D)
Leisure	Library (Building & Stock) Contribution	In line with development	£530,693	Developer (F), NCC (D)
Utilities	Electricity - New Primary Substation 18mVA	500	£4,500,000	Developer (F&D)
Strategic Site - Land East of Newark				
Education	1 single form entry primary school	In line with development	£5,000,000	LEA / Developer (F&D)
Health	2 GP's in total	1 GP for 783	£1,520,000	PCT / Developer (F&D)
Leisure	Library (Building & Stock) Contribution	In line with development	£385,958	Developer (F), NCC (D)
Retail	Local Centre	1000	Scheme dependent	Developer (F&D)

Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy - Service Centres

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Ollerton & Boughton				
Education	Additional 108 primary school places, existing schools	In line with development	£1,230,000	LEA (F&D) / Developer (F)
	Additional 82 secondary school places, existing schools	In line with development	£1,410,000	LEA / Developer (F)
Health	1 GP	1 GP for 783	£487,000	PCT (F&D) / Developer (F)
Utilities	Electricity - Upgrading of 11kilo Volt (kV) Circuits	500	£438,500	Developer (F) Utilities (D)
	Wastewater - Upgrade to Severn Trent Water sewer	Subject to detailed modelling	Subject to detailed modelling	Severn Trent Water (F&D)
Clipstone				
Education	Additional 134 primary school places, existing schools	In line with development	£1,535,000	LEA (F&D) / Developer (F)
	Additional 102 secondary school places	In line with development	£1,761,000	LEA (F&D) / Developer (F)
Health	Contribution	In line with development	£604,000	PCT (F&D), Developer (F)
Utilities	Wastewater - Pumping station and rising main	100	£1,200,000	Developer (F), Utilities (D)
Rainworth				
Education	Additional 88 primary school places, existing schools	In line with development	£1,012,000	LEA (F&D) / Developer (F)

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Health	Additional 67 secondary school places, existing schools	In line with development	£1,156,000	LEA (F&D) / Developer (F)
Health	Contribution	In line with development	£399,000	PCT (F&D), Developer (F)
Southwell				
Education	Additional 62 primary school places, existing schools	In line with development	£710,000	LEA (F&D) / Developer (F)
Education	Additional 47 secondary school places, existing schools	In line with development	£811,000	LEA (F&D) / Developer (F)
Health	Contribution	In line with development	£279,000	PCT (F&D), Developer (F)
Utilities	Wastewater - Upgrade of sewage treatment works	Subject to detailed modelling	Subject to detailed modelling	Severn Trent (F&D)

Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy Principal Villages

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Bilsthorpe				
Leisure	Library contribution (Stock)	In line with development	£13,800	NCC (D), Developer (F)
	Community Centre contribution	In line with development	£500,000	NCC (D), Developer (F)
Education	Additional 49 primary school places, existing schools	In line with development	£561,000	LEA (F&D) / Developer (F)
	Additional 37 secondary school places	In line with development	£638,600	LEA (F&D) / Developer (F)
Health	Contribution	In line with development	£220,000	PCT (F&D), Developer (F)
Blidworth				
Education	Additional 63 primary school places, existing schools	In line with development	£721,700	LEA (F&D) / Developer (F)
	Additional 48 secondary school places, existing schools	In line with development	£828,500	LEA (F&D) / Developer (F)
Collingham				
Education	Additional 25 primary school places, existing schools	In line with development	£286,000	LEA (F&D) / Developer (F)
	Additional 19 secondary school places, existing schools	In line with development	£327,000	LEA (F&D) / Developer (F)
Health	Contribution	In line with development	£111,000	PCT (F&D), Developer (F)
Leisure	Library contribution	In line with development	£28,000	NCC (D), Developer (F)
Edwinstowe				

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Education	Additional 25 primary school places, existing schools	In line with development	£286,000	LEA (F&D) / Developer (F)
	Additional 19 secondary school places, existing schools	In line with development	£327,900	LEA (F&D) / Developer (F)
Utilities	Electricity - 2.1km of twin 11kV circuits	In line with development	£438,500	Developer (F) Utilities (D)
Health	Contribution	In line with development	£114,000	PCT (F&D), Developer (F)
Farnsfield				
Education	Additional 23 primary school places, existing schools	In line with development	£263,500	LEA (F&D) / Developer (F)
	Additional 17 secondary school places, existing schools	In line with development	£301,000	LEA (F&D) / Developer (F)
Utilities	Electricity - 0.7km of twin circuits plus Primary Substation reinforcement	In line with development	£179,500	Developer (F), Utilities (D)
Health	Contribution	In line with development	£103,000	PCT (F&D), Developer (F)
Lowdham				
Education	Additional 14 primary school places, existing schools	In line with development	£160,400	LEA (F&D) / Developer (F)
	Additional 10 secondary school places, existing schools	In line with development	£172,600	LEA (F&D) / Developer (F)
Utilities	Electricity - Upgrade to 11kV circuits	In line with development	£142,500	Developer (F) Utilities (D)
	Wastewater - Pumping station and rising main	In line with development	£1,875,000	STW

Infrastructure Area	Infrastructure Detail	Trigger	Cost	Funding (F) / Delivery (D) Responsibility
Health	Contribution	In line with development	£61,000	PCT (F&D), Developer (F)
Leisure	Library contribution	In line with development	£14,300	NCC (D), Developer (F)
Sutton-on-Trent				
Education	Additional 10 primary school places, existing schools	In line with development	£114,500	LEA (F&D) / Developer (F)
	Additional 7 secondary school places, existing schools	In line with development	£120,800	LEA (F&D) / Developer (F)
Utilities	Electricity- 1.3km of 11kv twin circuits	50	£290,500	Developer (F) Utilities (D)
	Gas - 5km of offsite gas main	50	£925,000	Developer (F) offset by iGT
Health	Contribution	In line with development	£43,000	PCT (F&D), Developer (F)
Leisure	Library contribution	In line with development	£14,300	NCC (D), Developer (F)

Green Infrastructure required to allow delivery of Core Policy 12A as identified in Newark and Sherwood Green Infrastructure Strategy

Location	Infrastructure Detail	Possible Funding Sources
Key Strategic Routes		
District Wide	<ul style="list-style-type: none"> Improved surface conditions, allowing multi user access where appropriate Creation of new paths Directional signage with distance/time/destinations Biodiversity enhancements alongside the route corridors where appropriate Development proposals that abut or cross the network should include provision for enhancement or extension of access routes and their use as above Investigation into the potential for extending the access network via disused but not dismantled railways 	<p>Growth Point</p> <p>Planning Obligations</p> <p>The Rural Master Planning Fund</p> <p>Lottery Funding</p> <p>Land Fill Tax & Aggregates Levy</p> <p>Environmental Stewardship</p> <p>Play Strategy</p> <p>Environment Agency</p>
Newark Area	<ul style="list-style-type: none"> Increase the accessibility of the Rivers Trent, Devon and Middle Beck Create footpath link between Kelham Hall, Averham and the railway bridge at Averham Weir Create a circular walk on land north of Farndon Harbour and make a connection across Farndon Fields to the Sconce and Devon Park and beyond to the Middle Beck New access alongside the railway and through the Clay Lane Country Park in land east of Newark containing Barnby Road and Clay Lane Ensure all existing footpaths and links in around Newark are well maintained 	
Southwell	<ul style="list-style-type: none"> Support the Creation of the proposed Multi-User Routes (MUR) 	
Suitable Alternative Natural Green Space		
Newark	<ul style="list-style-type: none"> Large Open Natural Green Space close to Newark 	As above + Habitat Grant

Location	Infrastructure Detail	Possible Funding Sources
Western Newark and Sherwood	<ul style="list-style-type: none"> Extend valuable habitats to create SANGS that will protect the SAC from Development 	
Tourism Support		
District Wide	<ul style="list-style-type: none"> New habitat creation around and / or close to more sensitive areas to increase the patch size and aid resilience to user pressure and climate change Encouragement of visitor associated infrastructure 	Growth Point Planning Obligations
Newark Area	<ul style="list-style-type: none"> Footpath improvements along River Trent Improve visitor infrastructure at Stapleford Woods 	The Rural Master Planning Fund Lottery Funding
Western Newark and Sherwood	<ul style="list-style-type: none"> Providing a quality of place with multiple options for exercise and recreation, close to communities Supporting and enhancing the tourism industry Planning policy to support the infrastructure needed for the proposed regional park such as accommodation and visitor attractions Support for green infrastructure initiatives within tourism/visitor strategies and policies Reducing the impact of increased visitor numbers on the natural resource Contribute to the sustainable transport network, connecting settlements to employment centres particularly along the strategic routes identified within the strategy Encourage the use of local produce in the visitor economy and farm diversification 	Land Fill Tax & Aggregates Levy Woodland Grant Scheme MOREwoods Project Environmental Stewardship Play Strategy Environment Agency
Southwell	<ul style="list-style-type: none"> Support sensitive development which is likely to increase the tourism interest of Southwell 	

F Replaced Local Plan Policies

Local Plan Policies Replaced or Partly Replaced by Core Strategy Policies

Core Strategy Policies	Local Plan Policies replaced or partly replaced
Spatial Policy 1 Settlement Hierarchy	FS1 Urban Settlement Patterns and the Location of New Development, H14 Housing Development in Small Villages. H13 Housing Development in Large Villages - Partly replaced apart from the Village Envelopes of the following locations: Bilsthorpe, Blidworth, Clipstone, Collingham, Edwinstowe, Farnsfield, Lowdham, Ollerton & Boughton, Rainworth, Southwell and Sutton-on-Trent.
Spatial Policy 2 Spatial Distribution of Growth	FS1 Urban Settlement Patterns and the Location of New Development, H13 Housing Development in Large Villages, H14 Housing Development in Small Villages
Spatial Policy 3 Rural Areas	H13 Housing Development in Large Villages, H14 Housing Development in Small Villages, H15 Housing Development in Rufford, NE7 Protection of the Countryside, S10 Shopping Development in Smaller Villages
Spatial Policy 4A Extent of the Green Belt	FS8 Extent of the Green Belt
Spatial Policy 4B Green Belt Development	FS9 Appropriate Development in the Green Belt Development, FS11 Infill Development in Green Belt Villages, H19 Affordable Housing in Settlements within the Green Belt
Spatial Policy 7 Sustainable Transport	T9 Access for the Disabled in Newark Town Centre, T14 Newark Pedestrian Routes, T15 Newark Cycle Routes, T23 Use of the River Trent, T24 Roads in New Development, T25 Car Parking and Servicing in New Development, R30 Protection of Existing Rights of Way, R31 New Rights of Way, R32 Disused Railway Tracks
Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities	R2 Existing Open Space, R3 School Playing Fields, EHC6 Community Facilities
Core Policy 1 Affordable Housing Provision	H16 Affordable Housing on Large Sites, H17 Affordable Housing in Larger Settlements Outside the Green Belt
Core Policy 2 Rural Affordable Housing	H17 Affordable Housing in Larger Settlements Outside the Green Belt, H19 Affordable Housing in Settlements within the Green Belt
Core Policy 5 Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople	H33 Gypsy Caravan Sites, H34 Travelling Showpeople

F Replaced Local Plan Policies

Core Strategy Policies	Local Plan Policies replaced or partly replaced
Core Policy 6 Shaping our Employment Profile	E16 Protection of Industrial Land
Core Policy 7 Tourism Development	TO1 New Tourist Development, TO2 Tourist Accommodation, TO3 Hotel Improvements
Core Policy 8 Retail Hierarchy	S1 Newark's Central Shopping Area, S2 Sequential Approach and Vitality and Viability of Newark's Central Shopping Area, S7 Shopping Development Within Village Centres
Core Policy 9 Sustainable Design	DD1 Development, DD3 Needs of the Disabled, DD4 Design of New Development, DD5 Energy Efficient Development, H21 Design and Layout of Housing Development, PU2 Land Drainage and Surface Water Disposal
Core Policy 10 Climate Change	DD5 Energy Efficient Development
Core Policy 11 Rural Accessibility	S10 Shopping Development in Smaller Villages
Core Policy 12 Biodiversity and Green Infrastructure	NE11 Birklands and Bilhaugh Candidate Special Area of Conservation, NE12 Sites of National Nature Conservation Importance, NE13 Sites of County and District Nature Conservation Importance, R30 Protection of Existing Rights of Way, R31 New Rights of Way, R32 Disused Railway Tracks, R33 Recreational Value of the River Trent
Core Policy 13 Landscape Character	NE8 Mature Landscape Areas, NE9 Sherwood Forest Special Landscape Area
Newark Area Policy 1 Newark Urban Area	E26 Office Development in Newark Town Centre, S1 Newark's Central Shopping Area, S2 Sequential Approach and Vitality and Viability of Newark's Central Shopping Area, T7 Newark Town Centre – Pedestrian Priority Area
Newark Area Policy 2A Land South of Newark	E8 Former Belvoir Iron Works, Newark, R16 Country Park/Major Open Space Facility in Newark
Newark Area Policy 2B Land East of Newark	FS4 Clay Lane Green Wedge, R16 Country Park/Major Open Space Facility in Newark
Newark Area Policy 2C Land around Fernwood	FS2 Open Breaks partly superseded by NAP2C with regards to the Open Break between Balderton and the Balderton Hospital New Community (Fernwood)

Core Strategy Policies	Local Plan Policies replaced or partly replaced
Southwell Area Policy 1 Role and Setting of Southwell	S7 Shopping Development Within Village Centres
Sherwood Area Policy 2 Role of Ollerton & Boughton	
Mansfield Fringe Area Policy 1 Mansfield Fringe	

G Monitoring of the Core Strategy

- G.1** Review and monitoring are key aspects of the Government’s “plan, monitor and manage” approach to the planning system. They are crucial to the successful delivery of the spatial vision and spatial objectives as set out in the Core Strategy. Monitoring and reviewing of the policies will indicate what impact the policies are having in respect of national, regional and local policy targets and whether policies need reviewing because they are not working as intended or require amendment in light of revisions to national policy.
- G.2** The formal monitoring of the Core Strategy and other Development Plan Document will take the form of an Annual Monitoring Report on progress during the previous financial year (i.e. The Annual Monitoring Report for 2009/10 will assess progress between 1st April 2009 and 31st March 2010 and has to be submitted to the Government before the end of December 2010).
- G.3** Targets have been developed to measure the direct effects of the policies on achieving the targets. These include national Core Output Indicators and local indicators. The monitoring requirements for each of the Core Strategy policies are set out in the table below.

Key:

- COI = Core Output Indicator
- LOI = Local Output Indicator
- NSDC = Newark & Sherwood District Council
- NCC = Nottinghamshire County Council
- DPD = Development Plan Document
- LDD = Local Development Document
- RSL = Registered Social Landlord
- HA = Highways Agency

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
SP1 SP2	1, 2, 3, 5, 6,7, 9, 11 and 12	NSDC Developers Landowners	Core Strategy policies Allocations & Development Management DPD Affordable Housing SPD Development Management process	Adoption of Allocations & Development Management DPD Net additional dwellings per annum (COI H2(a), H2(b), H2(c), H2(d)) Percentage of net additional dwellings in Sub-Regional Centre, Service Centres and Principal Villages (as set out in SP2) Employment Land Available- by type (COI BD3) Amount of additional employment floor space by type (COI BD1) Identification of sufficient land to meet the guideline employment allocations	Adoption of Allocations & Development Management DPD by early 2013 To maintain a minimum 5 year housing land supply To seek to achieve the appropriate levels of growth in the Sub-Regional Centre, Service Centres and Principal Villages, on average, over a rolling 5 year period Detailed monitoring targets to be established as part of the Allocations & Development Management DPD

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
SP3	1, 2, 3, 4, 5, 6, 9 and 10	NSDC Developers Landowners	Core Strategy policies Allocations & Development Management DPD Affordable Housing SPD Development Management process	Adoption of Allocations & Development Management DPD Availability of local services and facilities Completions of rural affordable housing New employment, tourism and other rural diversification uses Change in areas of biodiversity importance (COI E3)	Adoption of Allocations & Development Management DPD by early 2013 Minimise net loss of local services and facilities To increase rural affordable housing To increase appropriate employment, tourism and other rural diversification uses Not net loss in areas of biodiversity importance
SP4A	1, 2, 3, 4, 5, 6 and 11	NSDC	Core Strategy policies Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD Annual Green Belt Return to DCLG	Adoption of Allocations & Development Management DPD by early 2013 Detailed monitoring target to be established through the Allocations & Development Management DPD

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
SP4B	1, 2, 3, 4 and 8	NSDC RSLs Landowners	Core Strategy policies Affordable Housing SPD Development Management process	Completions of rural affordable housing in the villages set out in SP4B Use of SP4B to refuse inappropriate development	To increase affordable housing in the villages set out in SP4B, where it is needed To maintain the Green Belt for the purposes for which it was designated
SP5	1, 2, 5, 6, 7, 9, 11 NAO1	NSDC NCC Developers Infrastructure providers	Core Strategy policies Development Management process	Adoption of the Core Strategy Planning permission granted for the three Strategic Sites	Adoption of the Core Strategy DPD by Spring 2011 Planning permission granted by 2011/12
SP6	1, 3, 6, 7, 9 and 13	NSDC NCC Developers Infrastructure providers	Core Strategy policies Allocations and Development Management DPD Developer Contributions SPD Strategic Infrastructure Tariff- CIL Charging Schedule	Adoption of Strategic Infrastructure Tariff- CIL Charging Schedule Adoption of Allocations & Development Management DPD Adoption of the Developer Contributions SPD	Adoption of Strategic Infrastructure Tariff- CIL Charging Schedule by end of 2011 Adoption of Allocations & Development Management DPD by early 2013 Adoption of the Developer Contributions SPD end of 2013

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
SP7	1, 2, 3, 5, 6, 7, 9, 11, 12 and 14	NSDC NCC HA Network Rail Public Transport providers	Core Strategy policies Allocations & Development Management DPD Nottinghamshire Local Transport Plan	Monitor implementation of Appendix E schemes Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD	Achieve infrastructure development in line with the triggers and timescales set out in Appendix E Detailed monitoring of local infrastructure to be established through the Allocations & Development Management DPD Adoption of Allocations & Development Management DPD by early 2013 Optimise the percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment and Major Retail Centre Transport trends will be monitored through the Nottinghamshire Local Transport Plan

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
					Monitoring of Modal Shift for individual developments will be undertaken through approved travel plans with appropriate funding being provided
SP8	1, 3, 6, 7, 9 and 13	NSDC NCC Local communities	Core Strategy policies Allocations & Development Management DPD	Loss/ Gain/ Improvement of Community Facilities	To minimise the net loss of leisure and community facilities within the District
SP9	1, 2, 3, 4, 5, 6, 9, 11 and 12	NSDC	Allocations & Development Management DPD	Sustainability Appraisal of Allocations & Development Management DPD Adoption of Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD by early 2013
CP1	1, 3, 6 and 8	NSDC RSLs Developers	Core Strategy policies Affordable Housing SPD Development Management process	Gross affordable housing completions (COI H5) Mix of tenure of new affordable housing	To achieve 30% Affordable Housing of new development on qualifying sites.

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
					To seek to achieve the following tenure mix of Affordable Housing across the District, on average, over a rolling five year period: 60% Social Rented housing 40% Intermediate housing
CP2	1, 2, 3 and 8	NSDC RSLs Developers	Core Strategy policies Affordable Housing SPD Development Management process	Completions of rural exceptions housing	To increase rural affordable housing
CP3	1, 2, 3 and 8	NSDC RSLs Developers	Core Strategy policies Allocations & Development Management DPD	Average density of new dwellings completed District wide Average density of new dwellings completed on the three strategic sites No. of bedrooms in new dwellings delivered	To achieve an average minimum density of 30 dwellings per hectare To achieve an average density between 30-50 dwellings per hectare on the three strategic sites To secure appropriate housing mix, type and density in accordance with the site monitoring

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
CP4	1, 2, 3, 6 and 8	NSDC RSLs	Core Strategy policies Allocations & Development Management DPD	Net additional pitches Gypsy and Travellers (CO1 H4)	requirements of the Allocations & Development Management DPD Adoption of Allocations & Development Management DPD by early 2013 To make provision for sufficient pitches to meet identified need
CP5	1, 2, 3, 4, 6 and 8	NSDC	Core Strategy policies Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD Use of CP5 in the determination of planning applications Net additional pitches Gypsy and Travellers (CO1 H4)	Adoption of Allocations & Development Management DPD by early 2013 To make provision for sufficient pitches to meet identified need

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
CP6	1, 2, 3, 5, 6, 7, 9, 12, 13 and 14	NSDC NCC Developers Employers Education providers	Core Strategy policies Allocations & Development Management DPD Local Economic Strategy	Adoption of Allocations & Development Management DPD Amount of additional employment floorpace by type (COI BD1) Amount of employment floorpace on previously developed land (COI BD2) Employment land available- by type (COI BD3)	Adoption of Allocations & Development Management DPD by early 2013 Minimise the net loss of high quality employment sites to other uses To maintain a supply of ready to develop sites (either allocated or with planning permission) to meet future needs
CP7	1, 2, 4, 5, 9 and 12	NSDC Developers	Core Strategy policies Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD Visitor numbers to the District (using STEAM model) No. of tourist facilities and attractions provided	Adoption of Allocations & Development Management DPD by early 2013 To increase visitor numbers to the District To increase the number of tourist facilities and attractions provided

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
CP8	1, 2 3, 5, 6, 7, 9 and 12	NSDC Developers	Core Strategy policies Allocations & Development Management DPD	<p>No. of additional hotel rooms granted planning permission and completed</p> <p>Adoption of Allocations & Development Management DPD</p> <p>Planning permission and completions of retail and other town centre uses (COI BD4)</p> <p>Losses of retail and other town centre uses</p> <p>Diversity of uses by number and type in centres</p> <p>Number of vacant premises in defined Centres</p>	<p>To increase the number of additional hotel rooms granted planning permission and completed</p> <p>Adoption of Allocations & Development Management DPD by early 2013</p> <p>Establish a retail hierarchy</p> <p>To increase the vitality and viability of the Town Centre, District Centres and Local Centres</p>

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
CP9	1, 3, 4, 6, 7, 8, 9, 10, 11 and 12	NSDC Developers	Core Strategy policies Development Management process	Use of Policy CP9 in the determining of planning applications Implementation of Sustainable Drainage Systems (SUDs)	Promote sustainable design as part of the Development Management process Increase the number of developments with SUDs
CP10	1, 3, 4, 7, 10 and 11	NSDC NCC Developers Community groups	Core Strategy policies Nottinghamshire and Nottingham Waste LDDs Development Management process	Monitoring of Energy Statements as part of developers Planning Permissions Kilo Watt (KW) hours of renewable energy installed in the District (COI E3) Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds (COI E1)	To increase the provision of renewable and low carbon energy generation To increase the number of KW hours of renewable energy installed in the District No permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds
CP11	1, 2, 3, 9, 11, 12 and 14 NAO3	NSDC NCC Public Transport providers	Core Strategy policies Nottinghamshire Local Transport Plan	Percentage of households in rural areas within 800 metres or 13 minutes walk of an hourly bus service (LOI)	Optimise accessibility to services in rural areas Minimise loss of existing community facilities

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
			Integrated Passenger Transport Strategy	Loss/ gain of community facilities in rural areas	
CP12	1, 2, 3, 4, 6, 9, 10 and 14	NSDC NCC Notts Wildlife Trust Landowners Developers	Nottinghamshire Local Biodiversity Action Plan Green Infrastructure Strategy Nature Conservation Strategy Allocations & Development Management DPD	Monitoring of nature conservation and biodiversity and Green Infrastructure projects Change in areas of biodiversity importance (COI E2) Adoption of Allocations & Development Management DPD	Protect and enhance existing biodiversity and nature conservation Secure improvements to the Green Infrastructure Network No net loss in areas of biodiversity importance Adoption of Allocations & Development Management DPD by early 2013
CP13	1 and 4	NSDC Developers	Core Strategy policies Landscape Character Assessment SPD	Production of the Landscape Character Assessment SPD Change of condition and sensitivity of NSDC Landscape Policy Zones- a review of the assessment after 5 years	Adoption of the Landscape Character Assessment SPD by end of 2011 Maintain or improve the condition and sensitivity of the Landscape Policy Zones

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
CP14	1, 3, 4, 7, 10, 11 and 12	NSDC NCC English Heritage	Core Strategy policies Allocations & Development Management DPD Conservation Area Character Appraisals	Adoption of Allocations & Development Management DPD Number of Conservation Areas Number of Conservation Areas with up to date Conservation Area Character Appraisals and Management Plans Number of Heritage Assets on the 'At Risk Register'	Adoption of Allocations & Development Management DPD by early 2013 No net loss of the number of Conservation Areas in the District 34% of total Conservation Areas designated to have an up to date Conservation Area Character Appraisal 20% of total Conservation Areas designated to have an up to date Conservation Area Management Plan No increase to the number of heritage Assets on the 'At Risk Register'

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
NAP1	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13 and 14 NAO1 and NAO2	NSDC NCC Newark Town Council Developers Service Providers	Core Strategy policies Allocations & Development Management DPD Development Management process Strategic Infrastructure Tariff- CIL Charging Schedule Nottinghamshire Local Transport Plan Newark Conservation Area Character Appraisal	Net additional dwellings per annum (COI H2(a), H2(b), H2(c) and H2(d)) Employment Land available- by type (COI BD3) Amount of additional employment floorpace by type (COI BD1) Identification of sufficient land to meet the guideline employment allocations Diversity of uses by number and type in Newark Town Centre Planning permission and completions of retail and other town centre uses Identification of locations and sites to be the subject of conservation and	To seek to achieve 70% of housing completions in the Sub-Regional Centre, over a rolling five year period Adoption of Allocations & Development Management DPD by early 2013 Detailed employment monitoring targets to be established as part of the Allocations & Development Management DPD To increase the vitality and viability of Newark Town Centre To protect and enhance the architectural historic and archaeological character of Newark and its riverside Adoption of Strategic Infrastructure Tariff- CIL Charging Schedule by end of 2011

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
				<p>sensitive redevelopment, through the Allocations & Development Management DPD</p> <p>Monitor implementation of Appendix E schemes</p> <p>Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD</p> <p>Adoption of Strategic Infrastructure Tarriff-CIL Charging Schedule</p>	<p>Achieve infrastructure development in line with the triggers and timescales set out in Appendix E</p> <p>Detailed monitoring of retail, town centre uses and local infrastructure to be established through the Allocations and Development DPD</p>
NAP2 A/B/C	1, 2, 3, 5, 6, 7, 8 and 10 NAO1	NSDC Developers Infrastructure providers	Core Strategy policies Development Management process	<p>Submission of planning applications</p> <p>Net additional dwellings per annum (COI H2(a), H2(b), H2(c) and H2(d))</p>	<p>Planning permission granted for the Strategic Sites by end of March 2012</p> <p>To develop the three Strategic Sites in line with the figures in the Housing Trajectory included at Appendix D</p>

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
				<p>Average density of new dwellings completed on the three Strategic Sites</p> <p>Gross affordable housing completions (COI H5)</p> <p>Mix of tenure of new affordable housing</p> <p>Amount of additional employment floorspace by type (COI BD1)</p> <p>Employment land available- by type on the Strategic Sites (COI BD3)</p> <p>Planning Permission and completions of retail and local community uses</p>	<p>To achieve an average density between 30-50 dwellings per hectare on the three Strategic Sites over a rolling five year period</p> <p>To achieve 30% Affordable Housing of new development on qualifying sites</p> <p>To seek to achieve the following tenure mix of Affordable Housing, on average over rolling five year period:</p> <p>60% Social Rented housing</p> <p>40% Intermediate housing</p> <p>To develop 53ha of employment land over the plan period</p> <p>To be developed in accordance with Masterplan approved as part of planning permission</p>

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
NAP3	6 and 7 NAO1	NSDC	Core Strategy policies Allocations & Development Management DPD Development Management process	Identification of site/s for a new Leisure Centre for Newark Urban Area through the Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD by early 2013 Secure development of new sports and leisure facilities in Newark
NAP4	6, 7 and 9 NAO1	NSDC NCC Developers	Core Strategy policies Development Management Process	Planning permission granted for development of the Southern Link Road (SLR) Progress of delivery of the SLR	To deliver the SLR. Timetable to be established through detailed Transport Assessments which are required for the Strategic Sites
SoAP1	1, 2, 3, 4, 5, 6, 9, 10 and 12 SoAO1	NSDC Developers	Core Strategy policies Allocations & Development Management DPD Southwell Conservation Area Character Appraisal SPD Nottinghamshire Local Transport Plan Development Management process	Adoption of Allocations & Development Management DPD Net additional dwellings per annum (COI H2(a), H2(b), H2(c) and H2(d)) Amount of additional employment floorspace by type (COI BD1)	Adoption of Allocations & Development Management DPD by early 2013 Detailed monitoring of housing, employment, retail and local infrastructure delivery to be established through the Allocations & Development Management DPD/ in accordance with Appendix E

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
				<p>Employment land available- by type on the Strategic Sites (COI BD3)</p> <p>Planning Permissions and Completions for retail and community facilities</p> <p>Use of CP14 to refuse planning permission for development which fails to protect or enhance the setting of Southwell</p>	<p>To manage traffic congestion and improve public transport</p> <p>To protect and enhance the setting of Southwell</p>
SoAP2	4, 5, 6, 13 and 14 SoAO1 and SoAO2	NSDC Nottingham Trent University Developers	Core Strategy policies Allocations & Development Management DPD Development Management process	Planning permissions related to Brackenhurst Campus	To support the sustainable development of Nottingham Trent University- Brackenhurst Campus

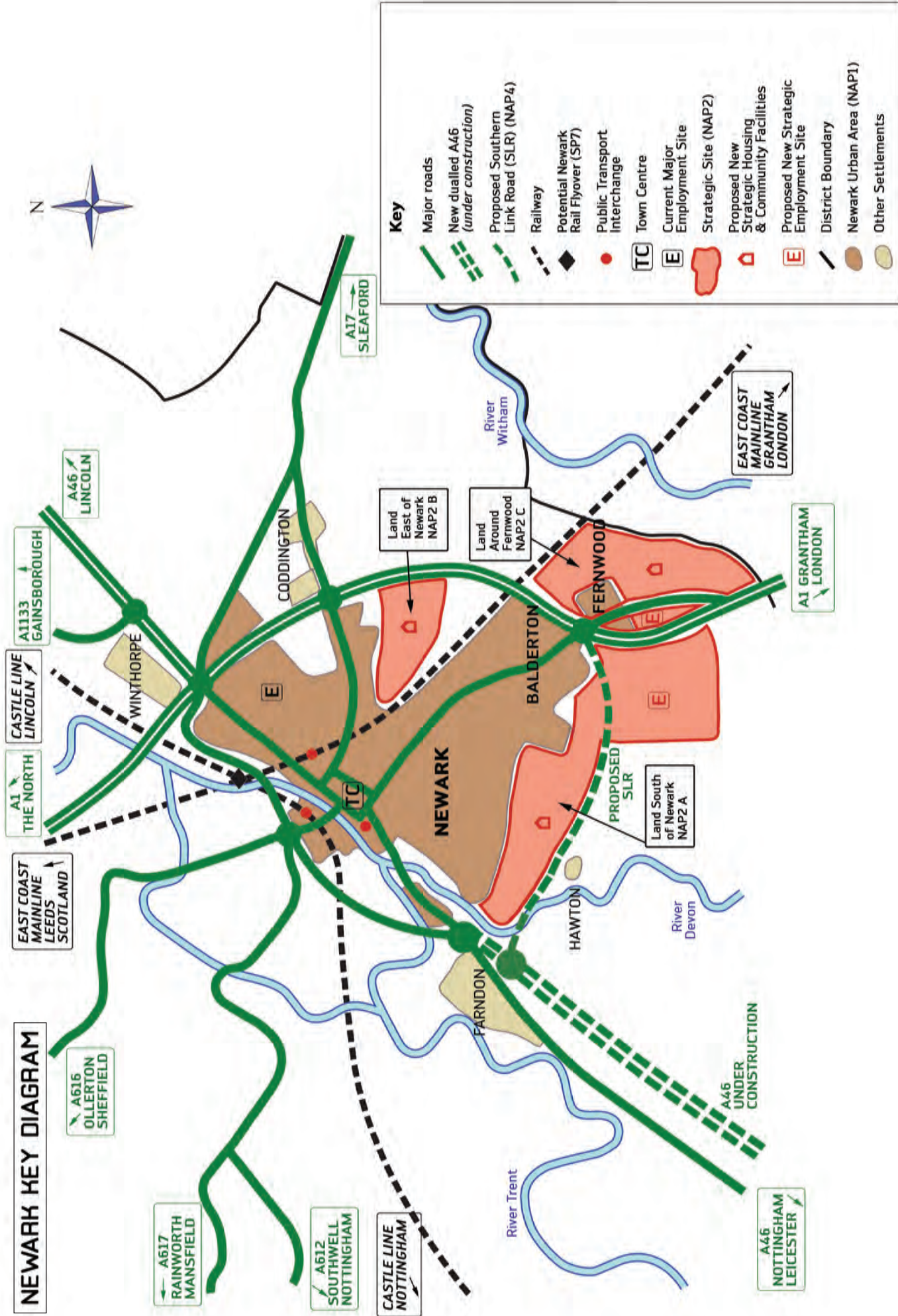
Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
ShAP1	1, 4, 5, 9, 11 and 14 ShAO1, ShAO3 and ShAO4	NSDC NCC Regional Park Board Sherwood Forest Trust	Core Strategy policies Allocations & Development Management DPD Vision Statement for Sherwood Forest Regional Park Regional Park Strategy and Action Plan	Adoption of Allocations & Development Management DPD Production of Regional Park Strategy and Action Plan Planning permissions and completions of tourist development	Adoption of Allocations & Development Management DPD by early 2013 Designation of a Sherwood Forest Regional Park Publication of the Regional Park Strategy and Action Plan by end of 2016 Increase appropriate recreation and tourism facilities in the Sherwood Area
ShAP2	1, 2, 3, 4, 5, 6, 9, 10, 12 and 14 ShAO1 and ShAO2	NSDC NCC Developers	Core Strategy policies Allocations & Development Management DPD	Adoption of Allocations & Development Management DPD Net additional dwellings per annum (COI H2(a), H2(b), H2(c) and H2(d))	Adoption of Allocations & Development Management DPD by early 2013 To seek to achieve 40% of housing completions in the defined Service Centres, over a rolling five year period

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
			Nottinghamshire Local Transport Plan	<p>Planning Permission and completions for employment, retail and community facilities</p> <p>Delivery of infrastructure as detailed in Appendix E</p>	<p>Detailed monitoring of employment, retail and community facilities to be established through the Allocations & Development Management DPD</p> <p>To manage traffic congestion and improve public transport</p>
MFAP1	1, 2, 3, 5, 6, 9, 12 and 14 MFA01 and MFA02	NSDC NCC Developers Infrastructure Providers	Core Strategy policies Allocations & Development Management DPD Nottinghamshire Local Transport Plan	<p>Adoption of Allocations & Development Management DPD</p> <p>Net additional dwellings per annum (COI H2(a), H2(b), H2(c) and H2(d))</p> <p>Planning Permission and completions for employment and community facilities along with proposals for key regeneration sites</p>	<p>Adoption of Allocations & Development Management DPD by early 2013</p> <p>To seek to achieve 15% of housing completions in the defined Service Centres in Rainworth and 30% in Clipstone, over a rolling five year period.</p> <p>25% of the Principal Village completions should be in Blidworth over a rolling five year period.</p> <p>Detailed monitoring of employment, community facilities and key</p>

G Monitoring of the Core Strategy

Policy	Strategic/ Area Objectives	Responsible Agency	Implementation	Indicators	Target
				Delivery of infrastructure as detailed in Appendix E	<p>regeneration sites to be established through the Allocations & Development Management DPD</p> <p>To improve the provision of education, health and utilities within the Mansfield Fringe Area</p>

NEWARK KEY DIAGRAM



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