



Newark & Sherwood Local Development Framework

Allocations & Development Management

Additional Sites Consultation Paper

March 2012

Document Passport

Title: Newark & Sherwood Local Development Framework:
Allocations & Development Management – Additional Sites Consultation Paper

Status: Consultation Document on a Development Plan Document

Summary: This document sets out Additional Sites which have come forward as part of consultation on the Allocations & Development Management DPD and asks for comment on our assessment of them.

Date of Approval for Consultation: Cabinet 1 March 2012

Consultation Summary:

The District Council is currently in the process of producing its Allocation & Development Management Development Plan Document (DPD), which will allocate new land for housing, employment and other development in the main settlements in the District. It will also contain a range of Development Management Policies for use in the consideration of Planning Applications.

The first stage in the production of the DPD was the Options Report, on which consultation was undertaken last year from 7th October until Monday 25th November. Sites have been put forward to us during the consultation period which had not previously been considered as part of the allocations process. These sites have the potential to be considered as reasonable alternatives to the sites which the Council previously considered.

Consultation Period: 20th March 2012 until 1 May 2012 at 5:15pm

Copies are on deposit at Kelham Hall (open between 8:30am and 5:15pm Monday to Thursday and 8:30 to 4:45 on Friday) the District's Libraries, and on the Council's Website: www.newark-sherwooddc.gov.uk/adm

After the consultation

The District Council will consider the responses made to this consultation paper and taking these into account, prepare a pre-submission Allocations & Development Management DPD for consultation in June 2012. Following this a finalised document will be submitted to the Secretary of State in September 2012 and assessed by an Inspector in winter 2012.

Estimated Date of Final Adoption: March 2013

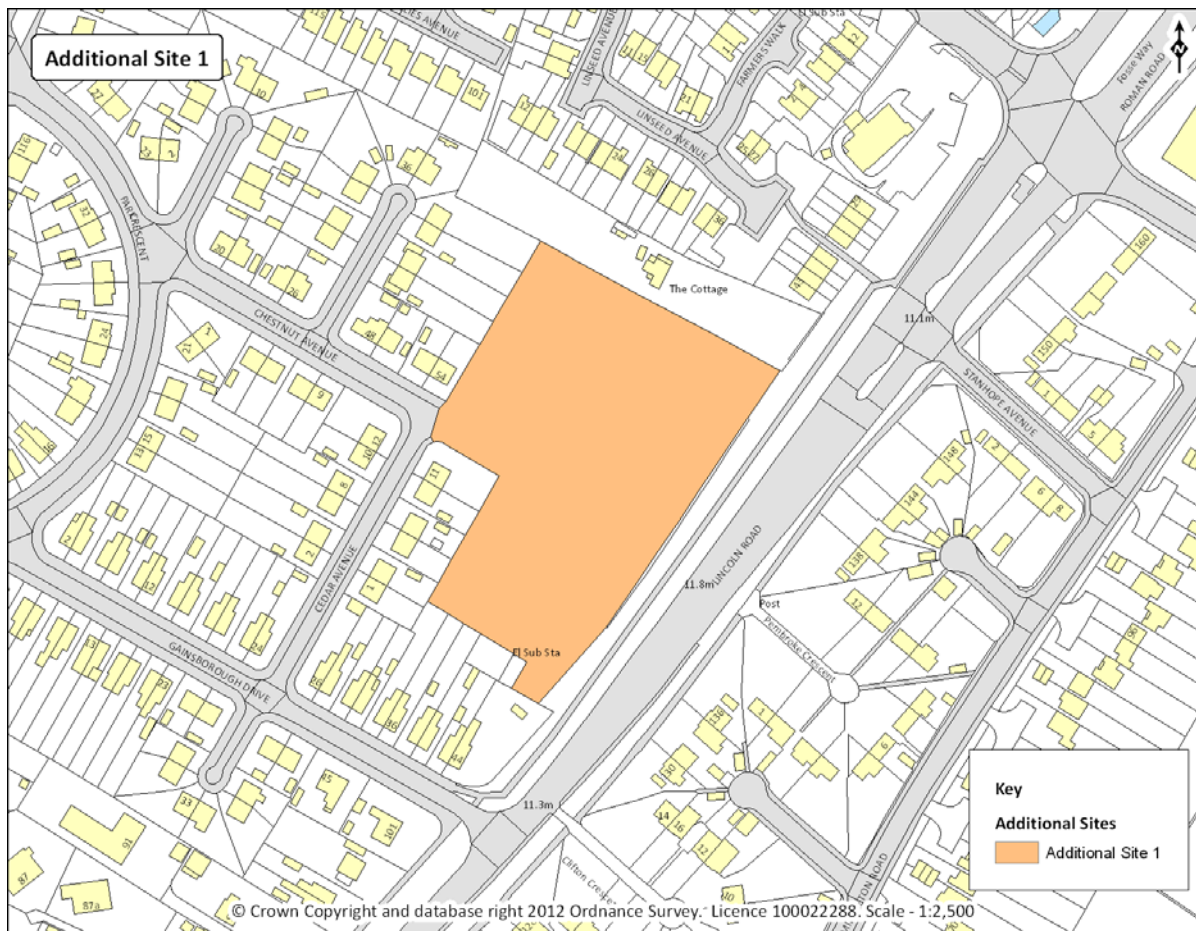
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Newark
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1) Introduction

- 1.1 The District Council is currently in the process of producing its Allocation & Development Management Development Plan Document (DPD), which will form part of the Newark & Sherwood Local Development Framework. The DPD will allocate new land for housing, employment and other development in the main settlements in the District. The DPD will also contain a range of Development Management Policies for use in the consideration of Planning Applications.
- 1.2 During the consultation process for the Allocations & Development Management Options Report four new sites have been put forward for development which had not been previously considered by the District Council as part of the allocations process. The sites are in and around Newark Urban area and Southwell. These sites have the potential to be considered as reasonable alternatives to the sites which the Council previously considered. This does not mean that the District Council supports these sites but it does mean that we should assess them like the other sites and give stakeholders and interested parties a chance to comment on them and this is the purpose of this consultation paper.
- 1.3 If you commented on the proposals contained within the Allocations & Development Management Options Report which was we consulted on during October and November last year we are currently reviewing and analysing the comments and will be publishing this work shortly. Please check our website www.newark-sherwooddc.gov.uk/adm for more details.
- 1.4 This report contains details on the four Additional Sites which have emerged along with a site suitability assessment, in the same way as the sites contained within the Options Report. Further information about the assessment process is contained in Appendix 1. The only difference is that we provide commentary on how the additional site relates to the proposed strategy which was put forward in the Options Report last year. We are looking for your comments on the Additional Sites and to what extent it affects the overall strategy. Therefore please restrict your comments to these matters.
- 1.5 There are a number of different ways of commenting via our online consultation portal, via email to planning.policy@nsdc.info or by writing to Planning Policy, Newark & Sherwood District Council, Kelham Hall, Newark, Notts, NG23 5QX. If emailing or writing, comments forms are available on our website (as address in paragraph 1.3 above) at Kelham Hall or the District's Libraries. Comments should be submitted by 5:15pm on Tuesday 1st May 2012. We are also consulting on the detailed policy wording of Development Management Policies during the same time period.
- 1.6 Once the consultation is over the District Council will consider the comments made, along with those at the Options Report consultation and prepare a draft Allocations & Development Management Development Plan Document for a period of public representation during June and July 2012 and then submit the Document to the Secretary of State in September 2012. It will then be examined by an independent Planning Inspector in December 2012.

2) Additional Sites - Newark Urban Area

2.1.0 Additional Site 1 - Public Open Space off Lincoln Road / Cedar Avenue

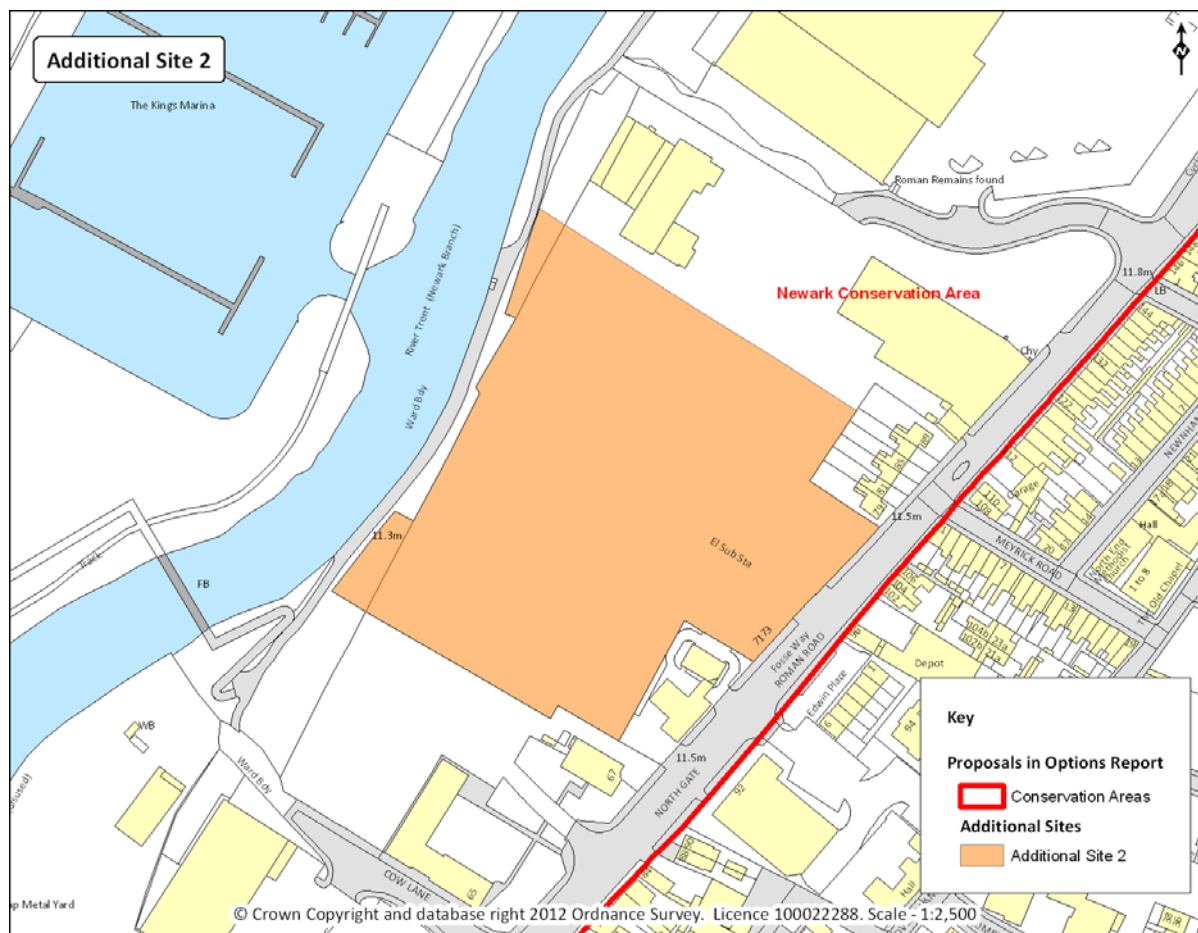


2.1.1 The site lies between Lincoln Road and Cedar Avenue and has been put forward by the owners 'The Gilstrap Trust' for a mixed use site for housing and public open space. The site is 0.9 hectares in size, and it is proposed that two thirds of the site be developed for housing – 24 dwellings. The Spatial Policy 9 assessment (See Appendix 2) of this site identifies that whilst the site may be suitable in general terms for residential development the assessment by the owners that the site is no longer needed in its present form will need to be tested.

2.1.2 *Impact on the existing proposed strategy* – The site lies within the Bridge Ward of Newark and a neighbourhood study has been undertaken in this area and a number of the findings have been translated into the proposals in the Options Report. NUA/HO/6 – Yorke Drive Policy area proposes a loss of Public Open Space as part of a comprehensive redevelopment of the estate. Further loss of Public Open Space in this area will need to be carefully considered. At this present time the site cannot be considered as a preferred site but it could be an 'Alternative Site'

Question 1 – Do you agree with the Council's assessment on Alternative Site 1?

2.2.0 Additional Site 2 - Land off North Gate



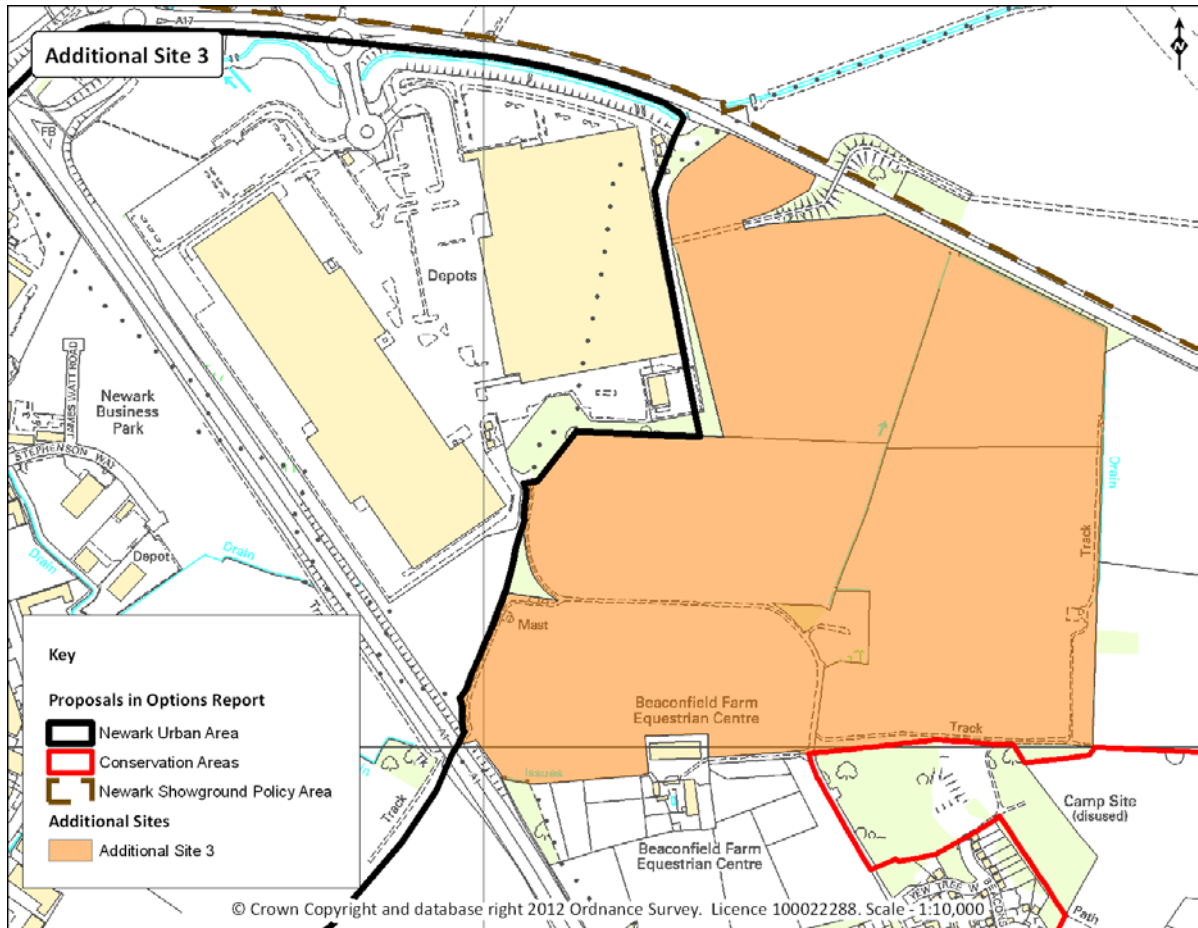
2.2.1 The site was not proposed for allocation in the Options Report however it was identified as a housing site with Planning Permission. It has permission for 180 dwellings but the owners of the site have made representations that the site is not presently viable for such a use. They propose that the site should be allocated for retail. The site is also the subject of a current Planning Application for retail use; however please note in this consultation paper we are not discussing the merit of the individual scheme but the principal of retail in this location. The Spatial Policy 9 assessment concludes that the site is a suitable one for retail, in general terms although it is likely that highway improvements will need to be made to facilitate retail development. Flooding is also an issue on site although retail is not in the same risk category as residential development.

2.2.2 *Impact on the existing proposed strategy* – The current proposal to meet long term requirements for additional retail provision in Newark Urban Area is as part of a mixed use regeneration scheme known as NUA/MU/3 in the Options Report. It is proposed that the existing factory on the site adjacent to the existing Beacon Hill Retail Park and Newark Industrial Estate would be replaced with new employment, housing and bulky goods retail provision. This proposal is a key regeneration scheme for the town and as such the District Council believes that in order to achieve its aim, a mixed use development of this site is

preferable. Therefore whilst the Northgate Site could accommodate retail it is not presently the Council's preferred choice, and therefore is an alternative site.

Question 2 – Do you agree with the Council's assessment on Alternative Site 2?

2.3.0 Additional Site 3 - Land East of Newlinc Business Park (Currys / DSG Distribution Centre)



2.3.1 The owners of the Newlinc Business Park have proposed a 47.8 hectare extension to the existing site which is used by Curry's/DSG. The Spatial Policy 9 assessment identifies that the site has a number of significant issues. The impact of the proposed extension to the park would be large both in landscape and highway terms. Both the Highways Agency and the Highways Authority have concerns regarding this site. The Highways Agency believe that if this development were added to the employment land currently proposed and already allocated that it would be difficult to provide for adequate junction improvements at the A1/A46/A17 junction which are planned for as part of the Core Strategy.

2.3.2 *Impacts on the existing proposed strategy* - The Core Strategy requires 80 – 87 hectares of new employment allocations to be provided in the Newark Area up to 2026. Of that requirement 53 hectares is already allocated in two of the Strategic sites NAP 2A Land South of Newark and NAP2C Land around Fernwood. The remaining requirement is therefore in the range of 27 to 34 hectares (although the Options Report erroneously states 32 hectares).

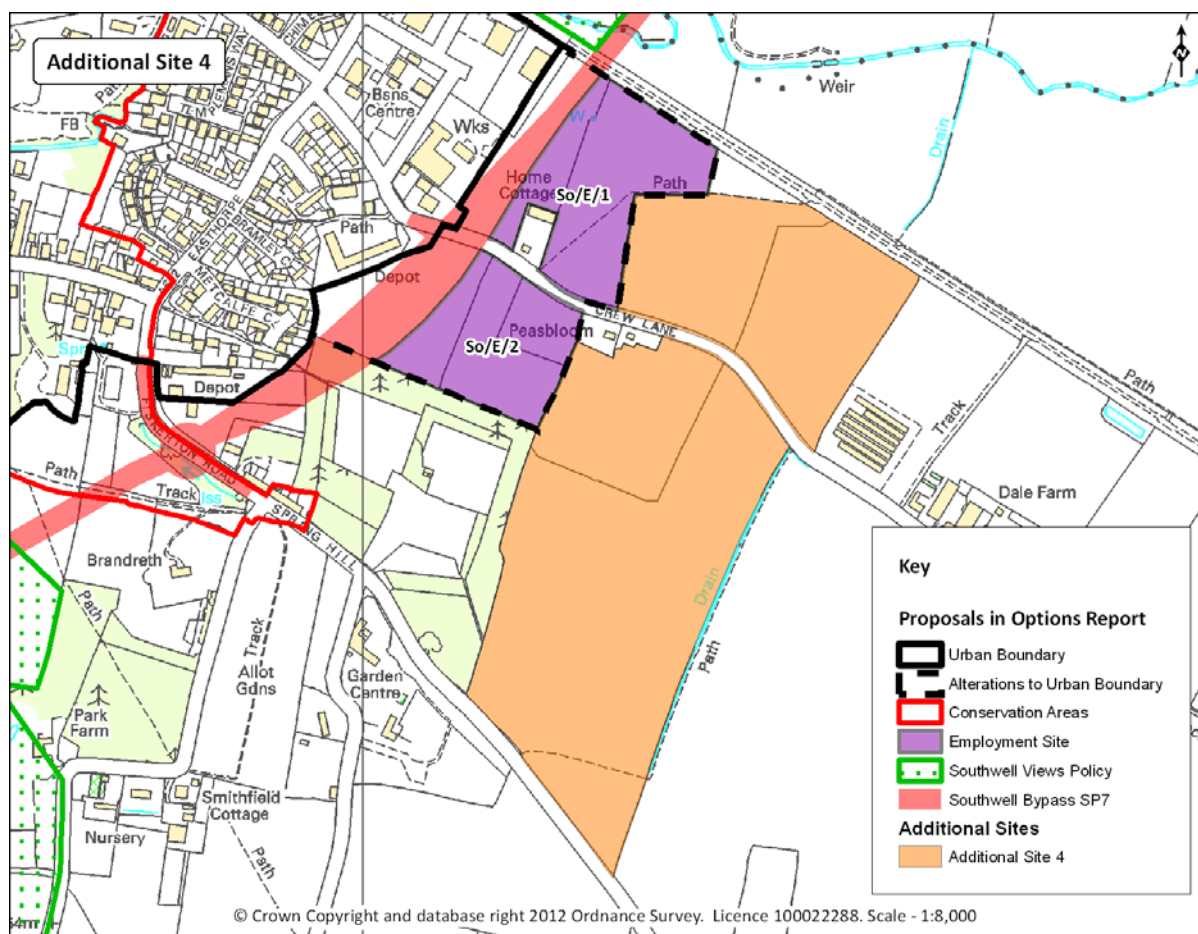
In the Allocations & Development Management Options Report the Council's preferred approach proposes almost 33 hectares of employment allocations on a range of employment and mixed use sites in Newark Urban Area and as part of a mixed use allocation in Collingham. In Sutton on Trent there is a long standing employment area where new development will be considered therefore no formal allocation has been proposed. The proposal to allocate an additional 40 hectares is clearly not in line with the Core Strategy. Such an approach would result in 120 hectares of new employment land being allocated within the District. Any proposal to allocate this site instead of existing proposed allocations is also difficult to justify, as the other employment sites are within the boundary of the urban area or in the case of the Showground proposals related to the further development of an existing mixed use site.

2.3.3 Given the Highways Agency's objection and the fact that as currently proposed the site is contrary to the Core Strategy, this site is judged not suitable.

Question 3 – Do you agree with the Council's assessment on Alternative Site 3?

3) Additional Site - Southwell

3.1 Additional Site 4 – Land at Crew Lane/Fiskerton Road



3.2 A proposal put forward by a local consortium of a local Veterinary practice, the University and the Racecourse (although it is only the Vets that have put forward a representation) proposes an additional site on Crew Lane of some 15 hectares of mixed housing and employment development to help facilitate;

- The provision of expanded, small animal veterinary and hospital facilities.
- A new equine and farm animal hospital and veterinary centre.
- Research, teaching and residential training facilities linked to the above.
- Jockey teaching and residential training facilities.

This project is known as the Southwell and East Midlands Animal Centre (SEMAC).

3.3 Following discussions with the Highways Authority it is clear that the site is severely restricted. Access via either Crew Lane or Fiskerton Road would not be acceptable. In the future access could be achieved via a bypass to the site however the Highways Authority would view any residential development in this location as being detached from Southwell and lacking connectivity due to the bypass. Furthermore there would be considerable landscape impact in developing the south of the site which rises up to meet Fiskerton Road. The Spatial Policy 9 assessment reflects these factors and it is judged that the site is not suitable.

3.4 *Impact on the existing proposed strategy* – The site is 15.5 hectares in extent and no details were given by the developer as to what the split of housing and employment provision would be. The remaining housing requirement for Southwell is 290 dwellings and it is proposed in the Option Report that this be met on 6 sites in the town. The employment requirement for the Southwell Area is between 5.96 to 6.96 hectares of which 0.5 is being proposed as part of a mixed use site in Farnsfield, the remainder is proposed to be catered for on three sites in Southwell, two of which are between this site and the proposed line of the by-pass on Crew Lane (known as So/E/1 and So/E/2). The proposed site could notionally accommodate all of Southwell's required development. But as highlighted above this would not be appropriate for housing or employment development. Any employment would have to be developed additional to the So/E/1 and So/E/2 as these sites would be in between the existing industrial estate and the additional site. If this site were to be considered as an addition to the proposed development, as enabling development, the site area and the potential levels of development proposed would be contrary to the considerations in the Core Strategy. The site is considered not suitable.

Question 4 – Do you agree with the Council's assessment on Alternative Site 4?

APPENDIX ONE – Site Appraisal Criteria

A full explanation of the Council’s methodology is contained in Chapter 3 of the Allocations & Development Management Options Report (page 14). This appendix contains the relevant extract from this Chapter which explains how the site appraisal criteria has been applied to each site which was considered as part of the pool of sites.

“Each of these sites in this ‘pool’ was then analysed by the Council in order to ensure that the sites selected are the most appropriate and sustainable. Specifically, each potential site was analysed against the criteria in Core Strategy Spatial Policy 9: which sets out the guiding principles that will be used to make allocations to meet development needs within the District. This policy states that:

Sites allocated for housing, employment and community facilities as part of the A&DM 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 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.

Each potential development site was assessed against these criteria in order to ensure that all reasonable alternatives have been considered by the Council. This assessment drew upon information in the SHLAA, the Northern Sub Region Employment Land Study and other evidence base studies as well as the knowledge and judgement of Planning Officers.”

APPENDIX TWO – Spatial Policy 9 Assessments of Additional Sites

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Dwelling Yield
			1	2	3	4	5	6	7	8	9		
Public Open Space off Lincoln Road / Cedar Avenue	n/a	259	✓	✓	✓	✓	✓	n/a	✓	?	✓	Site owner is proposing partial development of the site - with the retention of a smaller area for continued use as Public Open Space. Subject to the satisfaction of Spatial Policy 8 this site could be suitable.	24
Land off North Gate (Retail)	n/a	652	✓	✓	✓	✓	✓	n/a	✓	✓	X	Site currently has permission for Residential development, however owners proposing retail the site is suitable for this use subject to highway improvements and flood mitigation	n/a
Land East of Newlinc Business Park (Currys / DSG Distribution Centre)	n/a	n/a	✓	X	X	X	?	conserve and create	✓	✓	✓	The site is adjacent to the existing New Link Business Park, however infrastructure constraints would presently preclude further development of the site. Site could have a detrimental impact on the Coddington Conservation Area and wider landscape character.	n/a
Land at Crew Lane/Fiskerton Road	n/a	n/a	X	X	✓	?	?	conserve and reinforce	✓	✓	✓	Access to the site would be constrained the site could only be developed when any bypass was constructed and if constructed would further isolate the site particularly in terms of residential development. Any development would need to respect the setting of the Workhouse and the historic park and garden. Development would have a significant impact upon the landscape.	450