

Document Passport

Title: Newark & Sherwood Allocations & Development Management Options Report

Status: Consultation document on a Development Plan Document (DPD)

Summary: This Report sets out the options for allocation of land for new housing, employment and other development in the main settlements in the District. It also sets out the proposed scope of policies for use in the consideration of Planning Applications.

Date of Approval for Consultation: 15th September 2011

Route of Approval for Consultation: Cabinet 15th September 2011

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

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

Consultation period: From the 3rd October 2011 until the 14th November 2011 at 5:15 pm.

Copies are to be 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

After the Consultation : The District Council will consider the responses made to this report and, taking these into account, prepare a Publication Allocations & Development Management DPD (Pre Submission Document) in early 2012. Following a period when representations will be sought on this document a finalised DPD will be submitted to the Secretary of State in Spring 2012, and assessed by an independent Inspector in the summer of 2012.

Estimated Date of Final Adoption: Autumn 2012

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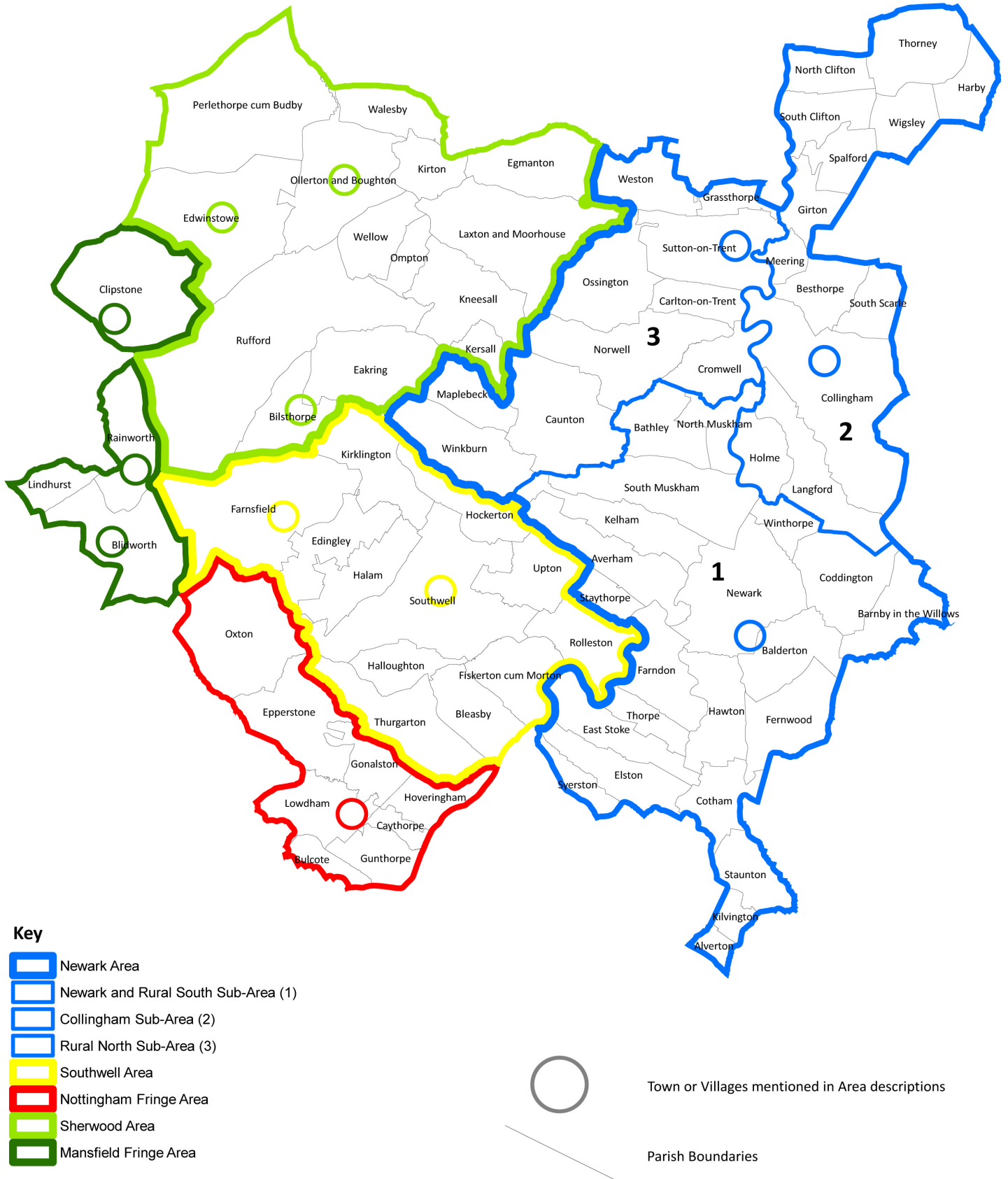
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1 Introduction

- 1.1 The Allocations and Development Management Development Plan Document (A&DM DPD) is one of the Local Development Documents (LDDs) included within the Newark and Sherwood Local Development Framework (LDF).
- 1.2 Its main purpose is to allocate sufficient land for housing, employment and retail, to meet the needs of Newark and Sherwood to 2026 and beyond. The document also sets out amendments to urban boundaries and village envelopes, retail boundaries and proposed sites for Gypsies and Travellers, as well as sites requiring continued protection from development (open space and green infrastructure designations). It will also include a limited number of development management policies to provide greater direction, help deliver specific allocations and help in the day-to-day assessment of planning applications.
- 1.3 The A&DM DPD has been written in accordance with the adopted Core Strategy and its approach to settlement growth in identifying specific sites where new homes and employment sites should be built. When adopted, this DPD will illustrate the location and extent of the allocated land on a proposals map and provide guidance on how and when the sites should be developed.
- 1.4 This Options Consultation is the first consultation that the Council has undertaken in the development of the A&DM DPD. Public consultation has been undertaken on the Strategic Housing Land Availability Assessment, which is a particularly important piece of evidence in recommending potential housing sites.
- 1.5 This round of public consultation puts forward options for housing, employment and mixed use allocations and revised urban boundaries or village envelopes in the following locations: Newark Urban Area (Newark, Balderton and Fernwood), Ollerton & Boughton, Southwell, Rainworth, Clipstone, Blidworth, Bilsthorpe, Collingham, Edwinstowe, Farnsfield, Lowdham and Sutton on Trent. It also puts forward proposed retail designations and potential allocations, proposals for open space and green infrastructure, options for development management policies and options for site-specific allocations and policies.
- 1.6 It should be recognised that the allocation of a site for a particular use in the A&DM DPD is not the same as receiving planning permission for a development. The effect of a site allocation is to establish Council policy support for the principle of the development proposed in the allocation. Planning permission for the specific use that the site is allocated for will still be required.
- 1.7 Details of the site options considered and sites forming a preferred option are outlined in the following sections of the document. Options for each settlement have been grouped into different sections of this document based on the Areas identified in the Core Strategy. This sub-division is derived from 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. This identifies five distinct and internally cohesive areas within the District as shown on Figure 1 below.

Figure 1 - Areas of Newark & Sherwood



How can you be involved?

1.8 The Council in preparing the A&DM DPD wish to involve all those who have an interest in how Newark and Sherwood develops in the coming years.

1.9 The Council wishes to hear your views on the suitability for development of any of the sites or proposed boundaries / designations in this document. Questions are posed throughout the document, for which we would welcome responses.

1.10 In particular, this consultation seeks your views on:

- The housing and employment (and mixed use) site options;
- The revised urban boundaries and village envelopes;
- Retail boundaries and potential allocations;
- Options for open space and green infrastructure designations;
- Options for development management policies; and
- Options for other site specific allocations and policies.

1.11 This document together with all its supporting documents is available to view on the Council’s website. Hard copies of this document will also be available for inspection during the consultation period at:

- Kelham Hall; and
- The District’s libraries.

1.12 Consultation on this document will take place between 3rd October 2011 and 14th November 2011. During this period, the following consultation events will take place across the District to discuss the Council’s Preferred Approach to site allocations as set out in this document:

Table 1 - Consultation Events

Settlement	Date, Time and Location of Event
Ollerton	Friday 7 th October 2011 Town Hall 2pm – 7.30pm
Southwell	Saturday 8 th October 2011 The Bramley Centre 10am – 3pm
Bilsthorpe	Monday 10 th October 2011 Village Hall 4pm – 8pm
Clipstone	Wednesday 12 th October 2011 Library 2.30pm – 6.30pm
Balderton	Thursday 13 th October 2011 Balderton Working Mens Club 3pm – 7pm

Settlement	Date, Time and Location of Event
Newark	Saturday 15 th October 2011 Palace Theatre – Byron Room 10 am – 3pm
Blidworth	Monday 17 th October 2011 Blidworth Methodist Church 2pm – 7.30pm
Collingham	Wednesday 19 th October 2011 Memorial Hall 3pm – 8pm
Farnsfield	Friday 21 st October 2011 Village Hall 4pm – 8pm
Edwinstowe	Saturday 22 nd October 2011 The Atrium at The Art & Craft Centre 10am – 3pm
Rainworth	Monday 24 th October 2011 Village Hall 4pm – 8pm
Newark	Wednesday 26 th October 2011 Palace Theatre – Byron Room 2pm – 7.30pm
Lowdham	Thursday 27 th October 2011 W I Hall 3pm – 8pm
Sutton on Trent	Friday 28 th October 2011 Community Centre 4pm – 8pm

1.13 Comments can be made against the whole document or a particular allocation, and should be made via the Council's consultation portal or on comment forms available on the Council's website and from Kelham Hall and the District's libraries. Comments not made on a comment form should clearly indicate which question / aspect of the document they relate to.

1.14 All comments should be received by the Council no later than 5.15pm on Monday 14th November 2011.

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

What happens next?

1.16 Once the consultation is over the Council will analyse the comments it has received. The Council will then prepare a Publication DPD (Pre-submission Draft) containing a finalised approach to new development and detailed Development Management Policies. This Publication DPD is then subject to a period of public representation before being examined by a Planning Inspector. The process and timetable is as follows:

Table 2

Future Stages	Reason	Date
Allocations & Development Management Publication DPD - Pre-submission Representation period	To allow representations to be made by interested parties in the Council's DPD	February 2012
Allocations & Development Management DPD - Submission to the Secretary of State	Formally submit DPD and Representations to the Planning Inspectorate to begin Examination process	April 2012
Examination of the DPD by Planning Inspector	Formal Examination to ensure that the document meets legal and policy requirements (Is the document sound?)	July 2012
Report from Inspector assessing whether the DPD is sound	Inspectors assessment of the soundness of the DPD	September 2012
Adoption of DPD by the Council as part of the Newark & Sherwood Local Development Framework	So that the DPD becomes part of the Council's LDF	October November 2012

2 Background

- 2.1 The preparation of the A&DM DPD must take into account the relevant national, regional and local planning policy context. The document is also informed by a series of evidence based studies that have been prepared to assist with the production of the Council's LDF. Additionally, the document also takes into account the infrastructure requirements of the District and the findings of the supporting Sustainability Appraisal and Appropriate Assessment.

National Planning Policy

- 2.2 National policies on different aspects of spatial planning and the operation of the planning system are set out by the Government in documents known either as Planning Policy Statements (PPS) or Planning Policy Guidance Notes (PPG). These documents cover broad topic areas such as housing, employment, town centres, built heritage, Green Belts and biodiversity. PPS12: Creating Strong, Safe and Prosperous Communities through Local Spatial Planning, published in 2008, sets out Government policy on Spatial Planning.
- 2.3 Local authorities are required to take the contents of these documents into account when preparing their LDDs by ensuring that the plans and policies within them are consistent with this national guidance. Statements of national planning policy are also material considerations which must be taken into account in decisions on planning applications where relevant. Further information on this national planning policy guidance can be viewed at <http://www.communities.gov.uk/planningandbuilding>.
- 2.4 The Secretary of State for Communities and Local Government has proposed to replace the current suite of PPSs and PPGs with a single national planning statement. This draft national planning policy framework is currently the subject of a period of consultation and the suite of PPSs and PPGs remain in force. In preparing this document, the Authority has, therefore, had full regard to the whole range of PPSs and PPGs that are relevant to the issues facing Newark and Sherwood.

Regional Planning Policy

- 2.5 Regional planning policy is set out in the East Midlands Regional Plan (Regional Spatial Strategy) (RSS) 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 LDFs have to be prepared, it is material to considerations and decisions that have to be taken on individual planning applications and appeals. The document is available to view at http://www.gos.gov.uk/497296/docs/229865/East_Midlands_Regional_Plan2.pdf.
- 2.6 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, 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.
- 2.7 On 6th July 2010 the Secretary of State for Communities and Local Government laid an order in parliament to revoke Regional Spatial Strategies with immediate effect. A letter was subsequently sent to all chief planning officers which stated that Regional Strategies were being revoked under s79 (6) of the Local Democracy, Economic Development and Construction Act 2009 and, as such, they no longer form part of the development plan for the purposes of Section 38 of the 2004 Planning and Compulsory Purchase Act. This revocation decision was however the subject of a legal

challenge and subsequently quashed on 10th November. As a consequence, the RSS remains extant and the Newark and Sherwood LDF is still required to be in general conformity with the provisions of the Regional Plan.

Local Planning Policy

- 2.8 The Newark and Sherwood Core Strategy was adopted by the Council on 29th March 2011. The Core Strategy forms the overarching document in the LDF and all other LDDs produced by the Council should be in general conformity with this plan. It sets out the spatial vision for Newark and Sherwood, contains a range of strategic and area-based objectives for the District and a number of strategic policies for achieving the vision.
- 2.9 The Core Strategy sets out how new development in Newark and Sherwood will be distributed across the District. In planning to meet the level of growth which is directed at the Newark Urban Area, the Core Strategy identifies and allocates three Strategic Sites that are capable of delivering a significant amount of the growth as Sustainable Urban Extensions (SUEs) to the existing urban area. These 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.
- 2.10 In addition to these strategic sites, specific sites for development will need to be identified through the A&DM DPD. The distribution of these sites must however be consistent with the Council's approach to settlement growth set out in the Core Strategy.
- 2.11 The development that comes forward at these locations must also be consistent with the cross-cutting policies contained within the Core Strategy. These include:
- **Core Policy 1 – Affordable Housing Provision** which requires all new qualifying housing development proposals and allocated housing sites to make an appropriate provision for affordable housing taking into account the nature of the housing need in the local market; the cost of developing the site; and the impact of this on the viability of any proposed scheme.
 - **Core Policy 3 – Housing Mix, Type and Density** which seeks to ensure that all new housing developments are built to a density above 30 dwellings per hectare and also seeks to ensure that new housing development incorporates an appropriate mix of housing to reflect the housing needs of the District and the local area.
 - **Core Policy 6 - Infrastructure for Growth** sets out how the Council will secure the Strategic and Local Infrastructure that is required to support the growth in the District. In particular, it sets out how the Council will use the Community Infrastructure Levy and Planning Obligations to ensure new developments contribute to the provision of this infrastructure.
 - **Core Policy 9 – Sustainable Design** requires new development to achieve 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.
 - **Core Policy 10 – Climate Change** states that development proposals will be expected, where appropriate and viable, to secure a proportion of its energy requirements from decentralised sources and, amongst other things, maximise the use of available local opportunities for district heating, mitigate the impacts of climate change and ensure that the impacts on natural resources are minimised.
 - **Core Policy 12 – Biodiversity and Green Infrastructure** requires development proposals to take into account the need for the continued protection of the District's ecological, biological and geological assets. The policy also seeks 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.

- **Core Policy 14 – Historic Environment** seeks to ensure that development proposals support the continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment.

2.12 Once the A&DM DPD is adopted by the Council it will replace the remaining saved policies of the Local Plan and supersede the Local Plan Proposals Map. Accordingly, any sites allocated on the Local Plan Proposals Map that are not retained in this document will no longer be allocated for the use for which they were originally identified. The constraints that are identified on the Local Plan Proposals Map, such as Conservation Areas, sites designated for their nature conservation value and Source Protection Zones (protecting water aquifers), will however be automatically carried forward in the A&DM DPD.

Evidence Base

2.13 A significant amount of research has been undertaken to develop an evidence base to support the preparation of this document and the other documents in the Council's LDF. This evidence base has played a critical role in the site assessment work that has been undertaken as part of the preparation of this document and includes:

- **The Strategic Housing Land Availability Assessment (SHLAA)** which identifies and assesses the suitability, availability and achievability of potential sites for housing within Newark and Sherwood District.
- **The Retail and Town Centres Study** identifies the need and capacity for new retail development in the District to 2026 and provides a detailed audit and qualitative health check of Newark town centre and an assessment of the vitality and viability of other centres in the district.
- **The Sub Regional Employment Land Review** assesses the demand and supply of employment land within the Northern sub-area of the East Midlands.
- **The Employment Land Availability Study** provides an annual update on the amount of available employment land in the district.
- **Green Belt Study** assesses potential development sites in the Green Belt against Spatial Policy SP4A of the Core Strategy.
- **The Strategic Flood Risk Assessment (SFRA)** provides a comprehensive assessment of the extent and nature of flood risk within the District and its implications for land use planning.
- **Infrastructure Delivery Plan (IDP)** provides detailed evidence on the current infrastructure provision within the District, identifies where and when new infrastructure may be required, the outline costs of such infrastructure and how that infrastructure will be provided and funded.
- **The Landscape Character Assessment (LCA)** defines the landscape character of the Newark and Sherwood area and explains the differences between landscapes based on sense of place, local distinctiveness, characteristic wildlife, and natural features.
- **District Wide Transport Study** identifies the cumulative transport implications of the proposed residential and employment growth within the District in order to inform the identification of necessary strategic transport infrastructure improvements.
- **Gypsy and Traveller Accommodation Needs Assessment** provides evidence on the accommodation needs, and related support needs, of the Gypsy and Traveller community within Nottinghamshire.
- **Conservation Areas Appraisals** provide an assessment of the special interest, character and appearance of the Conservation Areas in the District.

- **The Green Infrastructure Strategy** identifies existing networks of green infrastructure and provides an approach for the conservation, protection and enhancement of green spaces in the District.
- **The Green Spaces Strategy** provides an assessment of existing green space in the District, the needs of local communities in relation to green space and the extent to which existing green spaces meet these needs. One of the actions of the strategy is prepare **Green Spaces Improvement Plans** for each community. The plans provide an assessment of the current green space provision and quality in twenty-one settlement areas of the District in order to identify existing deficiencies and surpluses for each typology of open space.

2.14 These reports are all available to view on the Council's website on the LDF Evidence Base pages at www.newark-sherwood.gov.uk/planningpolicy.

Infrastructure for Growth

2.15 The housing and employment growth proposed for the District will need to be supported by additional physical and social infrastructure to cater for an increased population, and also to improve existing facilities. The Council have therefore produced an Infrastructure Delivery Plan (IDP) to provide a detailed understanding of existing shortfalls in infrastructure provision and to identify the infrastructure required to meet the level of growth anticipated in the district up to 2026.

2.16 The IDP contains two distinct elements. The first of these reviews available baseline data to identify current infrastructure provision within the District, geographical variations in infrastructure and to provide for a level of understanding of the growth that can be supported by existing infrastructure. The second element of the IDP identifies the shortfalls in infrastructure against the proposed growth in the District, where and when new infrastructure may be required, and outlines the costs of such infrastructure and how it is to be provided and funded. This consideration of the District's infrastructure requirements focuses specifically on the requirements in relation to socio-economic infrastructure, transportation, flooding, utilities and green infrastructure.

2.17 Under the requirements of Core Strategy Spatial Policy 6, new development that comes forward within the District, including on the sites identified by the A&DM DPD, will be expected to make an appropriate contribution to these infrastructure requirements.

2.18 Core Strategy Spatial Policy 6 states that to ensure the delivery of strategic infrastructure in the District, the 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 in the IDP; and
- Contribute to a secondary school within the Newark Urban Area.

2.19 The CIL is a new levy which local authorities in England and Wales can charge on most types of new development in their area. CIL charges will be based on the size, type and location of the development proposed and will raise money to pay for the strategic infrastructure required to support development in the District.

2.20 The Council has produced a charging schedule which sets out the rate to be levied against new development in the Newark and Sherwood District. This schedule was subject to an Independent Examination in July 2011. On the 19th August 2011 the Inspector who undertook this Examination issued his report on the Charging Schedule which concluded that the Schedule provides an

appropriate basis for the collection of the levy in the District over the next 3 years and recommended that the schedule be approved. The CIL charging schedule has subsequently been approved by the Council on the 20th September 2011 and will come into effect on the 1st December 2011.

2.21 Core Strategy Spatial Policy 6 also states that 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. Due to new planning obligation regulations it will be important to ensure that no more than 5 development sites contribute towards one item of infrastructure secured in this manner.

Sustainability Appraisal

2.22 The District Council is required to ensure that documents prepared for its LDF are subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). Carrying out the process of SA 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.

2.23 The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The A&DM DPD is accompanied by a SA Report which considers the likely significant environmental, economic and social effects of the Plan. The Sustainability Appraisal Report can be viewed at www.newark-sherwooddc.gov.uk/planningpolicy.

Appropriate Assessment

2.24 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 subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives. AA is required when the habitat site is designated for their international nature conservation interests and includes:

- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC);
- Special Protection Area (SPA) and candidate Special Protection Areas (cSPA); and
- Ramsar sites.

2.25 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 A&DM DPD has been undertaken to assess and screen the policies within it to establish whether they would adversely affect the designated habitat. The Screening Report can be viewed at www.newark-sherwooddc.gov.uk/planningpolicy.

3 Methodology

3.1 How sites are chosen is crucial. It is imperative that the Council adopts a robust methodology to site selection which draws upon available evidence in order to identify the sites that are the most appropriate and sustainable for meeting the needs of Newark and Sherwood to 2026 and beyond. This part of the document therefore explains the approach that has been taken by the Council to select options for sites, designations and boundaries.

3.2 The following table provides a summary of the methodology that has been used by the Council to identify preferred site allocations:

Table 3 - Site Selection Methodology

<p>STAGE 1 – Information Gathering</p>	<p>Identify sites from the following sources:</p> <ul style="list-style-type: none"> • Strategic Housing Land Availability Assessment (SHLAA) • Northern Sub Regional Employment Land Review • Employment Land Availability Study • Other sites which have been put forward to the Council • Other studies suggesting sites and boundaries (Retail and Town Centre Study, etc)
<p>STAGE 2 – Selecting a “pool” of sites</p>	<p>Discount the following sites:</p> <ol style="list-style-type: none"> 1. Sites which are not in or adjacent to the settlements where allocation will occur 2. Sites which are wholly within Flood Zone 2 and 3 (In Newark consideration will need to be given to riverside regeneration sites which may flood) 3. Sites which have a significant negative impact on nationally and internationally important nature conservation sites (in Edwinstowe and other locations consideration will need to be given to the impact on the SAC) 4. Sites that would have a significant negative effect on a national heritage asset. 5. Sites below 0.3 hectares in size.
<p>STAGE 3 – Analysis of the “pool” of sites</p>	<p>Consider the sites against Spatial Policy 9 of the Core Strategy, “Selecting Appropriate Sites for Allocations” and any other relevant policies such as Spatial Policy 4A Extent of the Green Belt and SoAP1 Role of and Setting of Southwell.</p>
<p>STAGE 4 – Overall Settlement Analysis</p>	<p>Consider the overall impact of site selection on a settlement taking into account:</p> <ol style="list-style-type: none"> 1. Infrastructure Impact 2. Potential other uses for sites 3. Results of other studies 4. Overall deliverability
<p>Results</p>	<p>The overall settlement analysis will provide the Council with the following:</p> <ul style="list-style-type: none"> • Sites forming a Preferred Approach • Alternative Sites • Sites Not Considered Suitable

- 3.3** As shown in the table above, the site selection process employed by the District Council comprised of four distinct stages. The initial stage of the process consisted of a period of information gathering in order to identify sites. These sites were identified from a range of sources, including evidence base document and sites which have been put forward to the Council.
- 3.4** Once this initial list of sites had been generated, the Council created a 'pool' of potential sites by discounting those sites that were below a certain size, subject to an over-riding constraint or which were not in or adjacent to a settlement where allocations will occur.
- 3.5** 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:
- 3.6** 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.
- 3.7** 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.

3.8 The final stage in the site selection process then comprised of an analysis of the overall impact of site selection on a settlement. This analysis took into account a range of issues, including the impact of the allocations on the infrastructure of the settlement and the findings of other assessments. This final stage of the process provided the Council with a series of sites that are considered to form a Preferred Approach, a number of Alternative Sites and Sites which are not considered to be suitable. Whilst this document does identify the Council's preferred sites for site allocations in each settlement, it is recognised that consultation on this document may reveal other issues which could affect that view. A number of potential alternative sites, together with sites which the Council do not consider to be suitable, are therefore also included within this document to enable comments to be submitted on these.

Options for Housing and Employment

3.9 Spatial Policy 2 of the Core Strategy states that in allocating sites, the following percentages will be met:

Table 4 - Distribution of Housing Growth

Location	Percentage of Housing Growth
SUB REGIONAL CENTRE - Newark Urban Area	70% of overall growth
SERVICE CENTRES	20% of overall growth
Ollerton and Boughton	40% of service centre growth
Rainworth	15% of service centre growth
Southwell	15% of service centre growth
Clipstone	30% of service centre growth
PRINCIPAL VILLAGES	10% of overall growth
Bilsthorpe	25% of principal village growth
Blidworth	25% of principal village growth
Collingham	10% of principal village growth
Edwinstowe	20% of principal village growth
Farnsfield	10% of principal village growth
Lowdham	5% of principal village growth
Sutton-on-Trent	5% of principal village growth

3.10 The housing requirement for Newark and Sherwood District between 2006 and 2026 is 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 to meet need (2006-2026) in the Sub Regional Centre, Service Centres and Principal Villages is in the region of 14162 dwellings.

3.11 The employment land requirement for Newark and Sherwood between 2006 and 2026 is in the range of 210-220 hectares. This figure is distributed amongst the five areas of the District as follows:

Table 5 - Distribution of Employment Land Requirements

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

3.12 Outside of the Sub Regional Centre, Service Centres and Principal Villages, no housing or employment land allocations are proposed in the other villages in the District. Within the Green Belt, development will be considered against Spatial Policy 4B Green Belt Development.

3.13 Within the rest of the District, development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas these focus on, location, scale, need, impact and character.

Phasing

3.14 Key factors affecting the phasing of sites are:

- Infrastructure capacity;
- Development management issues;
- Constraints; and
- Whether sites are immediately developable.

3.15 At this stage no information is provided regarding the potential phasing of the preferred housing options. Once consultation responses on the Options have been received and the final proposed package of sites is finalised, phasing proposals will be developed in conjunction with site owners/developers. Housing allocations will be phased to help achieve delivery rates as required in the Housing Trajectory. Nevertheless, at this stage the Council have identified a number of phasing issues on particular sites where there are overriding concerns.

How to estimate site capacity?

3.16 Although the number of dwellings delivered on a site would be determined through detailed consideration when a planning application is submitted, it is necessary to estimate the capacity of sites. Core Policy 3 states that densities of 30 dwellings per hectare, or more, will be set for

locations and allocations in the A&DM DPD. In addition, the SHLAA has identified site capacity estimates and these have been used as the basis upon which potential yields have been included within this options consultation document.

Gypsies and Travellers

3.17 Core Strategy Core Policy 4 states that the Council will identify and, where necessary, allocate 84 pitches to meet identified need through the A&DM DPD. Taking into account the 44 pitches granted planning permission since the Needs Assessment was published in 2007, a further 40 pitches are required. The policy states that, given the location of current permissions for pitch provision, it is likely that these allocations will be located in and around Newark Urban Area.

3.18 Core Policy 5 identifies criteria for considering sites for Gypsies and Travellers and Travelling Showpeople. These are as follows:

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 highways 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 PPS25 and the findings of the Newark and Sherwood 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.

3.19 The policy goes on to state "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."

Defining Urban Boundaries and Village Envelopes

3.20 The Core Strategy identifies the Sub Regional Centre, Service Centres and Principal Villages where most housing, employment and other development will take place:

Table 6 - Settlement Hierarchy

Core Strategy Spatial Policy 1 - Settlement Hierarchy	
Sub Regional Centre	The Sub Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood. The extent of the main built-up areas of the Sub Regional Centre will be defined by an Urban Boundary.

Core Strategy Spatial Policy 1 - Settlement Hierarchy	
Service Centres	<p>The following communities have been designated as Service Centres within the various areas of the District:</p> <p>Southwell Area: Southwell</p> <p>Sherwood Area: Ollerton and Boughton</p> <p>Mansfield Fringe Area: Clipstone, Rainworth</p> <p>The extent of the main built up areas of Service Centres will be defined by an Urban Boundary.</p>
Principal Villages	<p>The following communities have been designated as Principal Villages within the various areas of the District:</p> <p>Newark Area: Collingham, Sutton on Trent</p> <p>Southwell Area: Farnsfield</p> <p>Nottingham Fringe: Lowdham</p> <p>Sherwood Area: Bilsthorpe, Edwinstowe</p> <p>Mansfield Fringe: Blidworth</p> <p>The extent of the main built up areas of the Principal Villages will be defined by Village Envelopes.</p>
Other Villages in Newark and Sherwood	<p>No development boundaries are suggested for the other villages in Newark and Sherwood.</p>

3.21 The development boundaries contained within the Local Plan are being reviewed using the following criteria:

- Including existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Including small infill sites (where development suitability is proven);
- Excluding protected areas; and
- Including suggested housing / employment / mixed use allocations (including those which form part of the strategic sites in Newark).

3.22 Rainworth is located adjacent to the Green Belt, and Blidworth and Lowdham are within the Green Belt. In accordance with Core Strategy Spatial Policy 4A, small scale reviews of the Green Belt are proposed in these areas in order to meet the housing requirements in the Core Strategy. In undertaking these small-scale reviews through the A&DM 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.

3.23 A separate Green Belt assessment has been undertaken by the Council to inform the selection of sites in the A&DM DPD.

3.24 Village Envelopes for other villages in Newark and Sherwood in the Local Plan were deleted upon adoption of the Core Strategy and development in these locations is now strictly controlled by Core Strategy Spatial Policy SP3.

Retail and Town Centres

3.25 Core Strategy Policy 8 states that the following hierarchy will be applied in the development of policies for retail and town centre uses, as defined in PPS4:

Table 7 - Retail Hierarchy

Designation	Role and Function	Location
Sub Regional Centre / Town Centre	Principal focus of new and enhanced retail and other town centre activity in Newark and Sherwood.	Newark Town Centre
District Centres	Primary used for convenience shopping with some comparison shopping and they also provide a range of other services for the settlement and the surrounding communities.	Edwinstowe Rainworth Ollerton Southwell
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 NAP2A)

Designation	Role and Function	Location
		Land East of Newark (as set out in Policy NAP2B) Land at Fernwood (as set out in Policy NAP2C)
The boundaries and frontages for these centres, along with detailed policies concerning development in these areas, will be set out in the A&DM DPD		

3.26 Boundaries have been recommended as part of the Retail and Town Centre Study, and refined on the basis of an officer survey of each centre are set out in this Options Report.

Open Space and Green Infrastructure Options

3.27 The Council has completed a Green Space Strategy, which includes a number of implementation plans and an updated PPPG17 assessment of open space, sport and recreation facilities. The Council has also prepared a Green Infrastructure Study.

3.28 Core Strategy Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities – states that the loss of existing community and leisure facilities will not be permitted unless certain criteria are met. Sites have been identified in this options report for protection under SP8.

3.29 Main Open Areas have also been identified in this options report. Main Open Areas represent those areas of predominantly open land within settlements that play an important role in defining their form and structure. They were allocated in the Local Plan under policy FS7. A review of Main Open Areas has been conducted and the results have informed the designation proposals within this report and the allocations that have been proposed.

Development Management Options

3.30 The A&DM DPD will include a limited number of Development Management policies. The primary purpose of these is to provide the additional detailed policies required to support the implementation of the Core Strategy and the achievement of its spatial vision, help deliver specific allocations and help in the day-to-day assessment of planning applications.

3.31 At this stage the Council is consulting on the scope of proposed Development Management policies that will be contained within the DPD. The scope of the proposals should be seen as being part of the wider LDF and should not be read in isolation from the Core Strategy. Accordingly, if an issue is dealt with sufficiently by the Core Strategy, or indeed by national planning guidance, it should not be necessary for further detailed guidance on the subject to be included in this document.

3.32 Once the A&DM DPD is adopted by the Council it will replace the remaining saved policies of the Local Plan.

Question 3.1

Do you agree with the methodologies which the Council has set out in Section 3?

How to understand the rest of this document

3.33 To enable you to clearly understand the Council's proposed approach and help you make your decisions on sites, each area options section includes a detailed map showing, where applicable:

- Suggested sites (with reference numbers);
- Sites already granted planning permission;
- Other sites considered (and reference numbers);
- Development boundary (existing and revised);
- Protected open spaces and school playing fields (Spatial Policy 8);
- Main Open Areas;
- Conservation Areas;
- Green Belt;
- Strategic Sites in Newark;
- Retail – frontages, shopping area and town centre boundaries;
- Strategic Landscape Buffers; and
- Protected environmental sites.

3.34 These maps are supplemented by a summary of the site assessment work that has been undertaken. The more detailed appraisal work done for each potential housing or employment option against SP9 of the Core Strategy are included as a separate appendix for each area.

3.35 The following referencing system has been used:

- Those sites that the Council considers are not suitable have been given a reference that begins with 'X';
- Alternative sites have 'AS' within their reference; and
- Preferred sites have a middle section of the reference relating to their proposed use e.g Ho (Housing), E (Employment), MU (Mixed Use) and R (Retail) etc.

3.36 Cross reference numbers are also provided where relevant to sites that have been included within either the SHLAA or identified as a Potential Employment Site in the Employment Land Review e.g. (509) would be site 08_0509 in the SHLAA and a site with a reference starting PES_ is an employment site.

4 Newark Area

4.1 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. The Area is split into three sub-areas to reflect its diverse nature:

- Newark and Rural South Sub-Area
- Rural North Sub-Area
- Collingham Sub-Area.

4.2 The Area contains the District's largest settlement, Newark-on-Trent. 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 is the principal location for growth identified in 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.

4.3 The Core Strategy sets out the following objectives for the area:

Newark Area Objectives

Table 8

NA 01	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 02	Promote, protect and enhance the character and qualities of Newark Town Centre as a place for retail, business, administration, entertainment and tourism.
NA 03	Promote local services in remote rural areas and secure public transport linkages to Newark Urban Area, Collingham and Sutton-on-Trent.

Housing Requirement

4.4 SP2 of the Core Strategy states that 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. Of those, the following percentages are to be delivered in the Newark Area:

- 70% of overall growth in Newark Urban Area
- 1% of overall growth in the Principal Village of Collingham
- 0.5% of overall growth in the Principal Village of Sutton-on-Trent

4.5 Based on the Council's most recent monitoring information 2006 – 2011, the following dwellings are required in each of these locations:

Table 9 - Housing Requirements in the Newark Area

NEWARK URBAN AREA		COLLINGHAM		SUTTON ON TRENT	
Overall	9913	Overall	142	Overall	71
Completed	981	Completed	19	Completed	14
Committed	1388	Committed (this includes a recent permission for 30 dwellings at Pitomy Farm)	43	Committed	20
Strategic Allocations	6000	Strategic Allocations	N/A	Strategic Allocations	N/A
Residual	1544	Residual	80	Residual	37

4.6 Following a review of the opportunities to accommodate development, 6000 new homes will be accommodated on the three strategic sites which are allocated in the Core Strategy, with the remaining homes being provided on other sites within the Urban Area. Further details on the delivery of the three strategic sites are included in Policies NAP 2A/B/C of the Core Strategy)

Employment Land Requirement

4.7 Newark is the main focus of employment provision for the Newark Urban Area and the wider district. Employment 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. The residual requirement for the A&DM DPD is:

- 25-32 hectares across the Newark Area.

Main Open Areas

4.8 To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.

4.9 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. Within the Newark Area, MOAs have been identified in the following villages:

- Besthorpe;
- Cromwell;
- North Clifton;

- North Muskham;
- Norwell; and
- South Muskham.

4.10 These MOAs are shown in Appendix 3. The Council has undertaken a review of these MOAs to establish whether they should be retained. Based upon the findings of this review, it is proposed that each of these MOAs will be allocated in the A&DM DPD.

Question 4.1

Do you agree with the extent of these Main Open Area allocations?

Newark Urban Area

Introduction

- 4.11** The Newark Urban Area comprises of the main built up areas of Newark-on-Trent, Balderton and Fernwood. Newark-on-Trent itself is the District's largest settlement and 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, Edinburgh and Nottingham and its proximity to the A1(T) ensures that the area is also well connected to the trunk road network.
- 4.12** The Regional Plan identifies Newark as a Sub-Regional Centre and reaffirms its status as a Growth Point. The Core Strategy therefore directs significant levels of growth to the Newark Urban Area, with 70% of the overall District housing growth and the majority of the Newark Area's employment land requirement, between 25 to 32 hectares, to be provided in the area during the plan period.
- 4.13** It is considered that this 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 facilitate the cost-effective provision of infrastructure.

Housing

- 4.14** As noted above, the Core Strategy directs 70% of the District's housing growth to the Newark Urban Area. This equates to a need to provide 9913 dwelling in this sub-area between 2006 and 2026. Previous completions, committed developments and dwellings that would be delivered as part of the Strategic Allocations contained within the Core Strategy will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 1544 new dwellings in the Newark Urban Area.
- 4.15** The following table summarises the appraisal of potential housing sites in Newark Urban Area. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Maps 1, 2 and 3.

Newark Urban Area Preferred Development Approach (Residential)

Ref:	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
NUA/Ho/1 (part of 550)	The assessment of the site against Spatial Policy 9 notes that part of the SHLAA site is subject to flooding and is not suitable for development. No significant issues were identified as part of this assessment for the remainder of the site. This site is considered to be a suitable site on the edge of the Newark Urban Area.	20
NUA/Ho/2 (656/342)	The assessment of the site against Spatial Policy 9 notes that part of the site is considered to be at risk of flooding and that the Homeless Hostel on this site would need to be relocated if the site were developed for housing.	86
NUA/Ho/3 (694)	The assessment of the site against Spatial Policy 9 concludes that the potential impact of development in this location on the landscape would need to be assessed. Planning permission is pending on this site awaiting the signing of a S106 Agreement. This site is considered suitable.	189
NUA/Ho/4 (381 part of site)	The assessment of the site against Spatial Policy 9 concludes that the potential impact of development in this location on the landscape would need to be assessed. Development of this site would need to ensure adequate highways infrastructure provision to serve the development via NUA/Ho/2.	200
NUA/Ho/5 (644)	No significant constraints were identified by the assessment of the site against the criteria contained within Spatial Policy 9. This site is considered suitable.	17
NUA/Ho/6	The assessment of the site against Spatial Policy 9 notes that there is the possibility to reconfigure the existing housing estate to deliver a net gain of 130 dwellings. In order to assist in the reconfiguration of Yorke Drive, 200 dwellings would be developed on part of Lincoln Road Playing Fields. To offset the loss of open space which would occur through the development of part of the Playing Fields, the remaining area of open space could be enhanced and replacement recreational space provided elsewhere within the Ward.	330
NUA/MU/1 (310)	The assessment of the site against Spatial Policy 9 concluded that this site could provide for a mixed use redevelopment of the NSK works. No significant constraints were identified by the assessment of the site against the criteria contained within Spatial Policy 9. This site will include a rationalised NSK facility,	150

Ref:	Comments	Dwellings
	other employment uses, a Bulky goods retail site and 150 dwellings. Development of this site would need to be linked in with known highway improvement scheme requirements.	
NUA/Ho/7 (640)	The assessment of the site against Spatial Policy 9 recognised that the site is located within the Newark Conservation Area and, as a result, any development would need to be sensitive to the location. No other significant issues were identified as part of the sites assessment. This is considered to be a suitable brownfield site within Newark Conservation Area where sensitive redevelopment would be required.	10
NUA/Ho/8 (637/657)	The assessment of the site against Spatial Policy 9 recognises that the site is partly constrained by a Planning Permission for a Residential Care Home on part of the site. The assessment also notes that there are a number of Tree Preservation Orders within the site. This brownfield site was in former use as the 'Bearings' centre. Access may have to be provided through the south of the site for the Residential Care Home which has permission on the adjacent site.	75
NUA/Ho/9 (312)	The assessment of the site against Spatial Policy 9 states that development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road and also to allow for mitigation measures in relation to the nearby ash piling.	86
NUA/Ho/10 (245/384)	The assessment of the site against Spatial Policy 9 notes that the eastern part of the site is formed by a SINC and that development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road. This site along with the recreation site to the west and south will form a comprehensive package to deliver improved recreational facilities to the Newark Urban Area.	200
NUA/Ho/11 (542/243)	The assessment of the site against Spatial Policy 9 states that development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road and also to allow for mitigation measures in relation to the nearby ash piling.	150
Sub total of dwellings provided by preferred sites within the existing settlement boundary		1513
Preferred residential sites (outside of the existing settlement boundary)		
NUA/Ho/12 (189/190/	The assessment of the site against Spatial Policy 9 notes that the site is adjacent to a SINC and that there may be some restrictions in terms of access from the site onto Lowfield Lane,	100

Ref:	Comments	Dwellings
436)	although it is considered that these could be overcome by providing the access via Mead Way. Development of the site would require traffic improvements on London Road.	
Subtotal of dwellings provided by preferred sites outside of the existing settlement boundary		100
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		1613
Residual housing requirement		1544

Newark Urban Area Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative Residential Sites (within the existing settlement boundary)		
NUA/AS/1 (630)	The assessment of the site against Spatial Policy 9 notes that there is the potential for this site to contribute towards additional Car Parking at Newark Northgate Station (See NUA/Tr/1 below). Any residential development on this site would need to mitigate against any detrimental impact from the East Coast Main Rail Line adjacent to the site.	57
NUA/AS/2 (332)	The assessment of the site against Spatial Policy 9 notes that the site currently contains Local Authority Housing Stock. Possible additional housing potential could be accommodated as part of a redevelopment of the existing Howes Court flats. (*)With no detailed proposal for redevelopment it is considered as an alternative only with an estimated net addition of 50 dwellings.	50*

Newark Urban Area Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	

Ref.	Comments
X1 (541)	The assessment of the site against Spatial Policy 9 notes that the access to the site would need to be investigated. It also concludes that development on this ridgeline would have a prominent impact on the landscape in this area of the town.
X2 (636)	The assessment of the site against Spatial Policy 9 concludes that the site is completely constrained by the accommodation of significant underground Severn Trent Water infrastructure.
X3 (305)	The assessment of the site against Spatial Policy 9 notes that the access to the site would need to be investigated. It also concludes that development on the ridgeline would have a prominent impact on the landscape in this area of the town.
X4 (306)	The assessment of the site against Spatial Policy 9 notes that the access to the site would need to be investigated. It also concludes that development on the ridgeline would have a prominent impact on the landscape in this area of the town.
X7 (634)	The assessment of the site against Spatial Policy 9 notes that the site is an existing allocation within the Local Plan that has not yet come forward for development.
X8 (546)	The assessment of the site against Spatial Policy 9 notes that the site is within/adjacent to the Newark Conservation Area and is considered to be important to the setting and character of the Conservation Area. The assessment also recognises that the site is completely constrained by mature trees which contribute towards the character of the area.
X9 (659)	The assessment of the site against Spatial Policy 9 notes that the site has no connection to the adopted highway and also recognises that the site is open land within a Conservation Area and which contributes positively towards the character of the area and, significantly, the Queens Sconce. Furthermore, there are currently allotments on the site.
X10 (338)	The assessment of the site against Spatial Policy 9 concludes that the site has no connection to the adopted highway and also notes that the site is currently in use as public open space.
X11 (649)	The assessment of the site against Spatial Policy 9 concludes that the site has no connection to the adopted highway.
X12 (249)	The assessment of the site against Spatial Policy 9 concludes that this site is Public Open Space for which there is still a requirement and also notes that the site does not have direct access to an adopted highway.

Ref.	Comments
X13 (433)	The assessment of the site against Spatial Policy 9 notes that the site has no direct access to an adopted highway and that there are limited pedestrian facilities along Barnby Road. The proximity of the site to a level crossing is also a potential issue and a significant part of this site is subject to flooding.
X14 (633)	The assessment of the site against Spatial Policy 9 notes that there are limited pedestrian facilities along Barnby Road. The assessment also identified the proximity of the site to a level crossing as a potential issue and noted that the central part of this site is subject to flooding.
X15 (632)	The assessment of the site against Spatial Policy 9 concludes that the site has access issues relating to poor pedestrian facilities on Barnby Road. The access arrangements for the site are further constrained by the Barnby Road level crossing over the East Coast Mainline.
X16 (part of 550)	The assessment of the SHLAA site against Spatial Policy 9 notes that part of this site is subject to flooding and is not suitable for development.

Question 4.2

Do you agree with the selection of the preferred housing allocations?

Gypsies, Travellers and Travelling Show People

4.16 Core Strategy Core Policy 4 states that the Council will identify and, where necessary, allocate 84 pitches to meet identified need through the A&DM DPD. The policy requires that 78% of pitches should be accommodated in and around Newark Urban Area and 22% of pitches are to be accommodated in and around Ollerton & Boughton. This requirement has already been substantially met in the following way:

Table 10 - Gypsy, Travellers and Travelling Show People Pitch Provision

Location of new pitch provision	Pitches granted planning permission
Newark Urban Area	15
Ollerton & Boughton	29
Total	44

4.17 The outstanding requirement for new pitch provision is 40 pitches and given the location of pitches granted permission, the remaining pitches will be accommodated in and around Newark Urban Area.

- 4.18 The District Council is currently investigating further provision at a site at Tolney Lane. The site is currently not in use but it can accommodate between 25-29 pitches and has a Lawful Development Certificate for the use of caravans. This would leave a requirement to secure 11-15 pitches in and around the Newark Urban Area.
- 4.19 Following a review of potential sites the Council has identified the following site on Barnby Road as the preferred option to meet the outstanding need. This site has been assessed against Core Policy 5 Considering Sites for Gypsies & Travellers and Travelling Showpeople. The assessment is included at Appendix 2 alongside the SP9 assessments. This site is identified on Map 2.

Newark Urban Area Preferred Development Approach (Gypsy & Travellers and Travelling Showpeople Site)

Ref.	Comments	Pitch Numbers
Preferred sites (within the existing settlement boundary)		
NUA/GT/1 632	The site is in within Newark Urban Area with good access to local services.	11 - 15
Totals		
Total pitch numbers from the preferred site		11 - 15
Residual pitch requirements*		11 - 15

*Taking into account the District Council's current investigates actions of another site of 25-29 Pitches on the site at Tolney Lane

Question 4.3

Do you agree with the selection of this preferred site for gypsy and traveller pitches?

Employment

- 4.20 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. Based upon this, there is an identified requirement for the A&DM DPD to allocate between 23 and 32 hectares of employment land in the Newark Area, the majority of which is to be provided in and around the Newark Urban Area.
- 4.21 The following table summarises the appraisal of potential employment sites in the Newark Urban Area that could help meet this requirement. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in the Appendices. These sites are identified on Maps 1,2 and 3.

Newark Urban Area Preferred Development Approach (Employment)

Ref.	Comments	Hectares
Preferred Employment Sites		
NUA/E/1 (PES_0041)	The assessment of the site against Spatial Policy 9 notes that the site is subject to flood risk and is currently in use as a Depot. It is however recognised that the existing use is due to cease and it is concluded that the site is suitable for employment use.	2.70
NUA/E/2 (PES_0046 Stephenson Way)	The assessment of the site against Spatial Policy 9 notes that the site is in existing employment use. It is recognised that there are issues regarding access to the Estate and that the internal functioning of the road network requires resolution.	12.24
NUA/E/3 (PES_0042 Telford Drive)	The assessment of the site against Spatial Policy 9 notes that the site is in existing employment use. It is recognised that there are issues regarding access to the Estate and that the internal functioning of the road network requires resolution.	1.54
NUA/MU/2 (109 Brownhills)	The assessment of the site against Spatial Policy 9 concludes that the proximity of the site to Brownhills roundabout could result in amenity issues if the site were to be developed for housing. The site is identified as a preferred site for mixed use development including employment use and the existing Caravan business.	4.65
NUA/MU/3 (PES_0064 Showground)	The assessment of the site against Spatial Policy 9 considers that the site is restricted by the resolution of access arrangements closely related to the A1/A46/A17 roundabout improvements. It also notes that the site is separated from the settlement by the A17 and is not related to existing services and facilities. In addition, there is presently no pedestrian access to the site. Site designated for mixed use hotel/conference centre plus 11 hectares of employment land. However future development will need to resolve access arrangements both on the Showground site itself and for the A1/A46/A17 roundabout.	11
Totals		
Total hectares from preferred sites		32.13

Newark Urban Area Non-suitable Sites (Employment)

Ref.	Comments
Non-suitable employment sites	
X5 (PES_0035 /PES_0036)	This assessment of the site against Spatial Policy 9 notes that the site would need to be accessed through other development sites. It also recognises that part of the site is in the Beacon Hill Conservation Park and concludes that development on the ridgeline would have a prominent impact on the landscape in this area.
X6 (PES_0039)	This assessment of the site against Spatial Policy 9 notes that the site is subject to flood risk and also recognises that it is currently in use as Cattle Market/Lorry Park/Car Park. The site is not therefore considered at present for alternative uses, however this does not rule out other uses in the future.

Question 4.4

Do you agree with the selection of preferred employment land allocations?

Retail

- 4.22** 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 cafes 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 also a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents.
- 4.23** 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 5661 sqm net within the Newark Urban Area would be required up to 2024. An estimated comparison goods capacity of 4911 sqm net by 2019, and 18459 sqm net by 2026 is also required.
- 4.24** As a consequence, there is a need to identify suitable locations to accommodate new and improved convenience and comparison-shopping to meet the needs of the increased population. A preferred site for a mixed-use development incorporating retail provision has been identified. The following table summarises the appraisal of this potential site. Full details of the appraisal of this site against Spatial Policy 9 of the Core Strategy are included in Appendix 2. This site is identified on Map 1.

Newark Urban Area Preferred Development Approach (Mixed Use Site)

Ref.	Comments
Preferred retail site	
NUA/MU/1 310(A)	The assessment of the site against Spatial Policy 9 concluded that this site could provide for a mixed use redevelopment of the NSK works. No significant constraints were identified by the assessment of the site against the criteria contained within Spatial Policy 9. This site will include a rationalised NSK facility, other employment uses, a Bulky goods retail site and 150 dwellings. Development of this site would need to be linked in with known highway improvement scheme requirements.

- 4.25 To help promote Newark Town Centre as the major focus for new and improvement shopping, leisure and tourism facilities, the A&DM DPD will include a town centre boundary and define the extent of the primary shopping areas as well as primary and secondary shopping frontages.
- 4.26 This document includes recommended boundaries. The primary shopping frontages are areas which contain the town's key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages are those that contain more of a mix of uses including retail, leisure and service sector businesses.

Question 4.5

Do you agree with the selection of the recommended boundaries and the preferred retail site?

Transport

- 4.27 Newark Northgate is located on the East Coast Main Line (ECML) and is served by services to London, Lincoln, the north of England and Scotland. The number of people using the station has grown significantly in recent years and it is therefore important to ensure that supporting facilities such as car parking are provided. There are a number of car parks in the vicinity of the station however it is understood there are capacity restraints within these facilities and Network Rail have identified a need for additional car parking provision in the vicinity of the station.
- 4.28 To address this issue it is considered appropriate to identify a site that could enhance the number of spaces available. Due to its location next to the station, site NUA/Tr/1 (Rear of Welbeck Avenue) has been identified as an appropriate site to provide this additional car parking. In addition it has also been identified as possible alternative housing site NUA/AS/1.
- 4.29 A key issue for the railway network in the Newark area is the delay attributable to the existing flat crossing just to the north of Newark Northgate station where the Lincoln to Nottingham line crosses the ECML. Its elimination and replacement with a flyover is identified as a significant infrastructure improvement and would deliver the opportunity to improve reliability and increase line speeds on the ECML, as well as increased service frequency along the Nottingham to Lincoln route. Spatial Policy 7 of the Core Strategy states that the Council will safeguard land for a possible flyover. It is anticipated that this project will be implemented over the lifetime of the Allocations & Development

Management DPD therefore a broad corridor of search where a flyover is likely to be accommodated has been identified. Within this area, any development which would prejudice the provision of the flyover and associated approach embankments will be resisted.

4.30 This site and corridor of search are identified on Map 1.

Question 4.6

Do you agree with the selection of this preferred transport allocation?

Green Spaces and Green Infrastructure

4.31 Core Strategic Policy NAP3 - Newark Urban Area Sports and Leisure Facilities – states that 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.

4.32 A number of open space sites requiring protection under Spatial Policy 8 of the Core Strategy are shown on the Newark maps. The necessity for this protection is explained in the supporting Green Spaces Strategy document.

Question 4.7

Do you agree with the selection of sites to protect under Spatial Policy 8?

4.33 The Green Spaces Improvement Plan identified the following additional open space requirements for the Newark Urban Area:

Table 11 - Newark Urban Area Open Space Requirements

Allotments	New provision required in Balderton West, Beacon, Bridge, Castle, Devon and Fernwood Wards
Amenity Greenspace	New provision required in Balderton West, Bridge and Fernwood Wards
Outdoor Sports Facilities	New provision required in Beacon, Bridge and Devon Wards
Children and Young Persons Provision	New provision required in Castle, Devon and Magnus Wards
Natural/Semi-Natural Green Space	New provision required to serve Beacon and Magnus Wards
Parks and Gardens	New provision required in Fernwood Ward.

- 4.34** These requirements will need to be delivered as part of the delivering of strategic sites and other housing allocations and also through the District Council working with its partners.
- 4.35** The Green Infrastructure Issues for the Newark Urban Area identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes with the aim of limiting the impacts of growth, increasing connectivity with the surrounding countryside, improving access to assets (including the Trent, Devon and Middle Beck Rivers) and the supporting of tourism. Provision should include for the following routes:
1. Creation of a new footpath between Kelham Hall, Averham and the railway bridge at Averham Weir.
 2. The introduction of a circular route on land north of Farndon Harbour linking to Farndon Fields, the Sconce and Devon Park and the proposed Middle Beck Natural Corridor.
 3. Middle Beck / Shire Dyke Natural Corridor- the creation of a new multifunctional corridor stretching from Fernwood to the Sconce and Devon Park. In doing so the route should connect with the National Cycle Network Route and the Green Infrastructure being provided as part of the Land South of Newark strategic site. Provision should also be made for the introduction of a number of Local Nature Reserves along the route.
 4. Introduction of a new route linking the Country Park in the Land East of Newark strategic site to Stapleford Woods to the East and the Middle Beck / Shire Dyke Natural Corridor to the South East.
 5. Creation of a Multi-User Route linking Newark and Southwell.

Open Breaks

- 4.36** Policy FS2 of the Local Plan sought to preserve open breaks between Newark and Farndon, Winthorpe and Coddington. The justification was that the breaks were required to ensure that existing settlements retain their separate identities and characteristics and, in particular, that the villages surrounding Newark are not subsumed into one large urban area. In order to achieve this, the District Council identified certain areas that are under pressure for development which also provide an open break between settlements. These open breaks were not selected on the basis of any landscape value although they may include areas of attractive countryside. It is primarily an urban form policy designed to protect open land between built-up areas. The open breaks seek to prevent the coalescence of communities and to preserve their separate identities. It is considered that these "open breaks", being relatively small areas, could not accommodate even limited development, without compromising their role in keeping land.
- 4.37** The open breaks identified in the Local Plan are found between Newark and Farndon; Newark and Winthorpe; Newark and Coddington; and Balderton and the proposed Balderton Hospital New Community. It is proposed that the open breaks found between Newark and Farndon and Newark and Winthorpe will be retained in the A&DM DPD, without amendment. A minor amendment is proposed to the open break between Newark and Coddington to exclude the community centre that has been built on land that is within this open break. The extent of these three open breaks is identified on the Newark Urban Area, Maps 1 and 2.
- 4.38** The open break between Balderton and the proposed Balderton Hospital New Community falls within the land around Fernwood that is allocated as a Strategic Site in the Core Strategy. Accordingly, this site is within the management of Core Strategy policy NAP 2C. It is therefore proposed that the open break allocation between Balderton and the proposed Balderton Hospital New Community will not be carried forward in the A&DM DPD.

Question 4.8

Do you agree with the extent of the Open Breaks as shown on the Newark Urban Area Maps 1 and 2?

Urban Boundary

4.39 As per the methodology included earlier in this document, it is proposed that the urban boundary for Newark Urban Area is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocations; and
- Any other small infill sites proposed.

Question 4.9

Do you agree with the extent of the urban boundary as shown on the Newark Urban Area maps and the proposed amendments? Do you think there are any other small infill plots which could be included?

Overall Settlement Analysis

4.40 The text below provides a summary of the overall impact of site selection in Newark Urban Area.

Infrastructure Impact

4.41 As identified in the Core Strategy the level of growth identified in Newark requires a high level of infrastructure provision. Large elements of this infrastructure will be provided by the Community Infrastructure Levy, including improvements to key road junctions and a new Secondary School for the town. The required utilities will be delivered by utility companies.

4.42 The following table summarises the infrastructure requirements for Newark Urban Area:

Table 12 - Newark Urban Area Infrastructure Requirements

Transport	<ul style="list-style-type: none"> • Newark on Trent Southern Link Road (Delivered by Developers) • A46/B6166 Farndon Roundabout improvements • A1/6326 London Road (Balderton) Roundabout improvements • A46/A617 Cattle Market Roundabout improvements • A1/A17 Winthorpe Roundabout improvements • A1/A46 Brownhills Roundabout improvements
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	<ul style="list-style-type: none"> • A46 Link Capacity Newark By pass improvements • A617 Link Capacity (A46 to C17) Kelham improvements • London Road/Main Street Balderton Junction • London Road/Bowbridge Road Junction • London Road/Portland Street Junction (Beaumont Cross) • Barnby Gate/Sherwood Avenue Junction • Barnby Road/Coddington Road Junction • Lincoln Road/Brunel Drive Junction • Lincoln Road/Northern Road Junction • Castle Gate/Lombard Street Junction • Castle Gate/Stodman Street Junction • Bowbridge Road/Boundary Road Junction • Bowbridge Road/Hawton Lane Junction • Beacon Hill Road/Northern Road Junction • Sleaford Road/Friary Road Junction • Queens Road/North Gate • Great North Road/North Gate/Castle Gate Roundabout (Beastmarket Hill) <p>NAP4 of the Core Strategy - Newark Southern Link Road – states that 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 of the Core Strategy. Planning permission will not be granted for any development which would inhibit the implementation of this scheme.</p>
Education	New secondary school
School Catchment Areas	See potential impact on Primary School Catchments in Table 13 below.
Health	2 X New GP surgeries
Utilities	Electricity- upgrade to bulk Supply Point / New Primary Substation for employment Wastewater- Upgrading of Balderton Sewage Treatment Works
Leisure	New sports hub

4.43 The table below shows the potential impact of the development that would be delivered at the Preferred Housing Sites on primary schools within their catchment area in Newark. The number of Primary School Places required is based on 21 places required per 100 dwellings and has been rounded to the nearest whole number.

Table 13 - Newark Urban Area Primary School Catchments

Site	Number of Dwellings	Catchment Primary School	Number of Primary School places required as result of development
NUA/HO/1	20	Bishop Alexander Primary School	4
NUA/HO/2	86	Bishop Alexander Primary School	18
NUA/HO/3	189	Coddington C of E Primary School	40
NUA/HO/4	200	Coddington C of E Primary School	42
NUA/HO/5	17	Coddington C of E Primary School	4
NUA/HO/6	330	Lovers Lane Primary School	69
NUA/MU/1	150	Lovers Lane Primary School	32
NUA/HO/7	10	Christ Church C of E Infant / Holy Trinity RC Primary School	2
NUA/HO/8	75	Oliver Quibell Infant/ Hawtonville Junior	16
NUA/HO/9	86	John Hunt Primary School	18
NUA/HO/10	200	Oliver Quibell Infant/ Hawtonville Junior	42
NUA/HO/11	150	John Hunt Primary School	32
NUA/HO/12	100	John Hunt Primary School	21

4.44 As can be seen from the above table, development has the potential to have a particular impact on 3 schools in and around Newark Urban Area; Coddington C of E Primary where 86 new places would be generated (some of which may be covered within the currently awaited S106 agreement for site NUA/Ho/3), Lovers Lane, (101 places) and John Hunt Primary, (61 places).

4.45 The table only gives an indication of the places generated it does not take account of parental choice where families may choose to send their children to schools out of catchment either in / outside of the district. In addition, new schools will be built within the Newark Urban Area as part of the delivery of the Strategic Sites identified in the Core Strategy and this may have some implications for school catchment areas.

Possible Other Uses

4.46 Housing was considered on a number of sites which were, in the end, considered more appropriate for mixed use or employment use and one site as a potential car park extension for Northgate Station.

The Results of Other Studies

4.47 The Council and partners are developing a Bridge Ward Master Plan. Elements of this draft Master Plan have been included within the preferred approach; in particular the proposals for Yorke Drive require a particular policy to aid delivery.

Is the overall approach deliverable?

4.48 In Newark Urban Area development is on a large number of sites and many of the sites have particular implementation and delivery issues. The issues in Newark are:

- Newark Industrial Estate – To ensure Newark Industrial Estate remains an attractive location for investment, measures need to be taken to combat traffic issues. The Council is also considering the introduction of a Local Development Order – which would reduce the need to apply for planning permission in prescribed circumstances.
- Newark Showground – The Showground contains a range of uses and the Council supports the diversification of uses on the site provided that the traffic issues relating to the site are resolved. Alongside the existing Showground, leisure uses and Newark Air Museum it is proposed to allocate a mixed use development site to the South which would include a Hotel Conference Centre and Employment uses.
- NSK Regeneration Site – This site will provide for a mixed use redevelopment of the NSK works. This will include a rationalised NSK facility, other employment uses, bulky goods retail site and 120 dwellings.
- Yorke Drive Policy Area – As discussed above, this would seek to reconfigure Yorke Drive and development on Lincoln Road Playing Field to secure an improved environment including a net gain of 330 dwellings.
- Secondary School site: it is proposed that the required new Secondary School in Newark should be located at the Sustainable Urban Extension at Fernwood.

4.49 Most new development in Newark Urban Area is focused on the Strategic Sites allocated in the Core Strategy. The remainder of the Housing and Employment growth will be mainly focused on brownfield sites in the existing urban area. There are a few exceptions to this namely the employment allocations at the Showground and at Newark Industrial Estate and housing allocations made as part of the Yorke Drive Policy Area, at Beacon Hill and in Balderton. The use of CIL to deliver the strategic infrastructure in the town will ensure that the requirements of the Planning Obligation regulations can be met.

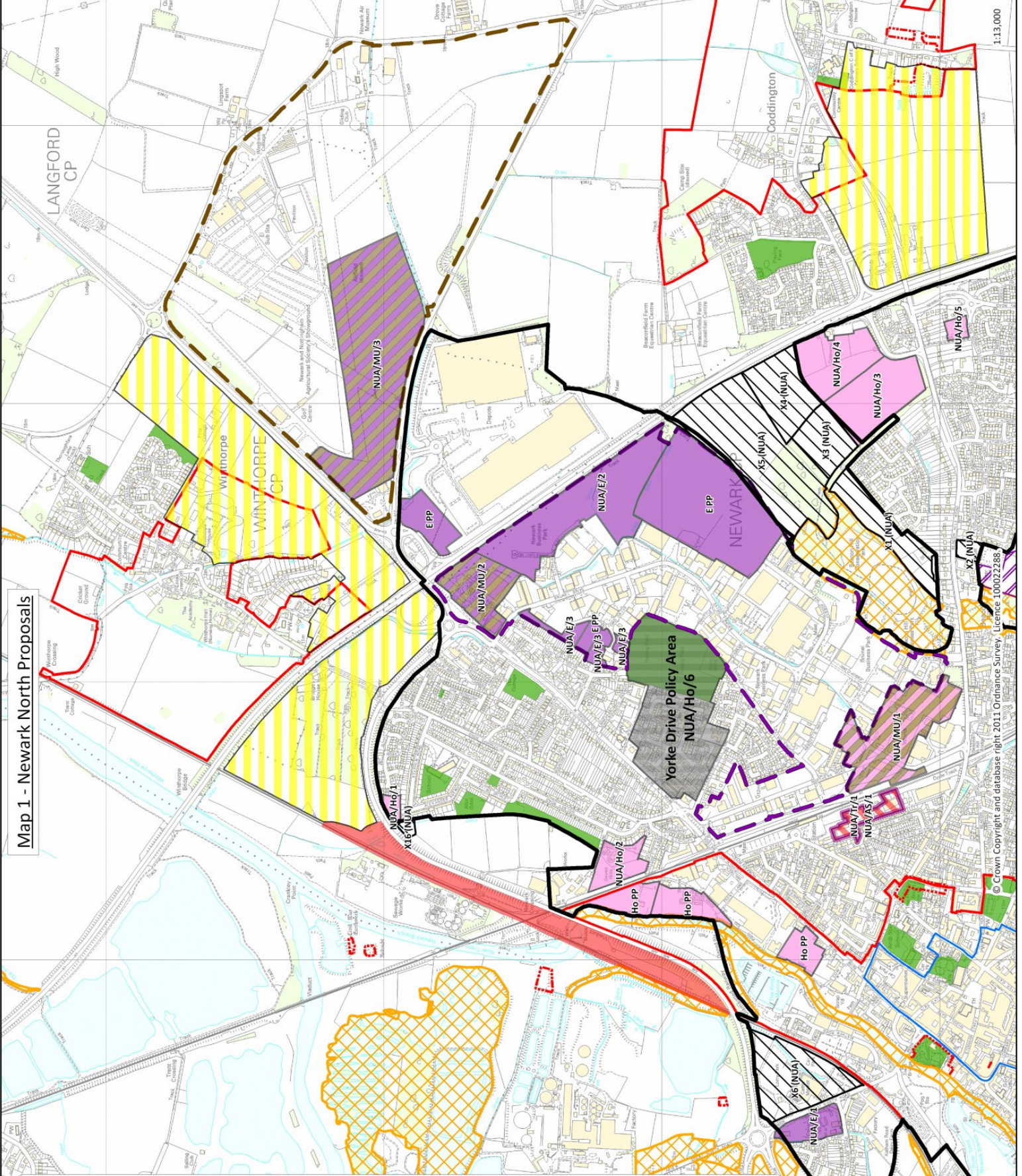
Question 4.10

Do you agree that the overall approach is deliverable?

Results

4.50 The results of the site selection process, including the overall settlement analysis, have culminated in the production of an Proposals Map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable. These maps for Newark Urban Area are shown overleaf.

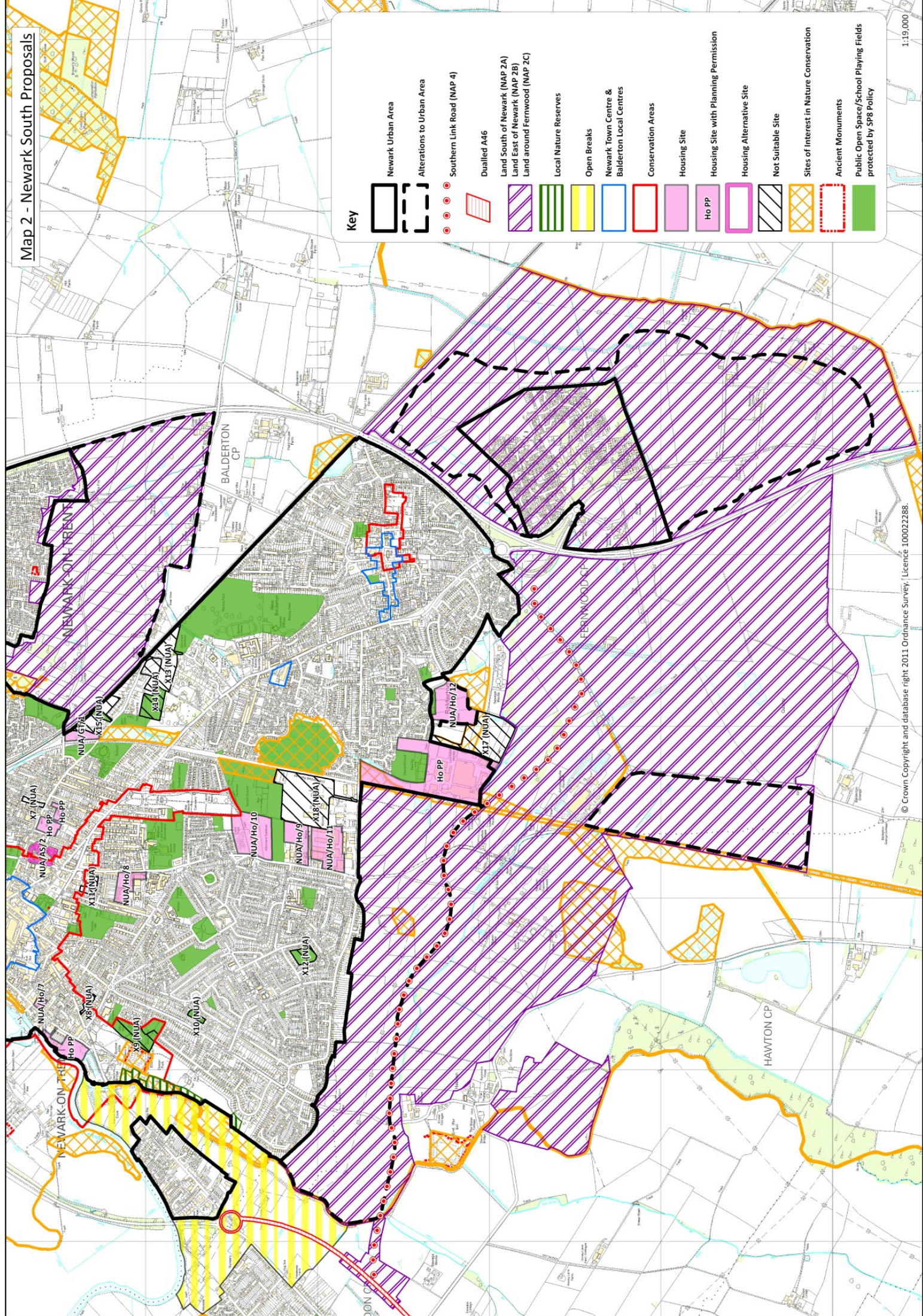
Map 1 - Newark North Proposals



Key

- Newark Urban Area
- Land East of Newark (NAP ZB)
- Open Breaks
- Newark Town Centre
- Conservation Areas
- Employment Site
- Employment Site with Planning Permission
- Housing Site
- Housing Site with Planning Permission
- Mixed Use Site (Non-Residential)
- Mixed Use Site (inc. Housing)
- Transport Site
- Housing Alternative Site
- Not Suitable Site
- Newark Industrial Estate
- York Drive Policy Area
- Newark Showground Policy Area
- Newark Flyover SP7
- Sites of Interest in Nature Conservation
- Ancient Monuments
- Public Open Space/School Playing Fields protected by SP8 Policy

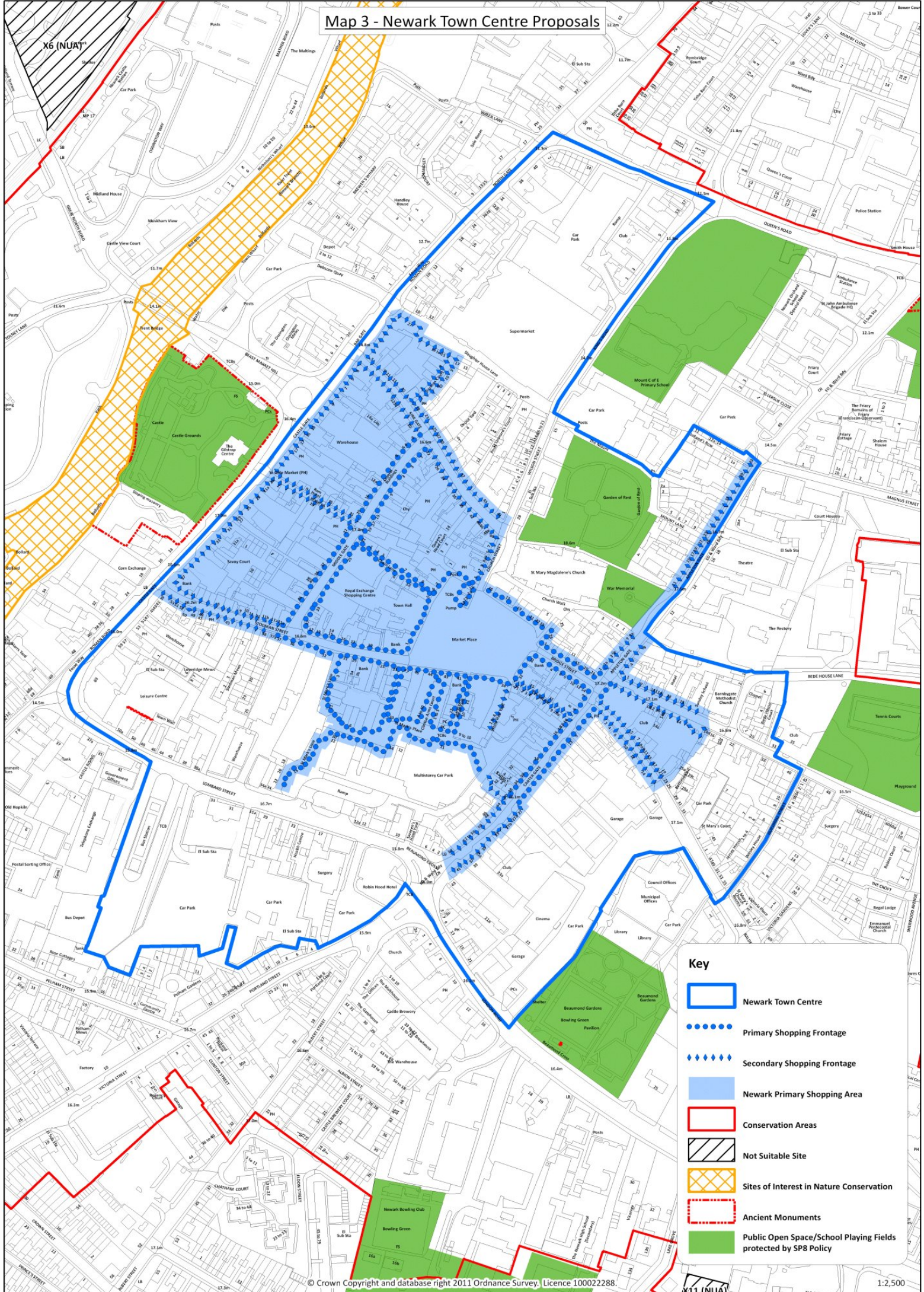
Map 2 - Newark South Proposals



Key

- Newark Urban Area
- Alterations to Urban Area
- Southern Link Road (NAP 4)
- Dualled A46
- Land South of Newark (NAP 2A)
- Land East of Newark (NAP 2B)
- Land around Fernwood (NAP 2C)
- Local Nature Reserves
- Open Breaks
- Newark Town Centre & Balderton Local Centres
- Conservation Areas
- Housing Site
- Housing Site with Planning Permission
- Housing Alternative Site
- Not Suitable Site
- Sites of Interest in Nature Conservation
- Ancient Monuments
- Public Open Space/School Playing Fields protected by SP8 Policy

Map 3 - Newark Town Centre Proposals



Key

- Newark Town Centre
- Primary Shopping Frontage
- ◆◆◆◆◆ Secondary Shopping Frontage
- Newark Primary Shopping Area
- Conservation Areas
- Not Suitable Site
- Sites of Interest in Nature Conservation
- Ancient Monuments
- Public Open Space/School Playing Fields protected by SP8 Policy

Sutton on Trent

Introduction

4.51 The Sub Area covers the north centre 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 within the Rural North Sub Area, and is classified as a principal village in the Core Strategy.

Housing

4.52 As noted above, the Core Strategy directs 0.5% of the District's housing growth to the Principal Village of Sutton-on-Trent. This equates to a need to provide 71 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 37 new dwellings in Sutton-on-Trent.

4.53 The following table summarises the appraisal of potential housing sites in Sutton on Trent. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 4.

Sutton-on-Trent Preferred Development Approach (Residential)

Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
ST/MU/1 (28)	<p>The site is identified as a preferred site for mixed use development that would incorporate retail, housing and additional car parking for the doctor's surgery.</p> <p>The assessment of the site against Spatial Policy 9 states that the review of the Main Open Area undertaken by the Council recommends that this section of the Main Open Area be removed. It notes that the area of the designation is a large area of farmland and paddocks which is overgrown and which as a result is not considered as important in terms of its value as the western section of the designation which is recommended for retention. The assessment therefore considers the release of the site from the designation and its identification for a mixed use scheme incorporating housing to be appropriate.</p>	38
Sub total of dwellings provided by preferred sites within the existing settlement boundary		38
Preferred residential sites (outside of the existing settlement boundary)		

Ref.	Comments	Dwellings
	No suitable sites were identified outside the envelope	0
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		0
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		38
Residual housing requirement		37

Sutton-on-Trent Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites (within the existing settlement boundary)		
ST/AS/1 (428)	The assessment of the site against Spatial Policy 9 states that the review of the Main Open Area undertaken by the Council recommends that this section of the Main Open Area be removed. It notes that this area of the designation is a large area of farmland and paddocks which is overgrown and which, as a result, is not considered to be as important in terms of its value as the western section of the designation recommended for retention. However, it notes that access to the site from Great North Road would create issues due to the proximity to the existing junction with Hemplands Lane. It therefore considers that access would be dependent upon ST/MU/1.	45
Alternative residential sites (outside of the existing settlement boundary)		
	No suitable sites were identified outside the envelope	0

Sutton-on-Trent Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	
X1 (427)	The assessment of the site against Spatial Policy 9 notes that the site is separated from the village by the Great North Road which would raise issues with pedestrian access to the village.

Ref.	Comments
X2 (425)	The assessment of the site against Spatial Policy 9 states that the review of the Main Open Area undertaken by the Council recommends that this section of the Main Open Area be removed. It notes that there are no views of the site or access to it from the public domain. Other than its Main Open Area Local Plan status, no significant issues were raised as part of the assessment of the site against Policy SP9. However, the assessment notes that the site is effectively split into two sites by residential gardens which could lead to issues over deliverability due to multiple ownerships.
X3 (97/429)	The assessment of the site against Spatial Policy 9 concludes that there are a number of access issues for the site regarding Bulham Lane relating to the width of the highway and the potential size of the site. It also notes that a small portion of the SHLAA site 08/0097 is subject to flood risk with around 10% within Flood Zone 3.
X4 (431)	<p>The assessment of the site against Spatial Policy 9 states that the review of the Main Open Area undertaken by the Council recommends that this section of the Main Open Area be removed due to the site being on the edge of the village and not contributing to its setting and character.</p> <p>The assessment notes that access from the site onto First Holme Lane would not be suitable due to its low standard and that access would therefore have to be provided onto Main Street. It also notes that the site is subject to flood risk with 40% of the site within Flood Zone 3 and 90% within Flood Zone 2.</p>
X5 (57)	The assessment of the site against Spatial Policy 9 concludes that the site is important in terms of the setting of the Conservation Area.
X6 (358)	The assessment of the site against Spatial Policy 9 notes that access to the site would be dependent on sites X5 and X7 coming forward for development, both of which are identified as non-suitable residential sites. The assessment also notes the site is considered to be important in terms of the setting of the Conservation Area.
X7 (99)	The assessment of the site against Spatial Policy 9 notes that the site is considered to be important in terms of the setting of the Conservation Area. The assessment also observes that a small proportion of the site is subject to flood risk with around 5% being within Flood Zone 2.
X8 (21)	The assessment of the site against Spatial Policy 9 notes that the site is currently designated as a Main Open Area and that the review of the Main Open Area undertaken by the Council considers that this section of the designation is of continued importance due to the number of footpaths, and views of the Church and other important buildings within the village. The review of the Main Open Areas therefore recommends that this section of the designation be retained. The assessment also notes that a small part of the site, around 5%, is within Flood Zone 3 and that access for the site would be dependent on site ST/MU/1.

Ref.	Comments
X9 (265)	The assessment of the site against Spatial Policy 9 identifies that the site is public open space. It is proposed that it should remain in this use and is therefore unsuitable for other uses. Given its location there is also the possibility of impacts on the setting of the Conservation Area.

Question 4.11

Do you agree with the selection of the preferred housing allocation?

Employment

- 4.54 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. Based upon this, there is an identified requirement for the A&DM DPD to allocate between 23 and 32 hectares of employment land in the Newark Area.
- 4.55 Within Sutton-on-Trent it is proposed that the existing Great North Road Employment Area will continue to be the location for employment uses in the Village. The site scored well within the Northern Sub Region Employment Land Review in terms of market interest and commercial viability. It is intended that a policy will control development in this area similar to those in Local Plan (Policy E9) which seeks to encourage employment uses without adversely affecting residential amenity in the area.

Question 4.12

Do you agree with the Council's approach to employment?

Retail

- 4.56 Core Strategy Policy SP2 identifies Sutton-on-Trent as a Principal Village. Core Policy 8 defines Sutton-on-Trent as a Local Centre within the retail hierarchy. The 2010 Retail and Town Centres Study notes that Sutton-on-Trent is the smallest centre in the District with only seven units.
- 4.57 To strengthen the role of Sutton-on-Trent as a Principal Village, a preferred site for a mixed-use development incorporating retail provision has been identified. The following table summarises the appraisal of this potential site. Full details of the appraisal of this site against SP9 of the Core Strategy are included in the Appendix 2. This site is identified on Map 4.

Sutton-on-Trent Preferred Development Approach (Retail)

Ref.	Comments
Preferred retail site	
ST/MU/1 (28)	<p>The site is identified as a preferred site for mixed use development that would incorporate retail and housing.</p> <p>The assessment of the site against Spatial Policy 9 states that the review of the Main Open Area undertaken by the Council recommends that this section of the Main Open Area be removed. It notes that the area of the designation is a large area of farmland and paddocks which is overgrown and which as a result is not considered as important in terms of its value as the Western section of the designation which is recommended for retention. In addition, it notes that this location provides an opportunity to bring all retail facilities into a central location which has better accessibility for the whole community. The assessment therefore considers the release of the site from the designation and its identification for a mixed use scheme incorporating retail to be appropriate.</p>

Question 4.13

Do you agree with the selection of the preferred site for retail development?

Green Spaces and Green Infrastructure

4.58 A number of open space sites requiring protection under Spatial Policy 8 of the Core Strategy are shown on the Sutton on Trent map. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 4.14

Do you agree with the selection of sites to protect under Spatial Policy 8?

4.59 The Green Spaces Improvement Plans did not identify any significant open space requirements for Sutton on Trent and the Green Infrastructure Strategy established that the Green Infrastructure issues for the area are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should include for the following routes:

1. The existing routes East of the Settlement; and
2. Creation of a new route to the north of the settlement to link existing routes between Weston and South Clifton.

Main Open Areas

4.60 To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.

4.61 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. The Local Plan identified a number of sites in Sutton on Trent as MOAs. The Council has undertaken a review of these MOAs to establish whether each of these allocations should be retained. Based upon the findings of this review, it is proposed that the A&DM DPD will identify an MOA in Sutton on Trent. The extent of this MOA are identified on the Sutton on Trent map.

Question 4.15

Do you agree with the extent of the Main Open Area as shown on the Sutton on Trent map?

Village Envelope

4.62 As per the methodology included earlier in this document, it is proposed that the village envelope for Sutton on Trent is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation; and
- Any other small infill sites proposed.

Question 4.16

Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

4.63 The text below provides a summary of the overall impact of site selection in Sutton on Trent.

Infrastructure Impact

4.64 The requirement to provide extra primary and secondary school places can be met appropriately under the terms of Section 106 requirements.

4.65 The following table summarises the infrastructure requirements for Sutton on Trent:

Table 14 - Sutton on Trent Infrastructure Requirements

Education	Additional 10 Primary School places / additional 7 Secondary School places
Health	Health care infrastructure contribution
Utilities	Electricity -1.34km of 11kv twin circuits Wastewater - New or upgraded pumping station and rising main Gas - 5km of off site gas main
Leisure	Library building and stock contribution

Possible Other Uses

4.66 No other uses considered.

The Results of Other Studies

4.67 The Strategic Flood Risk Assessment has identified a number of sites affected by fluvial flooding. The Main Open Area Study identified the area which subsequently became ST/Ho/1 should be removed from the designation.

Is the overall approach deliverable?

4.68 Many of the sites in Sutton on Trent are restricted by access, flood risk or impact on the village's Conservation Area. The preferred approach seeks to secure not only new housing for the village but improved local facilities. This can be best achieved by developing ST/MU/1.

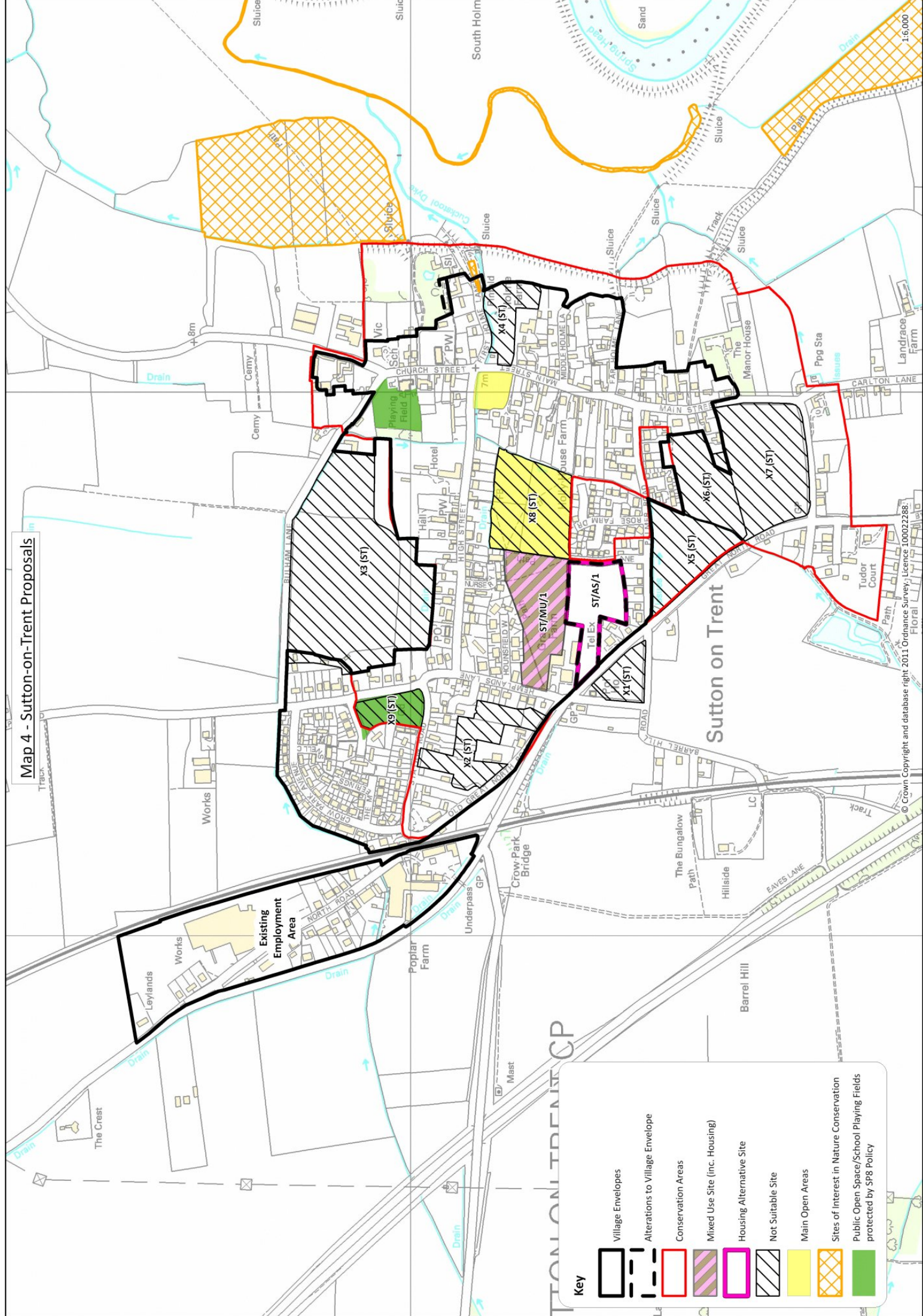
Question 4.17

Do you agree that the overall approach is deliverable?

Results

4.69 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable. These maps for Sutton on Trent are shown overleaf.

Map 4 - Sutton-on-Trent Proposals



Key

- Village Envelopes
- Alterations to Village Envelope
- Conservation Areas
- Mixed Use Site (inc. Housing)
- Housing Alternative Site
- Not Suitable Site
- Main Open Areas
- Sites of Interest in Nature Conservation
- Public Open Space/School Playing Fields protected by SP8 Policy

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Collingham

Introduction

4.70 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.

Housing

4.71 As noted above, the Core Strategy directs 1% of the District's housing growth to the Principal Village of Collingham. This equates to a need to provide 142 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 80 new dwellings in Collingham.

4.72 The following table summarises the appraisal of potential housing sites in Collingham. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in the Appendixes. These sites are identified on Map 5.

Collingham Preferred Development Approach (Residential)		
Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
	No preferred residential sites were identified within the settlement boundary	0
Sub total of dwellings provided by preferred sites within the existing settlement boundary		0
Preferred residential sites (outside the existing settlement boundary)		
Co/MU/1 (184)	The site is identified as a preferred site for mixed use development that would incorporate housing, allotments, employment use adjacent to the Railway station (0.75ha), public open space and a station car park. The assessment of the site against Spatial Policy 9 did not identify any significant issues. The potential of site to provide for an extension to the Railway Station car park is recognised.	80
Subtotal of dwellings provided by preferred sites outside of the existing settlement boundary		80
Totals		

Ref.	Comments	Dwellings
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		80

Collingham Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites (within the existing settlement boundary)		
Co/AS/2 (6/149)	This site is not considered as part of the preferred approach due to its designation as a Main Open Area. The assessment of the site against Spatial Policy 9 does however note that the Council's review of Main Open Areas concludes that this section of the Main Open Area has less public access and therefore potential development in this location would have a lesser impact on the Main Open Area than the element of the site made up of X12.	43
Alternative residential sites (outside the existing settlement boundary)		
Co/AS/1 (292)	The assessment of the site against Spatial Policy 9 concludes that the restricted access to the site would limit its yield to the site to a total of 25 dwellings. It also notes that there are Tree Preservation Orders on the northern and southern boundaries of the site and that any detrimental impacts upon these protected trees would need to be mitigated for. The assessment notes that the site is currently designated as a Main Open Area within the Local Plan but that the Council's review of these designations recommended the removal of the Main Open Area designation in this location due to its position outside of the Village Envelope.	25

Collingham Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites (within the existing settlement boundary)	
X1 (283)	The assessment of the site against Spatial Policy 9 notes that there are existing substantial residential properties on site. Consequently, it is considered that although the site could accommodate further development, the planning history of the site reduces it to a size which would be too small to consider for allocation.

Ref.	Comments
X2 (614)	The assessment of the site against Spatial Policy 9 notes that there are existing substantial residential properties on site. Consequently, it is considered that although the site could accommodate further development, the planning history of the site reduces it to a size which would be too small to consider for allocation.
X3 (296)	The assessment of the site against Spatial Policy 9 notes that there is evidence of previous flooding on the site which has also affected adjoining properties. The assessment also concludes that the site is not considered to have suitable access and also recognises that the site is affected by an oil pipeline running through it.
X4 (390a)	The assessment of the site against Spatial Policy 9 notes that the site occupies an important location within a Conservation Area and on the southern approach to Collingham. Development of the site would negatively impact upon the significance of this heritage asset.
X5 (158)	The assessment of the site against Spatial Policy 9 notes that the site is identified as an important open space in the Conservation Character Area Appraisal. Therefore it is considered that the site would not be suitable for development.
X6 (487/19)	The assessment of the site against Spatial Policy 9 concludes that there is no acceptable access to site due to restricted width of highway and the capacity of surrounding roads. It also notes that a portion of site is within Flood Zone 3.
X7 (479)	The assessment of the site against Spatial Policy 9 concludes that the site has no suitable access and that 15% of the site is in Flood Zone 3. Therefore the site is not suitable.
X8 (475)	The assessment of the site against Spatial Policy 9 concludes that the site has no suitable point of access. Therefore the site is not suitable.
X9 (390b)	The assessment of the site against Spatial Policy 9 notes that the portion of the site that is adjacent to the village envelope is within Flood Zone 3 (affecting around 15% of the site) and, as a result, the developable part of the site is not adjacent to the village envelope.
X10 (476)	The assessment of the site against Spatial Policy 9 also concludes that the site has access limitations due to the nature of the surrounding roads (relating to the Cross Lane / Brook House corner).
X11 (2, 174, 397, 402)	The assessment of the site against Spatial Policy 9 notes that the site is identified as an important open area within a Conservation Area. It also notes that the site is designated as a Main Open Area and that the Council's review of these designations recommends its retention. Therefore the site is not suitable.

Ref.	Comments
X12 (483)	The assessment of the site against Spatial Policy 9 notes that the site is identified as an important open area within a Conservation Area. It also notes that the site is designated as a Main Open Area and that the Council's review of these designations recommends its retention. The assessment also raised possible access concerns with the site due to its limited frontage. For these reasons the site is not suitable
X13 (184)	The assessment of the site against Spatial Policy 9 did not raise any significant issues. This site was originally considered as part of the site that became Co/MU/1. However the level of housing and employment requirements can be met without this site, therefore the assessment concluded that this part of site was not required.

Question 4.18

Do you agree with the selection of the preferred housing allocations?

Employment

4.73 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. Based upon this, there is an identified requirement for the A&DM DPD to allocate between 23 and 32 hectares of employment land in the Newark Area.

4.74 The following table summarises the appraisal of a potential employment site in Collingham that could help meet this requirement. Full details of the appraisal of the sites against SP9 of the Core Strategy are included in Appendix 2. This site is identified on the Map 5.

Collingham Preferred Development Approach (Employment)

Ref.	Comments	Hectares
Preferred employment site		
Co/MU/1 (184)	<p>The site is identified as a preferred site for mixed use development that would incorporate 0.75 hectares of employment which will contribute to the overall Newark Area requirements.</p> <p>The assessment of the site against Spatial Policy 9 did not identify any significant issues. It did however note that the site has the potential to provide for an extension to the Railway Station car park.</p>	0.75

Question 4.19

Do you agree with the selection of the preferred employment allocation?

Retail

- 4.75** Core Strategy Policy SP2 identifies Collingham Principal Village. Core Policy 8 defines Collingham as a Local Centre within the retail hierarchy. Collingham provides a focus for local services and the 2010 Retail and Town Centre Study concluded that Collingham had an attractive local centre with a good retail offer.
- 4.76** To help promote the strength of Collingham as a Principal Village in the Newark Area, the A&DM DPD will include a Local Centre boundary. A recommended boundary for Collingham Local Centre is included in this document and are shown on Map 5.

Question 4.20

Do you agree with the selection of recommended boundary for Collingham Local Centre?

Transport

- 4.77** There are longstanding parking issues at Collingham Railway Station. Proposals for car parking at the south of the railway line have not been implemented and it is proposed that Co/MU/1 would provide for car parking to the north of railway line. Network Rail is also seeking to close the one of the three railway crossings close by the railway station. The Cottage Lane crossing is proposed for closure and therefore to facilitate this it proposed that the access road for Co/MU/1 will also provide a link between Swinderby Road and Station Road.
- 4.78** These sites are identified on Map 5.

Question 4.21

Do you agree with the selection of the preferred transport allocation?

Green Spaces and Green Infrastructure

- 4.79** A number of open space sites requiring protection under Spatial Policy 8 of the Core Strategy are shown on the Sutton on Trent map. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 4.22

Do you agree with the selection of sites to protect under Spatial Policy 8?

- 4.80 The Green Spaces Improvement Plans identified a need for the provision of allotment space in Collingham. This requirement will need to be delivered as part of the delivery of housing allocations.
- 4.81 The Green Infrastructure issues for Collingham identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement into the wider Green Infrastructure Network. The provision of new Green Infrastructure is centred on the proposed County Council Multi-User Route, which will provide a link between Collingham, Newark and Lincolnshire.

Main Open Areas

- 4.82 To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.
- 4.83 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. The Local Plan identified a number of sites in Collingham as MOAs. The Council has undertaken a review of these MOAs to establish whether each of these allocations should be retained. Based upon the findings of this review, it is proposed that the A&DM DPD will identify MOA allocations for Collingham. The extent of these proposed MOA allocations are identified on the Collingham map.

Question 4.23

Do you agree with the extent of the Main Open Area as shown on the Collingham map?

Village Envelope:

- 4.84 As per the methodology included earlier in this document, it is proposed that the village envelope for Collingham is amended to include:
- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
 - Proposed housing / employment / mixed use allocation; and
 - Any other small infill sites proposed.

Question 4.24

Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

- 4.85 The text below provides a summary of the overall impact of site selection in Collingham.

Infrastructure Impact

4.86 The requirement to provide extra primary and secondary school places can be met appropriately under the terms of Section 106 requirements. As well as strategic highway improvements the traffic generated by allocation of a mixed use site would need to take into account the impact on road junctions in the village.

4.87 The following table summarises the infrastructure requirements for Collingham:

Table 15 - Collingham Infrastructure Requirements

Education	Additional 25 primary school places / additional 19 secondary school places
Health	Health care infrastructure contribution
Leisure	Library building and stock contribution
Transport	A1/A17 Winthorpe Roundabout, Newark Bypass A1/A46 Brownhills Roundabout, Newark Bypass A46 Link capacity, Newark Bypass

Possible Other Uses

4.88 No other uses were considered

The Results of Other Studies

4.89 The Main Open Area Study recommended that the central areas within the village should be retained. However the Main Open Area to the south has been recommended for removal as it is not within the Village Envelope.

Is the overall approach deliverable?

4.90 Within the existing Village Envelope of Collingham, many small scale sites have been developed over the past 10 years, those sites remaining tend to have a number of impediments to development. The preferred approach seeks to secure comprehensive development on Co/MU/1 on a single site. The range of benefits that can be achieved on one individual site means that in this instance the development of the site next to Collingham Station will outweigh the development of a group of smaller sites.

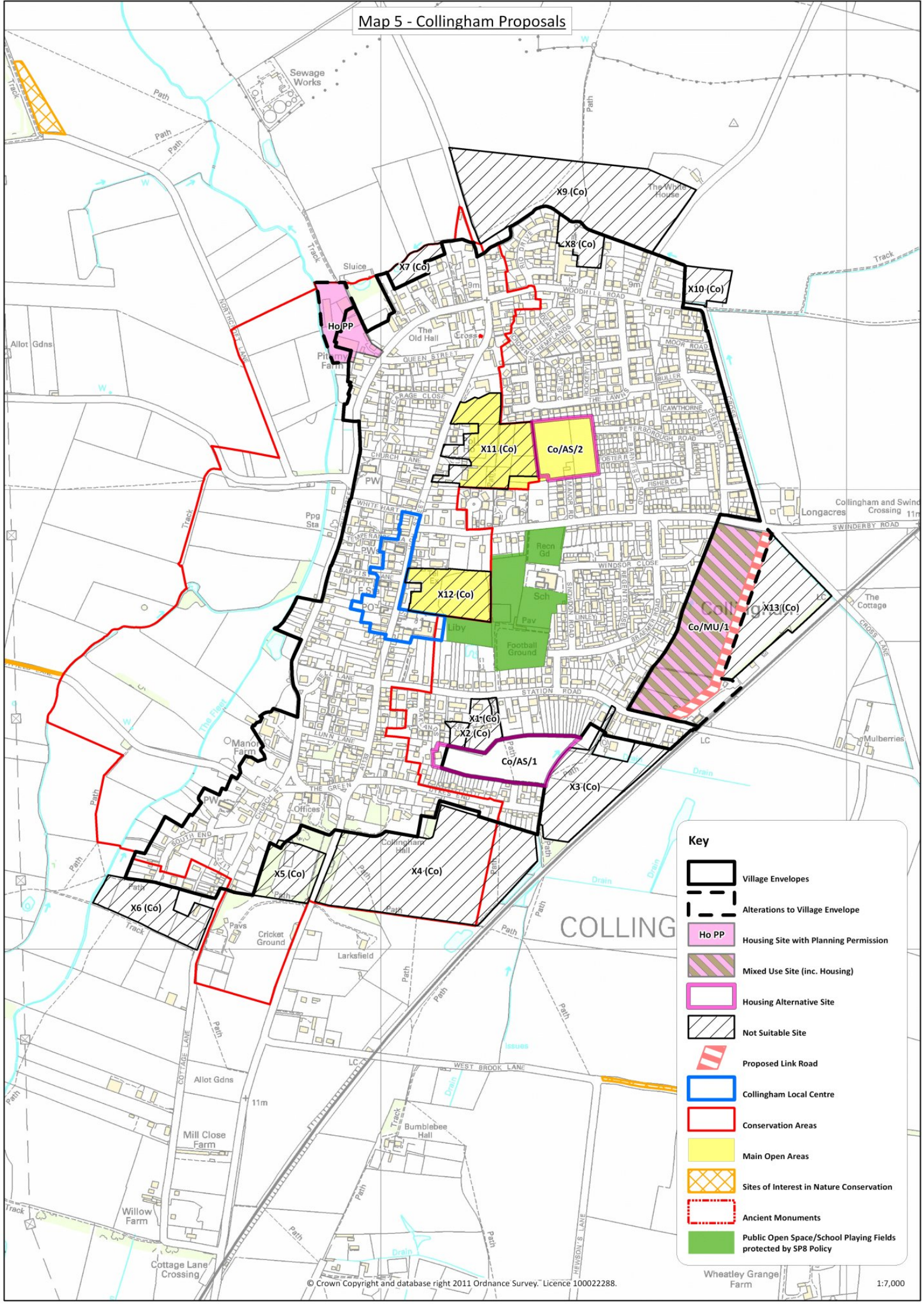
Question 4.25

Do you agree that the overall approach is deliverable?

Results

4.91 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable. This map for Collingham is shown overleaf.

Map 5 - Collingham Proposals



Key

- Village Envelopes
- Alterations to Village Envelope
- Ho PP
- Mixed Use Site (inc. Housing)
- Housing Alternative Site
- Not Suitable Site
- Proposed Link Road
- Collingham Local Centre
- Conservation Areas
- Main Open Areas
- Sites of Interest in Nature Conservation
- Ancient Monuments
- Public Open Space/School Playing Fields protected by SP8 Policy

5 Southwell Area

5.1 The Southwell Area covers the southern 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. Farnsfield is a Principal Village within the Southwell Area. It has a good range of day to day facilities, and acts as a secondary focus for service provision in the Southwell Area.

5.2 The Core Strategy sets out the following objectives for the area:

Table 16 - Southwell Area Objectives

SoA 01	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 02	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.

5.3 The Core Strategy includes two specific policies for the Southwell Area that inform the site selection process in this document. These are as follows:

5.4 SoAP1 – Role and Setting of Southwell

Promote Southwell’s role as a Service Centre for the town and 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.

5.5 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.

Housing Requirement

5.6 SP2 of the Core Strategy states that 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. Of those, the following percentages are to be delivered in the Southwell Area:

- 3% of overall growth in the Service Centre of Southwell
- 1% of overall growth in the Principal Village of Farnsfield

5.7 Based on the Council's most recent monitoring information, the following dwellings are required in each of these locations:

Table 17 - Southwell Area Housing Requirements

SOUTHWELL		FARNSFIELD	
Overall	425	Overall	142
Completed	96	Completed	25
Committed	39	Committed	12
Residual	290	Residual	105

Employment Land Requirement

5.8 Spatial Policy 2 of the Core Strategy states that a total of 97 – 106 hectares of new employment land will be allocated within the District between 2006 and 2026. This employment land requirement is distributed proportionally amongst the five Areas of the District, accordingly, the Core Strategy identifies a guideline requirement of 6 – 7 hectares of new employment land in Southwell Area during the plan period. Due to land having been developed for employment uses between 2006 and 2011, the residual requirement for the A&DM DPD is:

- 5.96-6.96ha across the Southwell Area

Main Open Areas

5.9 To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.

5.10 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. Within the Southwell Area, MOAs have been identified in the following villages:

- Bleasby;
- Edingley;
- Fiskerton; and
- Upton.

5.11 These MOAs are shown in Appendix 3. The Council has undertaken a review of these MOAs to establish whether they should be retained. Based upon the findings of this review, it is proposed that the A&DM DPD should allocate MOAs in each of these villages. The extent of these MOAs is shown in Appendix 3.

Question 5.1

Do you agree with the extent of these Main Open Area allocations?

Southwell

Introduction

5.12 Southwell is the third biggest settlement in the District. It serves a large local area and has the second largest retail centre in the District, a leisure centre and a secondary school which provides education to much of the Southwell Area. Southwell does however have a serious local housing need which is perpetuated by high local house prices and Core Strategy Policy SP2 states that provision will be made in Southwell for new housing and employment in order to support the role of Southwell as a Service Centre and the development of sustainable communities.

5.13 Southwell is a town of outstanding architectural and historic interest, containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. 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.

Housing

5.14 As noted above, the Core Strategy directs 3% of the District's housing growth to the Service Centre of Southwell. This equates to a need to provide 425 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 290 new dwellings in Southwell.

5.15 The following table summarises the appraisal of potential housing sites in Southwell. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 6.

Southwell Preferred Development Approach (Residential)

Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
So/Ho/4 (182)	The assessment of the site against Spatial Policy 9 acknowledges that the site is located within the Conservation Area and that development in this location could potentially impact upon views of Holy Trinity Church and the Potwell Dyke SINC. It concludes that impacts on these could be mitigated against through the provision of a landscape buffer across the north of the site. Nevertheless, the assessment does note that there are issues regarding surface water drainage on the site which would require addressing. It is considered that the site is suitable for some residential development.	35
So/MU/2 (681)	The assessment of the site against Spatial Policy 9 notes that a large proportion of the site is within a Scheduled Ancient Monument and that the site also occupies an important location within the Conservation Area with sight lines of the Southwell Minster. In addition, a small part of the site is subject to flood risk with 10% of the site within Flood Zones 2 and 3. However, it is considered that the continued vacancy of site detracts from the character of the Conservation Area and that appropriate, sensitive, mixed use redevelopment that incorporates open space could therefore be appropriate.	13
So/Ho/5 (366)	The assessment of the site against Spatial Policy 9 notes that the site is partially constrained by the line of the proposed Bypass. It is considered that the section of the site which is not constrained could accommodate a small level of residential development.	10
Sub total of dwellings provided by preferred sites within the existing settlement boundary		58
Preferred residential sites (outside the existing settlement boundary)		
So/Ho/1 (387)	The assessment of the site against Spatial Policy 9 notes that the site is located on an important gateway into the Town and, as a result, any development would need to be sensitive to this, possibly incorporating landscape buffering to the North. Aside from this issue, no significant constraints were identified as part of the assessment and therefore the site is considered suitable for residential development.	70
So/Ho/2 (30)	The assessment of the site against Spatial Policy 9 notes that there are issues regarding surface water drainage on the site which would require addressing and that there is a belt of trees which are protected by Tree Preservation Orders which runs through the centre of the site. It concludes that these trees would need to be accommodated as part of any development. Subject to these issues being addressed the site considered suitable.	60

Ref.	Comments	Dwellings
SoHo3 (386)	The assessment of the site against Spatial Policy 9 notes that the site is located on an important gateway into the Town and therefore it is considered that any development would need to be sensitive to this. The assessment recognises that the site is hidden from the wider landscape setting. The assessment notes that access could be provided via Halloughton Road. The site is considered suitable for residential development.	50
SoHo6 (197/ 577)	The assessment of the site against Spatial Policy 9 notes that the site is located on the northern entry to the Town and therefore considers that any development would need to be sensitive to this and also take into account the numerous footpaths on the site. No other significant issues were identified as part of the assessment of this site and it is therefore considered suitable for development.	65
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		245
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		303
Residual housing requirement		290

Southwell Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites (within the existing settlement boundary)		
SO/AS/3 (330/78)	The site is currently in employment use. The site does have potential for housing, but the amenity impacts of the development in the Crew Lane industrial Estate mean that it is not a preferred site.	30
So/AS/4 (684)	Proposed mixed use site (SO/MU/1) which also considered a suitable alternative for housing. The assessment of the site against Spatial Policy 9 notes that the site is located within a Conservation Area and that there is a listed structure on site so any potential development would need to be sensitive to this. The assessment of the site against SP9 did not raise any other significant issues in relation to the development of the site for housing therefore it is considered a suitable alternative site.	25
Alternative residential sites (outside the existing settlement boundary)		
SO/AS/1	The assessment of the site against Spatial Policy 9 considers that there is the possibility that development in this location would impact	300

Ref.	Comments	Dwellings
(585)	on the setting of the Conservation Area. It also notes that a small proportion of the site is designated as a Main Open Area but that the review of these designations recommended that its boundary be amended with the parts of the MOA being removed from the designation. The remaining part of the MOA would be retained and would need to be taken into account in any potential development. The site also abuts a SINC. The site has access constraints with regards to connection to the public highway. Access would need to be provided via So/Ho/3. The sites alternative status is therefore dependent upon site So/Ho/3.	
SO/AS/2 (578)	The assessment of the site against Spatial Policy 9 notes that the site is constrained by trees and orchards, therefore development could only be along Kirklington Road. An alternative location for allotments would also need to be found. The site is located on an important approach to the town and, as a result, any development would need to be sensitive to this.	80

Southwell Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	
X1 (350)	The assessment of the site against Spatial Policy 9 considers that the site, particularly at its southernmost point, could not be considered to be well related to existing facilities which are mainly focused in and around the town . The assessment also concludes that there would be detrimental impacts on the setting of and important views into the Town which would be contrary to the approach of SoAP1 and SoAP2 within the Core Strategy. In addition, the assessment notes that the site is also possibly host to protected species habitats. The site is therefore considered unsuitable for development.
X3 (583)	The assessment of the site against Spatial Policy 9 notes that due to the location of the site, severe impacts upon the listed Easthorpe Court/Lodge and Conservation Area could be expected. The site is partially affected by the proposed line of the Southwell Bypass. It is therefore considered unsuitable for development.
X5 (117, 291, 404, 408)	The assessment of the site against Spatial Policy 9 notes that the site is completely constrained by trees. It also notes that the District Council holds records which indicate that parts of the site may have flooded in the past due to watercourse and drainage blockages and also notes that access constraints affect parts of the site. The site is also affected by highway constraints. The site is therefore considered unsuitable for development.

Question 5.2

Do you agree with the selection of the preferred housing allocations?

5.16 As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, analysis of particular housing needs within different parts of the District was undertaken. In Southwell the study identified the following:

- Significant shortfalls in smaller properties including 2 bedroom bungalows and 1/2 bedroom flats
- This need is to accommodate an ageing population and young people wishing to stay in the area

5.17 The housing need is acute and the District Council identified this need as one of the primary reasons for allocating a level of growth designation to the Service Centre in the Core Strategy. Therefore in developing proposals for new housing development we will expect developers to cater for the specific needs of the settlement.

5.18 It is therefore proposed that in Southwell within the allocations proposed and any windfall site coming forward the District Council will expect developers to deliver the majority of new housing of one or two bedrooms units in line with identified housing need.

Question 5.3

Do you agree with the proposal that the majority of new housing in Southwell should be for smaller properties?

Employment

5.19 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of 6 – 7 hectares of new employment land in Southwell Area during the plan period. However, due to land having been developed for employment uses between 2006 and 2011, the amount of employment land that the A&DM DPD is required to allocate across the Southwell Area is between 5.96 and 6.96 hectares.

5.20 The following table summarises the appraisal of potential employment sites in Southwell that could help meet this requirement. Full details of the appraisal of the sites against SP9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 6.

Southwell Preferred Development Approach (Employment)

Ref.	Comments	Hectares
Preferred employment sites		

Ref.	Comments	Hectares
SO/E/1 and SO/E/2 (330/115)	The assessment of the site against Spatial Policy 9 concludes that the interrelationship between the site and the potential Southwell bypass will need to be addressed. It also considers that any development would need to respect the setting of the Workhouse and the historic park and garden. The site is considered suitable for employment use.	Combined site area of 5ha
SO/MU/1 (684(G))	The site is identified as a preferred site for mixed use development comprising of small scale office development mixed with small scale retail. This site has also been identified as an alternative housing site (So/AS/4). The assessment of the site against Spatial Policy 9 notes that it is located within a Conservation Area and that there is a listed structure on. The assessment concludes that the site is suitable for a mixed use scheme incorporating employment and retail uses and is in line with the Council's approach which seeks to protect and enhance the role of Southwell Town Centre. The sites central location, the lack of other sites located closer to the town centre and the constraints presented by the towns historic core were all important factors in reaching this conclusion.	Up to 0.5ha
Totals		
Total hectares from preferred sites		5.5

Southwell Non-suitable Sites (Employment)

Ref.	Comments
Non-suitable employment sites	
X2 (PES_0054)	The assessment of the site against Spatial Policy 9 recognises that the site is in a prominent position and that development in this location has the potential to have a significant detrimental impact on the setting of the Minster and wider town. It also notes that Southwell Rugby Club facilities are within the site and that the line of the proposed Southwell Bypass also runs through site. The site is therefore considered unsuitable for development
X4 (PES_0055)	The assessment of the site against Spatial Policy 9 notes that the access to the site is within Flood Zones 2 and 3. The site is within an important sight line of Southwell Minster and is adjacent to the Southwell Trail Local Nature Reserve and the ornamental water gardens. Any potentially detrimental impacts on these sites would need to be mitigated against.

Question 5.4

Do you agree with the selection of the preferred employment allocations?

Retail

- 5.21 Southwell has the second largest retail centre in the District after Newark in terms of the number of units. The 2010 Retail and Town Centre Study also notes that the centre has a good selection of specialist and independent retailers, as well as a twice weekly market and the Co-Op store appears to be trading very strongly.
- 5.22 To support the role of Southwell as a Service Centre and the development of sustainable communities, the A&DM DPD will include a District Centre boundary (to reflect its position as such a centre within the retail hierarchy). A recommended boundary for Southwell District Centre is included in this document and is shown on Map 6.

Question 5.5

Do you agree with the selection of the recommended boundary for Southwell District Centre?

Green Spaces and Green Infrastructure

- 5.23 A number of open space sites requiring protection under SP8 of the Core Strategy are shown on the Southwell map. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 5.6

Do you agree with the selection of sites to protect under Core Strategy Policy SP9?

- 5.24 The Green Spaces Improvement Plans identified the following additional open space requirements for Southwell:

Table 18 - Southwell Open Space Requirements

Southwell East	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision
Children and Young Persons Provision	New provision / extension of current provision required in the long term
Southwell North	

Allotments	New provision required
Cemeteries	Town Council identified need for increased provision
Children and Young Persons Provision	New provision required
Southwell West	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision

5.25 These requirements will be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.

5.26 The District Council is currently in discussion with the Town Council regarding suitable locations for a new Cemetery, as the present one has now closed to new burials. The preferred approach would be to expand the existing cemetery as shown on Map 5; however this may not be possible.

Question 5.7

Do you believe that the proposed location for the cemetery extension as shown on the Southwell map would be appropriate? Are there any alternative locations which you would favour?

5.27 The supporting text to Core Strategy Policy CP12 notes that 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. The Green Infrastructure issues for Southwell identified by the Green Infrastructure Strategy are therefore focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to Newark and areas of tourism activity in the North West of the District and into the wider Green Infrastructure network. The Green Infrastructure Strategy suggested that provision should be made for the following route:

- Creation of a new Multi-User route stretching from Newark to the North West of the District incorporating the existing Southwell Trail route

Main Open Areas

5.28 To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.

5.29 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. The Local Plan identified a number of sites in Southwell as MOAs. The Council has undertaken a review of these MOAs to establish whether each of these allocations should be retained. Based upon the findings of this review, it is proposed that the A&DM DPD will identify a number of MOA allocations for Southwell. The extent of these proposed MOA allocations are identified on the Southwell map.

Question 5.8

Do you agree with the extent of the Main Open Area as shown on the Southwell map?

Southwell Views Policy

5.30 In line with the requirements of SoAP 1 Role and Setting of Southwell the District Council has identified important landscape Views of Southwell Minster and Thurgarton Hundred Workhouse and these are identified on Map 6. It is proposed that within this View areas the following approaches will be taken.

- Within the Views of Southwell Minster Area new development with negatively impacts upon the views or setting of Southwell Minster will be refused.
- Development in the area around the workhouse which negatively affects the setting and detracts from the openness of the area will be refused.

Question 5.9

Do you agree with approach set out at paragraph 5.30 and the view areas identified on the Southwell Map?

Urban Boundary

5.31 As per the methodology included earlier in this document, it is proposed that the Urban Boundary for Southwell is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation; and
- Any other small infill sites proposed.

Question 5.10

Do you agree with the extent of the Urban Boundary? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

5.32 The text below provides a summary of the overall impact of site selection in Southwell.

Infrastructure Impact

5.33 The requirement to provide extra primary school places can be met under the terms of Section 106 requirements. Careful consideration of how secondary school payments will be collected for the Minster School alongside payments from Farnsfield will need to be made to ensure that appropriate improvements can be made.

5.34 The following table summarises the infrastructure requirements for Southwell:

Table 19 - Southwell Infrastructure Requirements

Education	Additional 62 Primary School places / Additional 47 Secondary School places
School Catchment Areas	Minster C of E School, Southwell Lowes Wong Infant School, Southwell Lowes Wong Junior School, Southwell Holy Trinity C of E Infant, Southwell
Health	Health care infrastructure contribution
Utilities	Electricity- New 11Kv Circuits Wastewater- Upgrade of sewage treatment works
Transport	Church Gate/Westgate/King Street Junction A612 Westgate Link Capacity
Flood Risk	Flood compensation

Possible Other Uses

5.35 Consideration has been given for a number of uses for the Rainbows site in the Burgage. It is felt that the site provides a good location for small scale office development mixed with small scale retail. The site is considered as an Alternative Site for housing.

The Results of Other Studies

5.36 The assessment of housing need which supported the Core Strategy also carried out assessment of need within different settlements. It identified a particular need in Southwell for smaller dwellings both in terms of starter homes and homes for older people to move into. Therefore this will be an important requirement for new homes in the Service Centre. Undertaken in order to meet the requirements of SoAP1 has identified two important view corridors for Southwell Minster, to the north and south respectively and an area around the Thurgarton Hundred Workhouse. The appraisal of views has ruled out a large site to the south of the Minster.

Is the overall approach deliverable?

- 5.37** The major outstanding issue to resolve is the proposal to place employment allocations to the east of Crew Lane. The proposed Southwell bypass route which is identified by the County Council as a long term aspiration in the Local Transport Plan means that a space must be left between the existing development and the proposed new employment allocation. The County Council believes that this will rule out development because it will reduce the effectiveness of the Bypass, however this fails to recognise the key access issues which any bypass route will need to address; namely that access to existing businesses and dwellings down Crew Lane and more importantly Southwell Race Course would still need to be provided. If these issues were addressed as part of a comprehensive scheme including employment development a far more appropriate solution could be achieved. At present this approach should be the subject of public consultation and further discussion with the County Council.
- 5.38** Given the nature of Southwell and the various constraints the town faces the preferred approach seeks to secure new development in locations which have the least impact on the Service Centre. A number of smaller sites within the existing envelope are appropriate whilst those sites on the edge have been chosen because of their lesser impact on the setting of the settlement.

Question 5.11

Do you agree that the overall approach is deliverable?

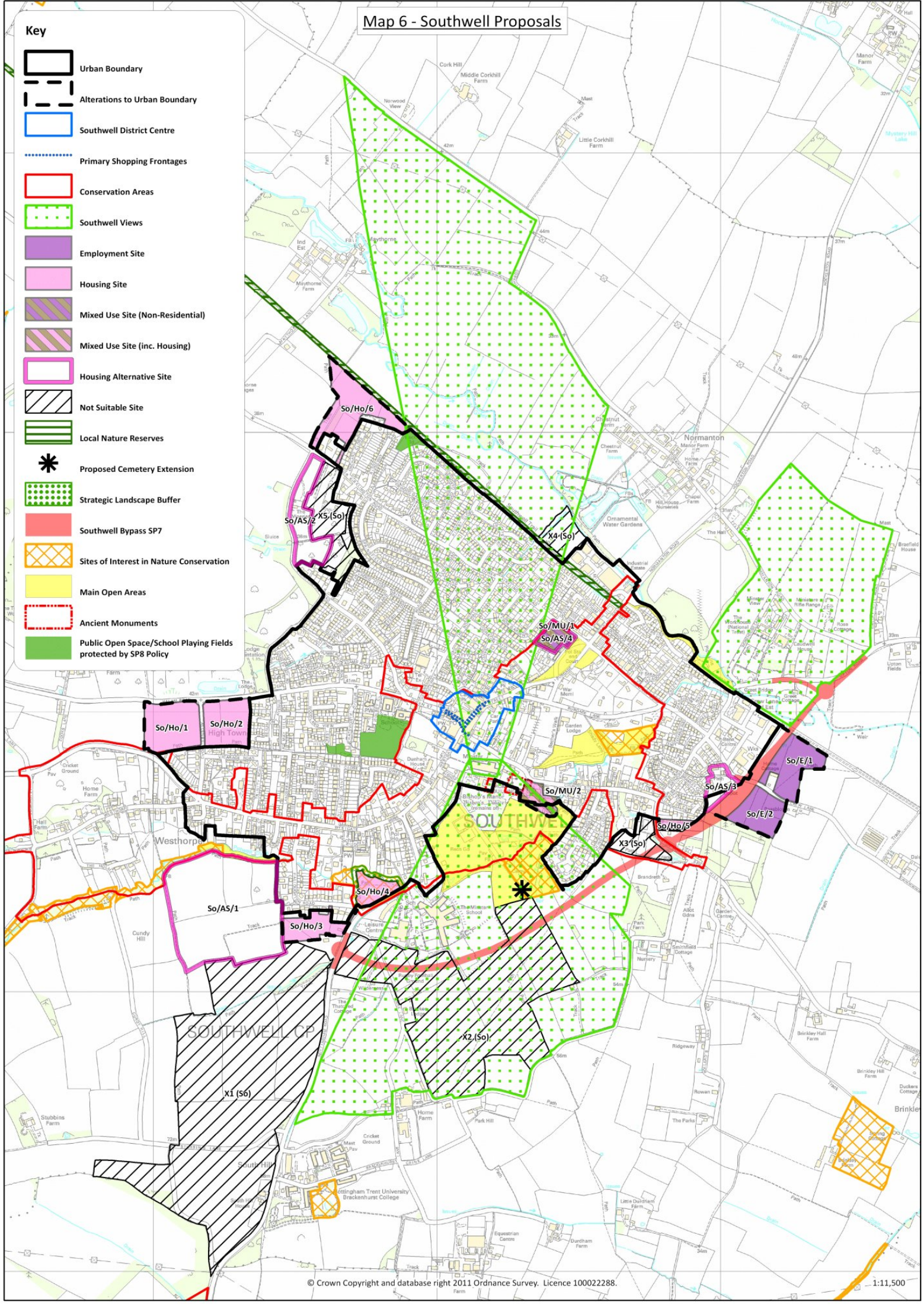
Results

- 5.39** The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable. This map for Southwell is shown overleaf.

Map 6 - Southwell Proposals

Key

-  Urban Boundary
-  Alterations to Urban Boundary
-  Southwell District Centre
-  Primary Shopping Frontages
-  Conservation Areas
-  Southwell Views
-  Employment Site
-  Housing Site
-  Mixed Use Site (Non-Residential)
-  Mixed Use Site (inc. Housing)
-  Housing Alternative Site
-  Not Suitable Site
-  Local Nature Reserves
-  Proposed Cemetery Extension
-  Strategic Landscape Buffer
-  Southwell Bypass SP7
-  Sites of Interest in Nature Conservation
-  Main Open Areas
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy



Farnsfield

Introduction

5.40 Farnsfield is classed as a Principal Village. The Core Strategy states that to secure and support the role of Principal Villages, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

Housing

5.41 The Core Strategy directs 1% of the District's housing growth to the Principal Village of Farnsfield. This equates to a need to provide 142 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 105 new dwellings in Farnsfield.

5.42 The following table summarises the appraisal of the potential housing sites in the Farnsfield area. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 7.

Farnsfield Preferred Development Approach (Residential)

Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
	None	
Sub total of dwellings provided by preferred sites within the existing settlement boundary		0
Preferred residential sites (outside the existing settlement boundary)		
Fa/MU/1 (71)	The site is identified as a preferred site for mixed use development that would incorporate residential and employment uses together with public open space. The assessment of the site against Spatial Policy 9 notes that the site is adjacent to a SINC which would require buffering.	70
Fa/HO/1 (374)	The assessment of the site against Spatial Policy 9 notes it is on the edge of the village, access would need to be via existing residential area therefore the edge of the existing estate would require buffering. The site is close to local facilities and is considered suitable for development.	35

Ref.	Comments	Dwellings
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		105
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		105
Residual housing requirement		105

Farnsfield Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites		
Fa/AS/1 (508)	Considered a suitable alternative site however the assessment of the site against Spatial Policy 9 note that access to the site may need to be through site Fa/Ho/1 due to Brick Lane access problems. It also notes that the site is adjacent to a SINC to the north which would require buffering.	106
FA/AS/2 (509)	The site is considered to be a suitable alternative site. However, it is located further away from the existing village and the Council's Highways Engineers consider that access to the site could not be taken from Brickyard Lane due to the low standard of infrastructure on this side of the site.	68

Farnsfield Non-suitable Sites Residential

Ref.	Comments
Non-suitable residential sites	
X1 (511)	The assessment of the site against Spatial Policy 9 notes that site is identified as a significant open area in the Farnsfield Conservation Area Character Appraisal which allows fine views in and out of the Conservation Area. It also notes that the central area of the site, approximately 35%, is within Flood Zone 3.

Question 5.12

Do you agree with the selection of the preferred housing allocations?

Employment

- 5.43 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of 6 – 7 hectares of new employment land in Southwell Area during the plan period. However, due to land having been developed for employment uses between 2006 and 2011, the amount of employment land that the A&DM DPD is required to allocate across the Southwell Area is between 5.96 and 6.96 hectares.
- 5.44 The following table summarises the appraisal of potential employment sites in Farnsfield that could help meet this requirement. Full details of the appraisal of the sites against SP9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 7.

Farnsfield Preferred Development Approach (Employment/Residential)

Ref.	Comments	Hectares
Preferred employment sites		
Fa/MU/1 (71)	The assessment of the site against Spatial Policy 9 notes that the site is adjacent to a SINC which would require buffering. The assessment concludes that the location of the site is considered to be suitable for a mixed use scheme incorporating a small level of employment provision. This would be subject of a design brief to ensure it's compatibility with neighbouring uses / proposed uses.	Up to 0.5ha
Totals		
Total hectares from preferred sites		0.5

Farnsfield Non-suitable Site (Employment)

Ref.	Comments
Non-suitable employment sites	
X2	The assessment of the site against Spatial Policy 9 notes that the site is in an isolated location away from the main part of the village. It therefore concludes that the development of the site would be out of step with the surrounding context and would have a detrimental impact on the character of the area. It also notes that flood risk and topography may present additional constraints to development.

Question 5.13

Do you agree with the selection of the preferred employment allocation?

Retail

5.45 Farnsfield is identified as a Principal Village by Spatial Policy 2 of the Core Strategy. As a Principal Village, Farnsfield should provide a good range of day to day facilities and act as a secondary focus for service provision in the Southwell Area. In addition, the Farnsfield centre should provide support for service provision to assist rural accessibility. Core Policy 8 defines Farnsfield as a Local Centre within the retail hierarchy.

5.46 To help promote the strength of Farnsfield as a Principal Village in the Southwell Area, the A&DM DPD will include a boundary for the Farnsfield Local Centre. A recommended boundary for Farnsfield Local Centre is included in this document and is shown on Map 7.

Question 5.14

Do you agree with the selection of recommended boundary for Farnsfield Local Centre?

Green Spaces and Green Infrastructure

5.47 A number of open space sites requiring protection under SP8 of the Core Strategy are shown on the maps. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 5.15

Do you agree with the selection of sites to protect under Core Strategy Policy SP8?

5.48 The Green Spaces Improvement Plans identified the following additional open space requirements for Farnsfield:

Table 20 - Farnsfield Open Space Requirements

Open Space	Open Space provision to meet new residential requirements as part of the housing and mixed use allocation.
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5.49 This requirement will need to be delivered as part of the delivery of housing allocations.

5.50 The Green Infrastructure issues for Farnsfield identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby tourism centres and into the wider Green Infrastructure network, with the focus being on linking the settlement to Southwell. The Green Infrastructure Strategy suggests that provision should include the creation of the following new route:

- The proposed County Council proposed Multi User Route stretching from Newark to the North-West of the District, based on the existing Southwell Trail route.

5.51 Farnsfield is also located within the wider area of the proposed Sherwood Forest Regional Park which presents opportunities to link into the proposed Regional Park and for the settlement to become a gateway to the wider park.

Village Envelope

5.52 As per the methodology included earlier in this document, it is proposed that the village envelope for Farnsfield is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation;
- Any other small infill sites proposed.

Question 5.16

Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

5.53 The text below provides a summary of the overall impact of site selection in Farnsfield

Infrastructure Impact

5.54 The requirement to provide extra primary school places can be met under the terms of Section 106 requirements. Careful consideration of how secondary school payments will be collected for the Minster School alongside payments from Southwell will need to be made to ensure that appropriate improvements can be made.

5.55 The following table summarises the infrastructure requirements for Farnsfield:

Table 21 - Farnsfield Infrastructure Requirements

Education	Additional 23 primary school places / additional 17 secondary school places
School Catchment Areas	Minster C of E School, Southwell Farnsfield St Micheal’s CE Primary School, Farnsfield
Health	Health care infrastructure contributions
Leisure	Library (Building & Stock Contribution)
Utilities	Electricity - new 11kv circuits and Primary substation reinforcement
Transport	A614/C1 Junction - White Post Farnsfield

Possible Other Uses

5.56 No other uses considered.

The Results of Other Studies

5.57 Farnsfield Conservation Area Appraisal identified one of the proposed areas for development as being important in the setting of the village, that and flooding issues ruled the site out as an alternative site.

Is the overall approach deliverable?

5.58 The preferred approach identifies two sites on edge of the Village, the larger site will provide a mixed use housing and employment site whilst the site off Ridgeway/Milldale Road, because of existing residential development, will be a site containing housing and open space.

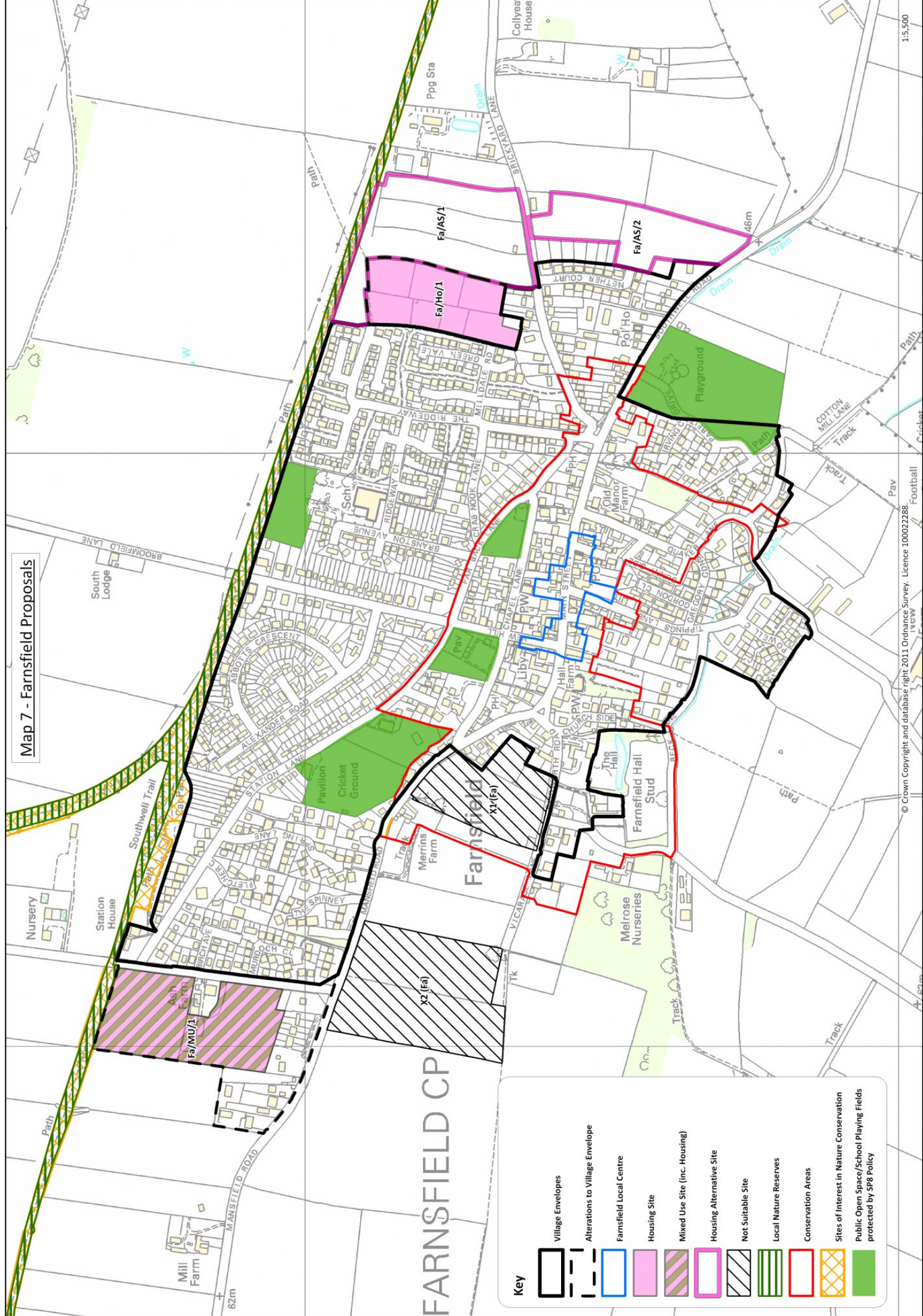
Question 5.17

Do you agree that the overall approach is deliverable?

Results

5.59 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 7 - Farnsfield Proposals



Key

- Village Envelopes
- Alterations to Village Envelope
- Farnsfield Local Centre
- Housing Site
- Mixed Use Site (inc. Housing)
- Housing Alternative Site
- Not Suitable Site
- Local Nature Reserves
- Conservation Areas
- Sites of Interest in Nature Conservation
- Public Open Space/School Playing Fields protected by SP8 Policy

6 Nottingham Fringe Area

6.1 This area is in the Nottingham – Derby Green Belt which is intended to protect the open character of land around the Nottingham conurbation and the 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 service 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.

6.2 The Core Strategy sets out the following objectives for the area:

Nottingham Fringe Area Objectives:

Table 22

NFA01	Protect the Green Belt from inappropriate development, facilitating development to meet local needs without promoting levels of development that would result in an increase in commuting to the Nottingham Principal Urban Area.
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6.3 The Core Strategy does not put forward specific policies for the area due to the major constraint on this area of the Nottingham – Derby Green Belt. The main purpose of the Green Belt is to prevent urban sprawl by keeping land permanently open. Any proposals for development within his 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.

Housing Requirement

6.4 Spatial Policy 2 of the Core Strategy states that 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. Of those, the following percentages are to be delivered in the Nottingham Fringe Area:

- 0.5% of overall growth to the Principal Village of Lowdham

6.5 Based on the Council’s most recent monitoring information, the following dwellings are required in each of these locations:

Table 23 - Nottingham Fringe Area Housing Requirements

LOWDHAM	
Overall	71
Completed	6
Committed	4
Residual	61

Employment Land Requirement

6.6 Drawing upon the findings of the Employment Land Review, Core Strategy Policy SP2 identifies the employment land requirements for Newark and Sherwood District between 2006 and 2026. This figure is disaggregated amongst the five Areas of the District with employment growth distributed spatially across the District. Spatial Policy 2 therefore identifies a requirement to provide up to 1 hectare of employment land across the Nottingham Fringe Area. There is however 0.11 hectares of land in the Nottingham Fringe Area that has been granted planning permission for employment uses. The residual requirement for the A&DM DPD is:

- Up to 0.89 hectares across the Nottingham Fringe Area.

Lowdham

Introduction

6.7 Within the Nottingham Fringe Area, Lowdham acts as a focus for the provision of day-to-day services. With its own railway station, Lowdham has good access to Nottingham and it is identified by Spatial Policy 2 as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village’s role as a sustainable community.

Housing

6.8 The Core Strategy directs 0.5% of the District’s housing growth to the Principal Village of Lowdham. This equates to a need to provide 71 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 61 new dwellings in Lowdham.

6.9 The following table summarises the appraisal of potential housing sites in Lowdham. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 8.

Lowdham Preferred Development Approach (Residential)		
Ref	Comments	Dwellings
Preferred Residential Sites		
Lo/MU/1 (693)	<p>The assessment of the site against Spatial Policy 9 notes that the South East of the site is subject to flooding with this affecting 45% of the total site. However, it notes that the portion of the site fronting onto Southwell Road is not subject to flood risk.</p> <p>The Green Belt Study concludes that as the site is between existing development it is of lower importance in meeting the purposes of the Green Belt as set out in PPG2.</p>	15

Ref	Comments	Dwellings
	The site is identified as a preferred site for mixed use development that would incorporate residential development together allotments on the south of the site which is considered to be less suitable for built development.	
Lo/Ho/1 (539)	<p>The assessment of the site against Spatial Policy 9 concludes that the potential yield of the site is limited to 20 dwellings due to its single point of access. It also notes that the north of the site is prominently located and that the impact on views would need to be mitigated against.</p> <p>The Green Belt Study concludes that the release of the more prominent north of this area (which is X6) would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment), but considers that the south of the area (this site) could accommodate some development and is of lower importance in meeting the purposes of the Green Belt given its lower prominence and landscape and locational context.</p>	20
Total Dwellings from Preferred Sites		35
Residual Housing Requirement		61
Shortfall		26

Lowdham Non-suitable Sites (Residential)

Ref	Comments
Non-Suitable Residential Sites	
X1 (629)	The Green Belt Study concludes that as the site is between existing development it is of lower importance in meeting the purposes of the Green Belt as set out in PPG2. However the assessment of the site against Spatial Policy 9 considers that the site has no access and therefore the site is not suitable.
X2 (280)	The Green Belt Study concludes that the site is adjacent to Barker Hill housing estate and is considered to be of a lower importance in meeting the purposes of the Green Belt as set out in PPG2. However the assessment of the site against Spatial Policy 9 concludes that it does not have a suitable access. This is due to the number of dwellings which can be served off the single point of access having already been reached on Barker Hill. The site is therefore unsuitable.

Ref	Comments
X3 (215)	<p>The Green Belt Study notes that the site is located on open agricultural land to the east of the village on high ground leading down towards a dumble. It therefore concludes that the release of the site would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment).</p> <p>The assessment of the site against Spatial Policy 9 considers that the site is prominently located on high ground and that development in this location would be out of character with the land form, scale and pattern of the landscape. It also notes that the site abuts a SINC.</p>
X6 (539)	<p>The site forms the remaining part of SHLAA site 08_0539 which is not included in Lo/Ho/1. The northern part of the site is not suitable because the Green Belt Study concludes that the release would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment). The southern part of the site is not suitable because access restrictions limit development to the 20 dwellings proposed on Lo/Ho/1.</p>

Question 6.1

Do you agree with the selection of the preferred housing allocations?

6.10 Due to the constraints of the Green Belt, it is not possible to accommodate the amount of housing development in Lowdham as is required by the Core Strategy. Therefore the question as to how the shortfall is dealt with arises. This situation is also present in Blidworth and the shortfall in housing is as follows:

Table 24 - Housing Shortfall in the Green Belt

Settlement	Dwellings
Lowdham	26
Blidworth	110
Total	136

6.11 Consideration has been given to the redistribution of such housing. The following approaches were considered:

- Redirect the growth to elsewhere in the Green Belt;
- Redistribute the growth across the District; or
- Rely on windfall.

- 6.12 Given Green Belt constraints, it would be difficult to seek to accommodate this growth elsewhere in the Green Belt. Rainworth has capacity only to deal with its own housing and there is no remaining capacity in the part of Bulcote which adjoins Burton Joyce. No other settlement is prioritised for development.
- 6.13 Relying on windfall would not be an appropriate approach. Given the number of dwellings required and the capacity information available, this is unlikely to be achievable in either settlement. Therefore the District Council believes that the most appropriate approach is to redistribute the growth across the District.

Question 6.2

Do you agree with the proposal to redistribute this growth across the District? If so, how should this best be achieved?

Employment

- 6.14 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of 1 hectare of new employment land in Nottingham Fringe Area during the plan period. However, due to 0.11 hectares of land in the Nottingham Fringe Area having been granted planning permission for employment uses, the amount of employment land that the A&DM DPD is required to allocate across the Nottingham Fringe Area is up to 0.89 hectares.
- 6.15 The following table summarises the appraisal of potential employment sites in Lowdham. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 8.

Lowdham Non-suitable Sites (Employment)

Ref	Comments
Non-Suitable Employment Sites	
X4 (PES_0032)	<p>The Green Belt Study considered that the site comprises of rolling farmland within a visually important open break. The study therefore concludes that the site is important for maintaining the openness of the Green Belt and, as a result, its release would be contrary to the purposes of the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 observes that the proximity of the site to a roundabout would give rise to access issues and that this issue is likely to be compounded by the fact that the point of access to the site is within Flood Zones 2 and 3. The assessment also notes that the site is located in a prominent position in Lowdham Conservation Area and concludes that development in this location could impact the setting of the Conservation Area. Therefore this site is not suitable.</p>

Ref	Comments
X5 (PES_0033)	<p>The Green Belt Study considered that the site is prominently located within open countryside and that its release would fail Green Belt purpose 3 (safeguarding the countryside from encroachment).</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is subject to significant flood risk. Therefore this site is not suitable.</p>

6.16 No suitable sites have been identified in Lowdham and therefore it is not possible to allocate any employment land here. Consideration has been given to the redistribution of such housing. The following approaches were considered:

- Redirect the growth to elsewhere in the Green Belt;
- Redistribute the growth across the District; or
- Rely on windfall.

6.17 Given Green Belt constraints, it would be difficult to seek to accommodate this growth elsewhere in the Green Belt. Rainworth and Blidworth are already accommodating 6.5 hectares as part of its Mansfield Fringe requirements and there is no remaining capacity in the part of Bulcote which adjoins Burton Joyce. No other settlement is prioritised for development.

6.18 Relying on windfall would not be an appropriate approach. Given the amount of employment land required and the capacity information available, this is unlikely to be achievable in either settlement. Therefore the District Council believes that the most appropriate approach is to redistribute the growth across the District.

Question 6.3

Do you agree with the proposal to redistribute this growth across the District? If so, how should this best be achieved?

Retail

6.19 Lowdham is identified as a Principal Village by Spatial Policy 2 of the Core Strategy. As a Principal Village, Lowdham should provide a good range of day to day facilities to meet the needs of the community. In addition, the Lowdham centre should provide support for service provision to assist rural accessibility. Core Policy 8 defines Lowdham as a Local Centre within the retail hierarchy.

6.20 To help promote the strength of Lowdham as a Principal Village in the Nottingham Fringe Area, the A&DM DPD will include a boundary for the Lowdham Local Centre. A recommended boundary for Lowdham Local Centre is included in this document and is shown on Map 8.

Question 6.4

Do you agree with the selection of recommended boundary for Lowdham Local Centre?

Transport

6.21 Lowdham is served by local trains to Nottingham, Newark and Lincoln; in addition there is one direct service a day to London St Pancras. Car parking at the station is limited and a need for additional parking has been identified by Network Rail. It is therefore proposed to allocate a site, Lo/Tr/1, to the south of the railway and accessed by Cathorpe Road. This is considered the most appropriate due to its direct proximity adjacent to the station and the lack of suitable alternatives in the immediate area.

6.22 This site is identified on Map 8.

Question 6.5

Do you agree with the selection of this preferred transport allocation?

Green Spaces and Green Infrastructure

6.23 A number of open space sites requiring protection under Spatial Policy 8 of the Core Strategy are shown on the maps. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 6.6

Do you agree with the selection of sites to protect under Spatial Policy 8?

6.24 The Green Spaces Improvement Plans identified the following additional open space requirements for Lowdham:

Table 25 - Lowdham Open Space Requirements

Allotments	New allotment provision required in the long term.
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6.25 This requirement will be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.

6.26 The Green Infrastructure issues for Lowdham identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks, such as that along the Trent Valley and the route between Southwell and the North of Nottingham, to link the settlement into the wider Green Infrastructure Network.

Village Envelope

6.27 As per the methodology included earlier in this document, it is proposed that the village envelope for Lowdham is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation
- Any other small infill sites proposed.

Question 6.7

Do you agree with the extent of the village envelope as shown on the map? Do you think there are any other small infill plots which could be included?

Overall Settlement Analysis

6.28 The text below provides a summary of the overall impact of site selection in Lowdham.

Infrastructure Impact

6.29 The requirement to provide extra primary and secondary school places can be met appropriately under the terms of Section 106 requirements.

6.30 The following table summarises the infrastructure requirements:

Table 26 - Lowdham Infrastructure Requirements

Transport	A6097/A612 Junction at Lowdham A6097 Link Capacity (A46 to A612), Gunthorpe to Lowdham A6097 Link Capacity (A612 to B6386) Lowdham to Oxton
Education	Additional 14 primary school places / additional 10 secondary school places
School Catchment Areas	Colonel Frank Seely School, Calverton Lowdham C of E Primary School, Lowdham
Health	Health care infrastructure contributions
Utilities	Electricity - upgrade to 11kv circuits / Wastewater- pumping station and rising main
Leisure	Library - building and stock contribution
Flooding	Upgrades to flood defence

Possible Other Uses

6.31 No other uses were considered.

The Results of Other Studies

6.32 There are no sites within Lowdham Village itself which can contribute towards future housing need; therefore consideration must be given to Green Belt sites around the edge of the village. The Green Belt study identifies 3 potential sites which could meet the housing requirement. However all three

of the site have restrictions. Highway access issues reduce Brookfield, Epperstone Road to 20 dwellings and rule out development altogether the site at Barker Hill. Flooding restricts development on the Southwell Road site to 15 dwellings.

Is the overall approach deliverable?

6.33 The restrictions on development mean that 26 dwellings are not deliverable in Lowdham. This means that the dwellings will have to be met elsewhere in the District.

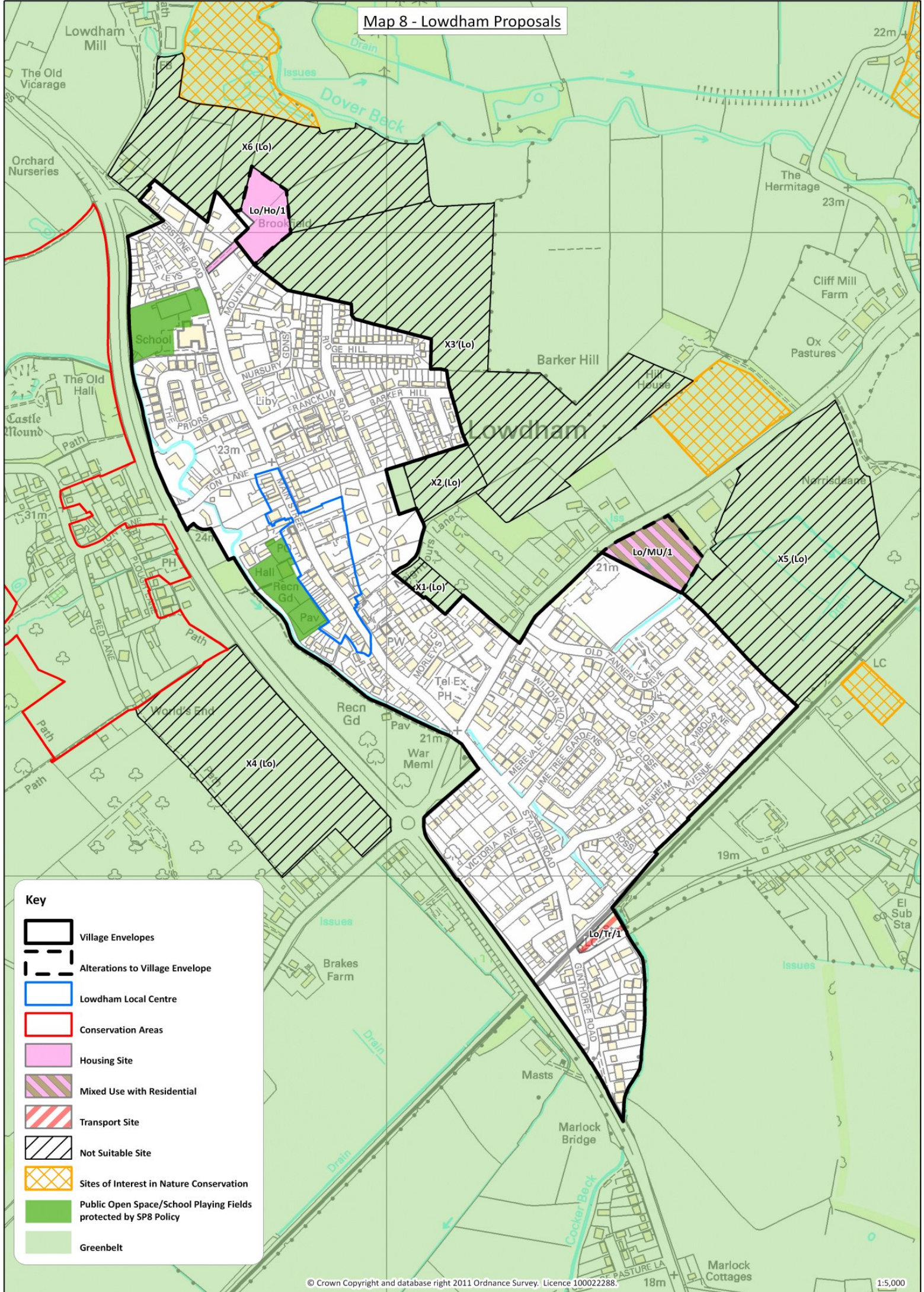
Question 6.8

Do you agree with the overall approach to development and the requirement to redistribute growth elsewhere?

Results

6.34 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable. This map is provided overleaf:

Map 8 - Lowdham Proposals



Key

- Village Envelopes
- Alterations to Village Envelope
- Lowdham Local Centre
- Conservation Areas
- Housing Site
- Mixed Use with Residential
- Transport Site
- Not Suitable Site
- Sites of Interest in Nature Conservation
- Public Open Space/School Playing Fields protected by SP8 Policy
- Greenbelt

7 Sherwood Area

7.1 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.

7.2 The Core Strategy sets out the following objectives for the area:

Table 27 - Sherwood Area Objectives

ShA01	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.
ShA02	Strengthen the role of Ollerton Town Centre as a retail and employment centre for both Ollerton & Boughton and the wider Sherwood Area.
ShA03	To protect and enhance the Birklands & Bilhaugh Special Area of Conservation and ensure that the Regional Park initiative is consistent with this.
ShA04	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.

Housing Requirement

7.3 Spatial Policy 2 of the Core Strategy states that 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. Of those, the following percentages are to be delivered in the Sherwood Area:

- 8% of overall growth to the Service Centre of Ollerton & Boughton
- 2% of overall growth to the Principal Village of Edwinstowe
- 2.5% of overall growth to the Principal Village of Bilsthorpe

7.4 Based on the Council's most recent monitoring information, the following dwellings are required in each of these locations:

Table 28 - Sherwood Area Housing Requirements

OLLERTON & BOUGHTON		EDWINSTOWE		BILSTHORPE	
Overall	1133	Overall	283	Overall	354
Completed	201	Completed	143	Completed	52
Committed	445	Committed	19	Committed	155
Residual	487	Residual	121	Residual	147

- 7.5** As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, analysis of particular housing needs within different parts of the District was undertaken. In the Sherwood Area the study identified the following:
- The population is ageing and there has been a high demand for smaller units for older people in this area.
 - The area suffers from an oversupply of 3 bedroom houses of the type built to serve the mining industry.
 - There is a shortfall of larger (4 bedroom) houses.
- 7.6** In order to assist in the regeneration of the area it proposed that in developing proposals for new housing development we will expect developers to cater for the specific needs of the settlement.
- 7.7** It is therefore proposed that in the Sherwood Area within the allocations proposed and any windfall site coming forward the District Council will expect developers to deliver the majority of new housing in line with housing need.

Question 7.1

Do you agree with the proposal that a majority of new housing in the Sherwood Area should be in line with the identified need as set out above?

Employment Land Requirement

- 7.8** Drawing upon the findings of the Employment Land Review, Core Strategy Policy Spatial Policy 2 identifies the employment land requirements for Newark and Sherwood District between 2006 and 2026. This figure is disaggregated amongst the five Areas of the District with employment growth distributed spatially across the District in line with wider growth aims.
- 7.9** Spatial Policy 2 identifies an overall requirement to provide 29 hectares of employment land in the Sherwood Area. Nevertheless, due to existing employment provision, the policy states that there is no requirement to provide additional employment land in the Sherwood area. Nevertheless, the Council's latest monitoring figures indicate that 7.27 hectares of land in the Sherwood Area have been developed for employment uses between 2006 and 2011. The latest monitoring figures also indicate that there are 20.17 hectares of land in the Sherwood Area that has planning permission for employment uses. However some land which was previously identified as employment land has been developed for other uses as a result, the residual employment land requirement for the A&DM DPD is:
- Up to 1.56 hectares across the Sherwood Area.

Main Open Areas

- 7.10** To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.

7.11 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. Within the Sherwood Area, MOAs have been identified in the following villages where it is not proposed to allocate sites for development:

- Budby;
- Eakring;
- Perlethorpe; and
- Wellow.

7.12 These MOAs are shown in Appendix 3. The Council has undertaken a review of these MOAs to establish whether they should be retained. Based upon the findings of this review, it is proposed that the A&DM DPD should allocate MOAs in each of these villages. The extent of these MOAs is shown in Appendix 3.

Question 7.2

Do you agree with the extent of these Main Open Area allocations?

Ollerton and Boughton

Introduction

7.13 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 its role as the main centre within the Sherwood Area.

7.14 The Core Strategy includes a specific policy for the Ollerton & Boughton that informs the site selection process in this document. This is as follows:

7.15 ShAP2 – 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.

Housing

7.16 The Core Strategy directs 8% of the District's housing growth to the Service Centre of Ollerton & Boughton. This equates to a need to provide 1133 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 487 new dwellings in Ollerton & Boughton.

7.17 The following table summarises the appraisal of potential housing sites in Ollerton & Boughton. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 9.

Ollerton & Boughton Preferred Development Approach (Residential)

Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
OB/MU/2 (264)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that there is an electricity substation and pylons on the site whilst a number of footpaths also cross the site, such issues would need to be taken into account within any future detailed scheme. Due to the current use of the site there would be a need to secure continued community facilities as part of any development, with a development brief / masterplan being produced to guide the taking forward of the site. Though the initial SHLAA assessment of the site raised issues over connection to the public highway, further investigation has identified that such access could be provided via Kirk Drive and Hallam Road. This site is therefore considered suitable.	120
OB/HO/2 (260)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that pylons cross the site, an issue which would need to be taken into account within any future detailed scheme. The site was identified during the previous plan period for the securing of open space, this was however never implemented. The site is therefore considered suitable.	23
Sub total of dwellings provided by preferred sites within the existing settlement boundary		143

Ref.	Comments	Dwellings
Preferred residential sites (outside the existing settlement boundary)		
OB/HO/1 (400)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that development of the site would need to ensure that possible impacts on the adjacent SINC were mitigated for through appropriate buffering. Providing such mitigation could be provided the site is considered suitable.	122
OB/MU/1 (101)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that a single access is identified, therefore third party land would be required for an additional access. Following further investigation a further point of access has been identified. Any scheme being brought forward would need to take into account possible impacts on the setting of a listed building and the Town, the potential protected species present on site and the adjacent SINC. Due to the southern portion of the site being within Flood Zone 3 the residential development will need to be located to the North of this. In order to deal with the flood risk issue recreational open space will be located in the South of the site, this will also help to meet settlement-wide open space needs. To reduce the visual impact of the site landscaping to soften the site outer edges will be required. Given the nature of the site a design brief / masterplan will be necessary to guide the bringing forward of the site. The site is considered suitable.	225
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		347
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		490
Residual Housing Requirement		487

Ollerton & Boughton Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites (within the existing settlement boundary)		
OB/AS/1 (105/ 389 / 572)	The assessment of the site against Core Strategy Spatial Policy 9 identified no significant issues. The site is considered suitable as an alternative site however other sites were preferred due to their ability to deliver strategic level development.	52

Ref.	Comments	Dwellings
OB/AS/2 (568)	The assessment of the site against Core Strategy Spatial Policy 9 identified no significant issues. The site is considered suitable as an alternative site due to the sites Conservation Area location and the ability of other sites to deliver strategic level development.	16
OB/AS/3 (672)	The assessment of the site against Core Strategy Spatial Policy 9 identified that, given the nature of the site, there would need to be continued provision of community facilities should the site be developed. As a result the site is considered suitable as an alternative site.	65
Alternative residential sites (outside the existing settlement boundary)		
OB/AS/4 (567)	The assessment of the site against Core Strategy Spatial Policy 9 identified that Brake Lane / Whinney Lane would require upgrading to allow any further development. The site is considered suitable as an alternative site due to its more remote location in contrast to other options.	228
OB/AS/5 (327)	The assessment of the site against Core Strategy Spatial Policy 9 identified no significant issues. The site is considered suitable as an alternative site due to its more remote location in contrast to other options.	105
OB/AS/6 (153)	The assessment of the site against Core Strategy Spatial Policy 9 identifies potential visibility issues due to access being close to the 'S' bend on the A6075 whilst there is also no pedestrian access on the sites side of the main road. Any detrimental impacts on the 2 adjacent SINC's and any flood risk arising from the 5% of the site within Flood Zone 3 would need to be mitigated against. It should also be noted that the site is adjacent to Boughton Industrial Estate (South) which is an area of search within the Waste Local Development Framework. However due to the proximity to the 'S' bend the site is considered suitable only as an alternative site.	381

Ollerton & Boughton Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites (within the existing settlement boundary)	
X1 (103)	The assessment of the site against Core Strategy Spatial Policy 9 identified that highway mitigation measures may be required to Cinder Lane for further development to be accommodated and that footpaths border the north of the site. However due to the level of intrusion into the open countryside, in comparison to other options, the site is not considered suitable.

Ref.	Comments
X2 (569)	The assessment of the site against Core Strategy Spatial Policy 9 identified that any potential impacts on the adjacent SINC would need to be mitigated against. However due to the site being in current use as a depot by a local business and the site having been officer identified the site is not considered suitable.
X3 (571)	The assessment of the site against Core Strategy Spatial Policy 9 identified access issues due to Bescar Lane not being of a standard which could support further development and pedestrian safety with there being no footways in the vicinity. In addition there is a large high voltage transformer to the west of the site which is served by overhead pylons which run across the site. The site is therefore not considered suitable.
X5 (119)	The assessment of the site against Core Strategy Spatial Policy 9 identified potential flooding issues due to proximity of the western boundary of the site to the Rainworth Water Flood Plan. The site is therefore not considered suitable.
X6 (556)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is an important area of common land in the Conservation Area and also a SINC in its entirety. The site is therefore not considered suitable.

Question 7.3

Do you agree with the selection of preferred housing allocations?

Employment

- 7.18** The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. However, it states that there is no requirement to provide additional employment land in the Sherwood Area. Nevertheless, the Council’s latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 1.56 hectares across the Sherwood Area. This employment land requirement will be delivered in and around Ollerton & Boughton and Bilsthorpe.
- 7.19** The following table summarises the appraisal of potential employment sites in Ollerton & Boughton that could help meet this requirement. Whilst the total area of employment land identified as preferred sites exceeds the residual employment land requirements for the Sherwood Area, the preferred allocations largely comprise of existing industrial estates that can accommodate some development but which are substantially completed. Full details of the appraisal of the sites against SP9 of the Core Strategy are included in Appendix 2. These sites are identified on the Map 9.

Ollerton & Boughton Preferred Development Approach (Employment)

Ref.	Comments	Hectares
Preferred employment sites		
OB/E/1 (PES_0030)	The assessment of the site against Core Strategy Policy SP9 notes that the site is a long established employment site which, due to constraints with regards to the sites layout and marketability, is not appropriate for many types of modern employment development. It therefore concludes that rather than re-allocate the site for general employment, it may be a more appropriate approach to identify the site as an employment area and retain it within the settlement boundary with proposals being judged against policies within the Development Plan.	N/A
OB/E/2 (PES_0050 / PES_0051)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is an existing employment allocation within the Local Plan. The site also scored well in terms of market interest, commercial viability and sustainability in the Northern Sub-Region Employment Land Review, which considers it suitable for re-allocation. The site does however contain a SINC upon which any detrimental impacts would need to be mitigated for. The site is therefore considered as suitable.	2.10ha
Totals		
Total hectares from preferred sites		2.10

Ollerton & Boughton Alternative Site (Employment)

Ref.	Comments	Hectares
Alternative employment site		
OB/ASE/1	The assessment of the site against Core Strategy Spatial Policy 9 identifies that there is a SINC which runs partly along the northern edge of the site so any potential detrimental impacts on the designation would need to be mitigated for. The site is adjacent to an existing employment allocation within the Local Plan which scores well in terms of market interest, commercial viability and sustainability in the Northern Sub-Region Employment Land Review, and which has been put forward for retention. The site OB/ASE/1 concerns a possible extension to this retained allocation in order to provide for the expansion of the estate, whilst the site has not been put forward formally during the process it is understood that interest has been expressed by a local company in expanding onto this site. If through the consultation process it becomes clear that this site is required for this purpose then it would be suitable for employment use.	3.86ha

Ollerton & Boughton Non-suitable Site (Employment)

Ref.	Comments
Non-suitable employment sites (within the existing settlement boundary)	
X4	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is separated from the settlement boundary and is removed from services and facilities. The scale and prominent position of the site could lead to detrimental impacts upon setting of the Town. A large proportion of the site is subject to flood risk and is covered by Flood Zones 2 and 3. There may also be issues of deliverability due to the site being an existing Local Plan allocation which is yet to come forward. The site is therefore not considered as suitable.

Question 7.4

Do you agree with the selection of the preferred employment allocations?

Retail

7.20 Ollerton town centre, which is defined as a District Centre in Core Strategy Policy CP8, 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’.

7.21 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.

7.22 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.

7.23 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.”

7.24 As a consequence, there is a need to identify suitable locations to accommodate new and improved retail provision to meet the needs of the increased population. The following table summarises the appraisal of the potential sites for retail development in Ollerton. Full details of the appraisals of these sites against policy SP9 of the Core Strategy is included in Appendix 2. The sites are identified on Map 9.

Ollerton & Boughton Preferred Development Approach (Retail)

Ref.	Comments
Preferred retail site	
OB/Re/1 (670)	The assessment of the site against Core Strategy Spatial Policy 9 identified that it is a suitably located brownfield site within the Ollerton District Centre. No significant constraints were identified as part of this assessment and so the site is therefore considered suitable.
OB/Re/2	The assessment of the site against Core Strategy Spatial Policy 9 identified that it is a suitably located brownfield site within the Ollerton District Centre. No significant constraints were identified as part of this assessment and so the site is therefore considered suitable.

7.25 To help promote the strength of Ollerton & Boughton as a service centre for its residents and the wider Sherwood Area, the A&DM DPD will include a District Centre boundary and define the extent of the primary shopping frontages in the area.

7.26 This document includes recommended boundaries for Ollerton District Centre, Boughton Local Centre and an area of primary shopping frontage. The primary shopping frontages are areas which contain the town’s key retailers, have strong pedestrian activity and are the focus for retail activity.

Question 7.5

Do you agree with the selection of recommended boundaries and the identified retail sites?

Green Spaces and Green Infrastructure

7.27 Core Strategic Policy ShAP1 - Sherwood Area and Sherwood Forest Park states that:

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.*

7.28 A number of open space sites requiring protection under SP8 of the Core Strategy are shown on the maps. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 7.6

Do you agree with the selection of sites to protect under Core Strategy Policy SP8?

7.29 The Green Spaces Improvement Plans identified the following additional open space requirements for Ollerton & Boughton:

Table 29 - Ollerton & Boughton Open Space Requirements

Allotments	New provision required in Ollerton
Amenity Green Space	New provision required in Boughton
Outdoor Sports Facilities	Green Space Improvement Plan identified a shortfall
Children and Young Persons Provision	New provision required in Boughton
Natural/Semi-Natural Green Space	New provision required in Boughton
Parks and Gardens	Consider change of use of land to the rear of Millennium Park to overcome shortfall in Boughton

7.30 These requirements will need to be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.

7.31 The Green Infrastructure Issues for Ollerton & Boughton identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

1. North West of the settlement linking the proposed County Council Multi-User Route to an existing route South of Budby. With the proposed line of the route taking in the Birklands & Bilhaugh SSSI, SINC and a section of the northern SAC.
2. The proposed County Council Multi-User Route linking with an existing route to the North of the settlement.
3. Protection and where appropriate enhancement of the existing route to the settlement from Edwinstowe.
4. Settlement is on the edge of the proposed heart of the Sherwood Forest Regional Park presenting opportunities to link into the proposed Regional Park and for the settlement to become a gateway to the wider park.

Urban Boundary

7.32 As per the methodology included earlier in this document, it is proposed that the Urban Boundary for Ollerton & Boughton is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation;
- Any other small infill sites proposed.

Question 7.7

Do you agree with the extent of the Urban Boundary? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

7.33 The text below provides a summary of the overall impact of site selection in Ollerton & Boughton

Infrastructure Impact

7.34 The allocation of two large mixed-use sites in the Service Centre is a reflection of the Council's desire to secure improvements in recreation provision in the town. The requirement to provide extra primary school places can be met under the terms of Section 106 requirements. Careful consideration of how secondary school payments will be collected for the Dukeries College alongside payments from Edwinstowe will need to be made to ensure that appropriate improvements can be made. Ollerton Roundabout is identified as a priority scheme by the County Council in the Local Transport Plan and protected by the plan as such.

7.35 The following table summarises the infrastructure requirements:

Table 30 - Ollerton & Boughton Infrastructure Requirements

Transport	A614/A6075/A616 Ollerton Roundabout Junction A614/B6030 Junction (South of Ollerton) A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout)
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Education	Additional 108 Primary School places / Additional 82 Secondary School Places
School Catchment Areas	Dukeries Community College, New Ollerton Maun Infant and Nursery School, New Ollerton Ollerton Primary School, New Ollerton Forest View Junior School, New Ollerton
Health	Health care infrastructure contribution
Utilities	Electricity- 2.1km of 11kv circuits Wastewater- Upgrade to Seven Trent Water sewer

Possible Other Uses

7.36 Consideration was given to housing on the Ollerton Town Centre site however it was felt that retail was the most appropriate use. It will play an important role in helping to strengthen the ‘District Centre’. Consideration was given to housing on the Miner’s Welfare site on Whinney Lane, however this would rely on alternative recreation provision being secured, previously the site has had permission for a mixed use scheme which retained some recreation facilities this has since lapsed.

The Results of Other Studies

7.37 The Strategic Flood Risk Assessment identified the flood plain of the River Maun as affecting the area to the North and West of Petersmiths Drive. Therefore whilst the overall site is affected by flooding it is not proposed to build houses in such locations. It is proposed to locate new recreational facilities next to the existing football club.

Is the overall approach deliverable?

7.38 The alternative sites which have not been identified as part of the preferred approach are either small scale in nature (and therefore it will be harder to allow them to contribute towards S106 payments) or further on the periphery than the preferred sites. The key to securing new development in the Service Centre is to ensure that large scale sites are contributing towards the housing provision. The preferred approach also seeks to secure new housing on large housing sites which can also accommodate strategic open space infrastructure. This will provide the most efficient way of securing such provision in a planned manner. In terms of employment provision the existing employment locations of Sherwood Energy Village and Boughton Industrial Estate will continue to provide this role over the plan period.

Question 7.8


























Do you agree that the overall approach is deliverable?

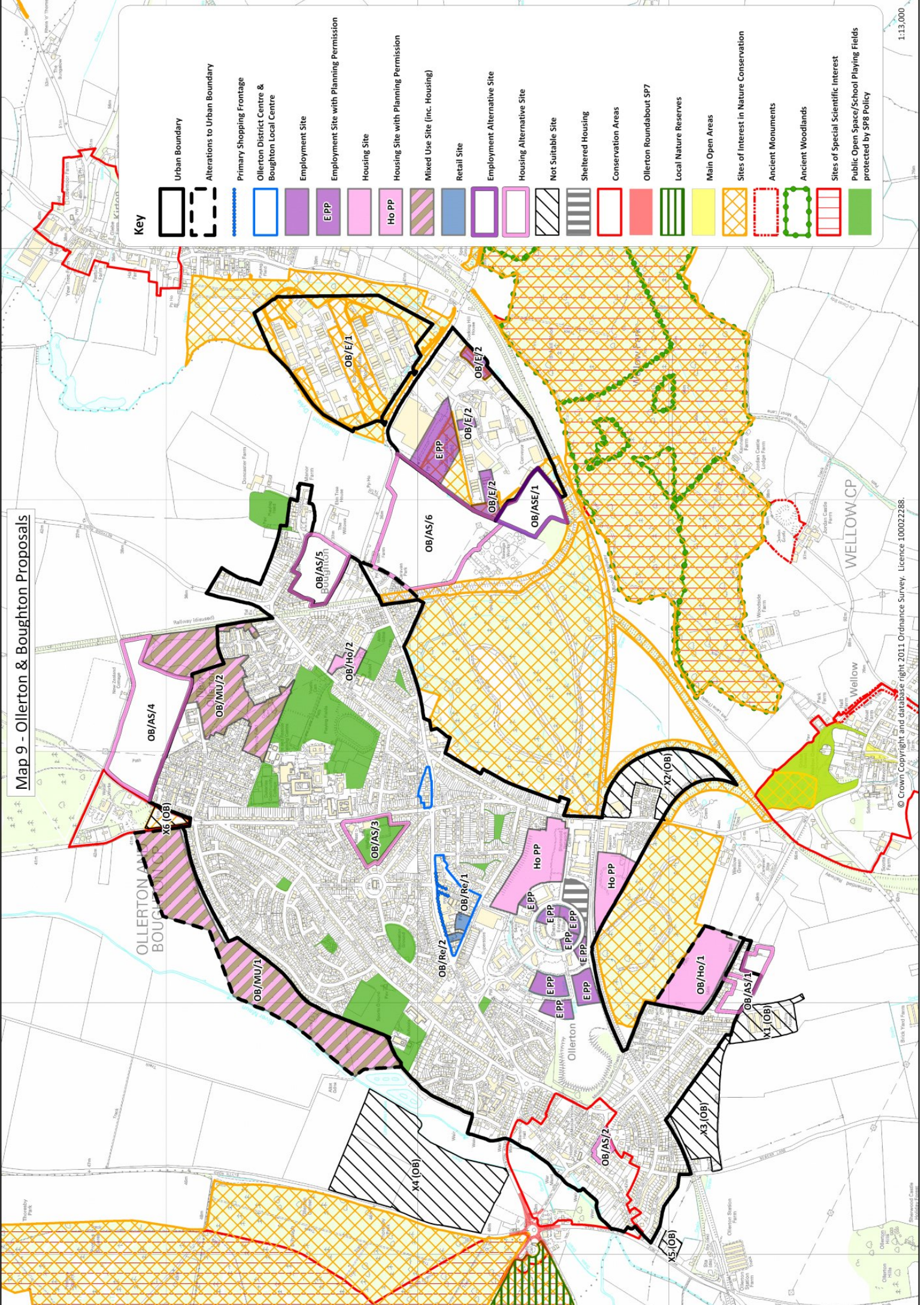
Results

7.39 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 9 - Ollerton & Boughton Proposals

Key

-  Urban Boundary
-  Alterations to Urban Boundary
-  Primary Shopping Frontage
-  Ollerton District Centre & Boughton Local Centre
-  Employment Site
-  EPP
-  Employment Site with Planning Permission
-  Housing Site
-  Ho PP
-  Housing Site with Planning Permission
-  Mixed Use Site (inc. Housing)
-  Retail Site
-  Employment Alternative Site
-  Housing Alternative Site
-  Not Suitable Site
-  Sheltered Housing
-  Conservation Areas
-  Ollerton Roundabout SP7
-  Local Nature Reserves
-  Main Open Areas
-  Sites of Interest in Nature Conservation
-  Ancient Monuments
-  Ancient Woodlands
-  Sites of Special Scientific Interest
-  Public Open Space/School Playing Fields protected by SP8 Policy



Edwinstowe

Introduction

7.40 Edwinstowe is a Principal Village with a centre with its own day to day facilities. Edwinstowe is identified in the Core Strategy as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village's role as a sustainable community.

Housing

7.41 The Core Strategy directs 2% of the District's housing growth to the Principal Village of Edwinstowe. This equates to a need to provide 283 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 121 new dwellings in Edwinstowe.

7.42 The following table summarises the appraisal of the potential housing sites in Edwinstowe. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 10.

Edwinstowe Preferred Development Approach (Residential)

Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
	There are no preferred residential sites within the existing settlement boundary	0
Sub total of dwellings provided by preferred sites within the existing settlement boundary		0
Preferred residential sites (outside the existing settlement boundary)		
ED/Ho/1 (495)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. This site constitutes an important gateway site into the village and access would be via Rufford Road.	72
ED/Ho/2 (138)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. The location and landscape context of the north of the site could result in development negatively affecting the setting of the	50

Ref.	Comments	Dwellings
	Sherwood Forest Country Park however some development could be accommodated in the south of the site, adjacent to Mansfield Road, subject to appropriate buffering to the north of the site.	
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		122
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		122
Residual Requirement		121

Edwinstowe Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites (within the existing settlement boundary)		
	There are no alternative residential sites within the existing settlement boundary (although access to site ED/AS/3 is within settlement boundary)	0
Alternative residential sites (outside the existing settlement boundary)		
ED/AS/1 (139)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. The access to the site would be isolated from the village onto the B6030.	57
ED/AS/2 (139)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. This site is constrained by access issues when compared to other possible options.	580
ED/AS/3 (116)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. The site can be seen from the northern approaches to the village and it is therefore not a preferable site.	29

Edwinstowe Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	
X1 (494)	The assessment against Spatial Policy 9 also considered that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. Development on this site would be constrained by a number of Tree Preservation Orders within the site and it is in current residential use.
X2 (493)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. It also notes that access to site is within a SINC and that there are pedestrian access issues due to restrictive width of the highway between the bridge abutments to the north. Considered unacceptable for development as access would have to be through a SINC.
X3 (143)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. It also notes that potential impacts on the Maun Valley could arise from development. The site does not have its own access and would therefore this would have to be provided via another site which is also considered unsuitable (X4).
X4 (492)	The assessment of the site against Spatial Policy 9 considered that the site is important in terms of the setting to the village and noted that it is partially designated as a Main Open Area, the review of which recommends its retention. In addition, the assessment notes that potential impacts on the Maun Valley could arise from development and that the site is subject to flooding with around 5% of the site within Flood Zone 3. It also notes that development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. Due to these constraints the site is considered unsuitable for development.
X5 (139)	The assessment of the site against Spatial Policy 9 notes that the site has no suitable access and that potential impacts on the Maun Valley could arise from development in this location. The assessment also concludes that development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. Due to the lack of suitable access the site is considered unsuitable for development
X6 (142)	The assessment of the site against Spatial Policy 9 concluded that the potential impacts of development in this location on the Birklands and Bilhaugh Special Area of Conservation would need to be assessed through the Habitats Regulations Assessment. It also notes that the site does not have its own access and that this would need to be provided via another site (ED/AS/3). The site is in use as allotments which play an important role within the settlement. The site is therefore considered unsuitable for development.

Ref.	Comments
X7 (141)	The assessment of the site under Spatial Policy 9 notes that there are potential impacts on the Special Area of Conservation which would need to be assessed through the Habitats Regulations Assessment. The site does not have own access, this would need to be provided by another site which is also considered unsuitable for development (X6). Location of site could impact on views into and from the Sherwood Forest Country Park. This site is therefore considered unsuitable
X8 (490)	The assessment of the site under Spatial Policy 9 notes that potential impacts on the Special Area of Conservation which would need to be assessed through the Habitats Regulations Assessment. Development of the site could detrimentally impact the setting of Edwinstowe Hall and the wider Conservation Area location. In addition the site is in use as the garden of a community facility. The site is therefore considered unsuitable for development
X9 (489)	The assessment of the site under Spatial Policy 9 notes potential impacts on the Special Area of Conservation which would need to be assessed through the Habitats Regulations Assessment. The site is also constrained by a substantial number of mature trees and due to this constraint is considered unsuitable for development.
X10 (488)	The assessment of this site under Spatial Policy 9 notes potential impacts on the Special Area of Conservation which would need to be assessed through the Habitats Regulations Assessment. Development could detrimentally impact on the traffic management of the area and on a local community facility through the loss of the Miners Welfare car park. Due to these constraints this site is considered unsuitable for development.
X11 (138)	The assessment of this site under Spatial Policy 9 notes potential impacts on the Special Area of Conservation which would need to be assessed through the Habitats Regulations Assessment. The location and landscape context of the North of the site could result in development negatively affecting the setting of the Sherwood Forest Country Park. It is therefore considered unsuitable for development.
X12 (139)	The site would only be accessible by Ed/AS/2 and given that the amount of dwellings required this would not be necessary to develop.

Question 7.9

Do you agree with the selection of the preferred housing allocations?

Employment

7.43 Drawing upon the findings of the Employment Land Review, Core Strategy Policy SP2 identifies the employment land requirements for Newark and Sherwood District between 2006 and 2026. This figure is disaggregated amongst the five Areas of the District.

7.44 Spatial Policy 2 identifies an overall requirement to provide 29 hectares of employment land in the Sherwood Area. Nevertheless, due to existing employment provision, this means there is no requirement to provide additional employment land in the Sherwood area. Whilst, the Council's latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 1.56 hectares across the Sherwood Area, this employment land requirement will be delivered in and around Ollerton and Boughton and Bilsthorpe. Consequently, it is not proposed to identify any new sites for employment land in Edwinstowe in the A&DM DPD.

Retail

7.45 Core Strategy Policy SP2 identifies Edwinstowe Principal Village with its own day to day facilities. Core Strategy Policy CP8 defines Edwinstowe as a District Centre within the retail hierarchy. The 2010 Retail and Town Centre Study notes that Edwinstowe is an attractive and compact centre that provides a good range of everyday shops and services. It also notes that the village benefits from heritage tourism, due to its location on the edge of Sherwood Forest and presence of the Sherwood Forest Art and Craft Centre to the north of the village.

7.46 To help promote the strength of Edwinstowe as a Principal Village in the Sherwood Area, the A&DM DPD will include a District Centre boundary and define the extent of the primary shopping frontages in the area.

7.47 This document includes recommended boundaries for Edwinstowe District Centre and an area of primary shopping frontage. The primary shopping frontages are areas which contain the town's key retailers, have strong pedestrian activity and are the focus for retail activity.

Question 7.10

Do you agree with the selection of recommended boundaries?

Green Spaces and Green Infrastructure

7.48 A number of open space sites in Edwinstowe requiring protection under SP8 of the Core Strategy are shown on the map 10. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 7.11

Do you agree with the selection of sites to protect under Core Strategy Policy SP8?

7.49 The Green Spaces Improvement Plans identified the following additional open space requirements for Edwinstowe:

Table 31 - Edwinstowe Open Space Requirements

Allotments	New provision required in Edwinstowe
Children and Young Persons Provision	New provision required in Edwinstowe

7.50 These requirements will be delivered through the District Council working with its partners and/or as part of the delivery of housing allocations.

7.51 The Green Infrastructure issues for Edwinstowe identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

1. Connecting of the settlement to Mansfield through the creation of a new route linking to the proposed County Council Multi-User Route West of the settlement and the Maun Valley; and
2. Edwinstowe- Sherwood Energy Village (based around the existing Right of Way route).

7.52 The settlement is located within the proposed heart of the Sherwood Forest Regional Park which presents clear opportunities for related future Green Infrastructure provision and linkages.

7.53 There is also a need to provide Suitable Alternative Natural Green space for the Birklands & Bilhaugh SAC.

Main Open Areas

7.54 To preserve areas of predominantly open land within settlements that play an important role in defining their form and structure, the Council has identified these areas as Main Open Areas (MOAs). These areas have been identified because they add to the distinctive charm and character of the settlements and because they are frequently considered to be as important to the character of the settlement concerned, as their buildings.

7.55 These MOAs were allocated on the Local Plan Proposals Map and were afforded protection by Local Plan Policy FS7 which stated that planning permission will not be granted for built development within these areas. The Local Plan identified a number of sites in Edwinstowe as MOAs. The Council has undertaken a review of these MOAs to establish whether each of these allocations should be retained. Based upon the findings of this review, it is proposed that the MOAs will be allocated in Edwinstowe. The extent of these areas is identified on the Edwinstowe map.

Question 7.12

Do you agree with the extent of the Main Open Area as shown on the Edwinstowe map?

Village Envelope

7.56 As per the methodology included earlier in this document, it is proposed that the village envelope for Edwinstowe is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation
- Any other small infill sites proposed

Question 7.13

Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

7.57 The text below provides a summary of the overall impact of site selection in Edwinstowe.

Infrastructure Impact

7.58 The requirement to provide extra primary school places can be met under the terms of Section 106 requirements. Careful consideration of how secondary school payments will be collected for the Dukeries College in Ollerton & Boughton will need to be made to ensure that appropriate improvements can be made. The sites will make contributions towards open space. It is proposed to identify a general location for the Sherwood Forest Visitors Centre rather than an exact site boundary to reflect the current situation regarding the scheme.

7.59 The following table summarises the infrastructure requirements:

Table 32 - Edwinstowe Infrastructure Requirements

Education	Additional 25 primary school places / additional 19 secondary school places
Health	Health care infrastructure contributions
Utilities	Electricity - new 11kv circuits
Transport	A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout)

Possible Other Uses

7.60 No other uses considered.

The Results of Other Studies

7.61 The Habitats Regulations Assessment will be considering the impact of the preferred approach. In particular consideration for the need for Sustainable Alternative Natural Green Space will need to be considered.

Is the overall approach deliverable?

7.62 Many of the sites around the village have been considered unsuitable due to access and environmental considerations. The two sites that make up the preferred approach whilst situated at entrances to the village provide the most deliverable approach.

Question 7.14

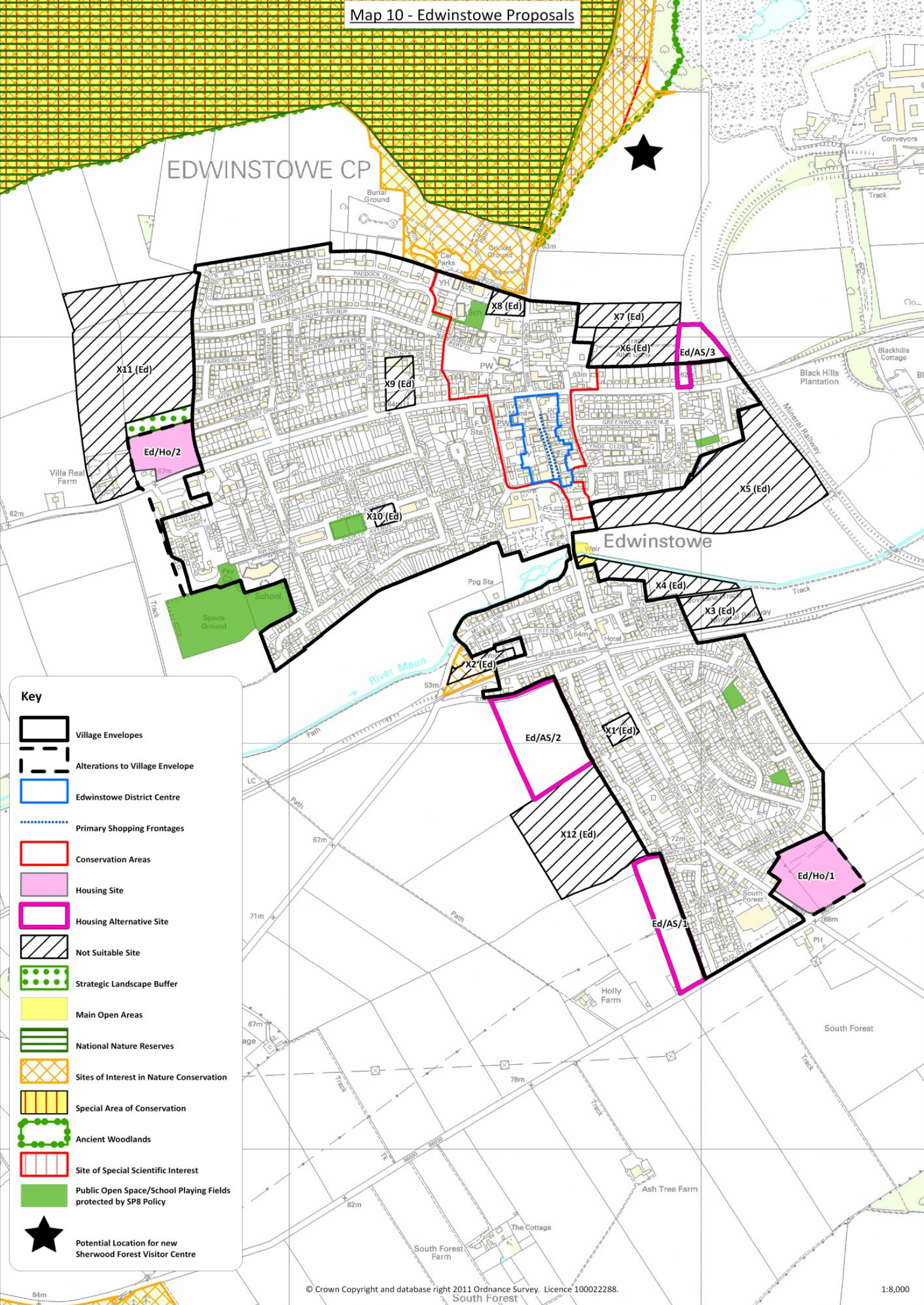
Do you agree that the overall approach is deliverable?

Results

7.63 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 10 - Edwinstowe Proposals

EDWINSTOWE CP



Key

-  Village Envelopes
-  Alterations to Village Envelope
-  Edwinstowe District Centre
-  Primary Shopping Frontages
-  Conservation Areas
-  Housing Site
-  Housing Alternative Site
-  Not Suitable Site
-  Strategic Landscape Buffer
-  Main Open Areas
-  National Nature Reserves
-  Sites of Interest in Nature Conservation
-  Special Area of Conservation
-  Ancient Woodlands
-  Site of Special Scientific Interest
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Potential Location for new Sherwood Forest Visitor Centre

Bilsthorpe

Introduction

7.64 Bilsthorpe is a Principal Village with the Sherwood Area. It is identified in the Core Strategy as a location where the Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing in order to support the regeneration of the village.

Housing

7.65 The Core Strategy directs 2.5% of the District’s housing growth to the Principal Village of Bilsthorpe. This equates to a need to provide 354 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 147 new dwellings in Bilsthorpe.

7.66 The following table summarises the appraisal of the potential housing sites in Bilsthorpe. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 11.

Bilsthorpe Preferred Development Approach (Residential)		
Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
Bi/MU/1 (111)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that potential impacts on the Local Nature Reserve (Southwell Trail) would need to be mitigated against, whilst in addition the loss of open space which would occur through the the introduction of access to the site would require the need for the provision of equivalent open space as part of the development. The inclusion of retail fronting onto Kirklington Road as part of this mixed use proposal would strengthen the role and offer of the adjacent local centre. The site is therefore considered suitable.	75
Bi/HO/2 (284)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that access to the site would require third party land, this could however be provided through a site with planning permission. The site is therefore considered suitable.	53
Sub total of dwellings provided by preferred sites within the existing settlement boundary		128
Preferred residential sites (outside the existing settlement boundary)		

Ref.	Comments	Dwellings
Bi/HO/1 (452)	The assessment of the site against Core Strategy Spatial Policy 9 identified no significant issues. The site concerns a small extension to a site with extant planning permission to enable a site within the existing settlement envelope to be brought forward. The remaining portion of the SHLAA site 452 is however not required to meet the settlements housing requirement with Bi/HO/1 being sized accordingly. The site is considered suitable.	20
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		20
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		148
Residual housing requirement		147

Bilsthorpe Alternative Sites (Residential)

Ref.	Comments	Dwellings
Alternative residential sites		
Bi/AS/1 (200)	The assessment of the site against Core Strategy Spatial Policy 9 identified no significant issues. However the site is considered suitable as an alternative site due to the preferred approach being to meet the vast majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement.	54
Bi/AS/2 (202)	The assessment of the site against Core Strategy Spatial Policy 9 identified a number of pylons within the site. However the site is considered suitable as an alternative site due to the preferred approach being to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement.	138
Bi/AS/3 (95)	The assessment of the site against Core Strategy Spatial Policy 9 identified that there are no pedestrian facilities this side of Eakring Road and so any development in this location would require off site work to provide for this. The assessment also identified that there may be protected species in this location. However the site is considered suitable as an alternative site due to the preferred approach being to meet the	102

Ref.	Comments	Dwellings
	majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement.	
Bi/AS/4 (444)	The assessment of the site against Core Strategy Spatial Policy 9 identified that the site may be subject to flood risk with 5% of the site being within Flood Zone 2 and the District Council having records indicating that the site may have flooded in the past. However the site is considered suitable as an alternative site due to the preferred approach being to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement.	40
Bi/AS/5 (261)	The assessment of the site against Core Strategy Spatial Policy 9 identified no significant issues. However the site cannot be considered as a preferred site in comparison to other options due to its ability to deliver strategic level development. The site is therefore considered suitable as an alternative site.	23
Bi/AS/6 (85)	The assessment of the site against Core Strategy Spatial Policy 9 identified highway access constraints to the site which would require third part land to resolve. In addition the assessment considered that the development of the site could impact on views into Bilsthorpe from the South and West. The site is therefore considered suitable as an alternative site.	170

Bilsthorpe Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	
X1 (448)	The assessment of the site against Core Strategy Spatial Policy 9 identified that the site has no access to the adopted highway network. The assessment also indicated that the site is adjacent to a Local Nature Reserve and a SINC on which there could be detrimental impacts. In addition the preferred approach being to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X2 (449)	The assessment of the site against Core Strategy Spatial Policy 9 identified that the site has no access to the adopted highway network. In addition the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred

Ref.	Comments
	approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X3 (450)	The assessment of the site against Core Strategy Spatial Policy 9 identified that the site is remote from the settlement and that off site works would be required to provide a pedestrian link into the village centre. In addition the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X4 (451)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that road alignment in the area may prevent safe access to the site and that due to the site being set on a road with a 60mph speed limit with impacts on visibility. In addition the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X5 (173)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site has no connection to the public highway and that there could be potential impacts on the Bilsthorpe Conservation Area and the setting of a Grade 1 listed building. In addition the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X6 (446)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site has no connection to the public highway and that development in this location may potentially impact on the setting of a listed building. In addition the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X7 (445)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site has no connection to the public highway and that there could be potential impacts on the Bilsthorpe Conservation Area and the setting of a Grade 1 listed building. In addition the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.
X8 (81)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is located within the Bilsthorpe Conservation Area, other than this no other significant issues were highlighted in the sites assessment. However the preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary. The inclusion of Site Bi/Ho/1 as part of the preferred approach is intended to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.

Ref.	Comments
X9 (441)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that around 10% of the site is within Flood Zones 2 and 3 and although the site is currently within the settlement envelope, it is isolated from the main built up area of the settlement. The site is therefore not considered suitable.
X10 (442)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that around 5% of the site is within Flood Zone 3 and although the site is currently within the settlement envelope, it is isolated from the main built up area of the settlement. The site is therefore not considered suitable.
X11 (447)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the District Council has records that the site may have flooded in the past and that there may be issues over deliverability due to site ownership being unknown. The site is therefore not considered suitable.
X12 (599)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is located in the Bilsthorpe Conservation Area and that there may be issues over deliverability due to site ownership being unknown. The site is therefore not considered suitable.
X13 (443)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is currently in use as a caravan park and the District Council has records that the site may have flooded in the past. In addition to this access to the site is also limited. The site is therefore not considered suitable.
X15 (452)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is the remaining portion of the SHLAA site 452, following the identification of Bi/Ho/1, which is not required in order to meet the settlements housing requirement. The preferred approach is to meet the majority of the housing requirement through appropriate sites within the existing settlement boundary, with the inclusion of Site Bi/Ho/1 being necessary to assist in the delivery of a suitable site within the settlement. The site is therefore not considered suitable.

Question 7.15

Do you agree with the selection of preferred housing allocations?

Employment

7.67 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. However, it states that there is no requirement to provide additional employment land in the Sherwood Area. Nevertheless, the Council’s latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 0.44 hectares across the Sherwood Area. This employment land requirement will be delivered in and around Ollerton and Boughton and Bilsthorpe.

7.68 The following table summarises the appraisal of potential employment sites in Bilsthorpe that could help meet this requirement. Whilst the total area of employment land identified as preferred sites exceeds the residual employment land requirements for the Sherwood Area, the preferred allocations largely comprise of existing industrial estates that can accommodate some development but which are substantially completed. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 11.

Bilsthorpe Preferred Development Approach (Employment)

Ref.	Comments	Hectares
Preferred employment sites		
Bi/E/1 (PES_0007)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is an existing employment area and did not highlight any significant issues. The site also scored well within the Northern Sub Region Employment Land Review in terms of market interest and commercial viability and scored well in terms of sustainability in comparison to other sites. The site is considered suitable.	0.35
Bi/E/2 (PES_0008)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that the site is an existing employment area and did not highlight any significant issues. The site also scored well within the Northern Sub Region Employment Land Review in terms of market interest and commercial viability and scored well in terms of sustainability in comparison to other sites. The site is considered suitable.	2.67
Totals		
Total hectares from preferred sites		3.02

Bilsthorpe Non-suitable Sites (Employment)

Non-suitable employment sites		
X14 (439)	The assessment of the site against Core Strategy Spatial Policy 9 identified that the site is an existing Local Plan allocation but highlighted that it is however separated from the settlement, particularly when compared to other employment options. In addition there may be issues in terms of delivery as there has been no take up of the allocation over the lifetime of the Plan. The site scores relatively well within the Northern Sub Regional Review, it is however recommended for release from allocation as the Review considered that there are better sites within the District's employment land portfolio. The site is therefore not considered suitable.	

Question 7.16

Do you agree with the selection of the preferred employment allocations?

Retail

7.69 Core Strategy Policy SP2 identifies Bilsthorpe as a Principal Village. Core Policy 8 defines Bilsthorpe as a Local Centre within the retail hierarchy. Bilsthorpe contains two separate retail areas. Nevertheless, Bilsthorpe is one of the smallest centres in the District and the 2010 Retail and Town Centre Study notes that the centre has a very limited convenience offer.

7.70 The following table summarises the appraisal of a potential site for mixed use development incorporating retail provision in Bilsthorpe. Full details of the appraisal of this site against SP9 of the Core Strategy are included in the Appendix 2. This site is identified on Map 11.

Bilsthorpe Preferred Development Approach (Retail)

Ref.	Comments
Preferred retail site	
Bi/MU/1 (670)	The assessment of the site against Core Strategy Spatial Policy 9 identifies that potential impacts on the Local Nature Reserve (Southwell Trail) would need to be mitigated against, whilst in addition the loss of open space which would occur through the the introduction of access to the site would require the need for the provision of equivalent open space as part of the development. The inclusion of retail fronting onto Kirklington Road as part of this mixed use proposal would strengthen the role and offer of the adjacent local centre. The site is therefore considered suitable.

7.71 To help promote the strength of Bilsthorpe as a Principal Village in the Sherwood Area, the A&DM DPD will include Local Centre boundaries. A recommended boundary for Bilsthorpe Local Centre is included in this document and is shown on Map 11.

Question 7.17

Do you agree with the selection of the recommended boundaries for the Bilsthorpe Local Centres and the proposed retail development for the mixed-use site?

Green Spaces and Green Infrastructure

7.72 A number of open space sites in Bilsthorpe requiring protection under Spatial Policy 8 of the Core Strategy are shown on Map 11. The necessity for this protection is explained in the supporting Green Spaces Strategy document.

Question 7.18

Do you agree with the selection of sites to protect under Core Strategy Spatial Policy 8?

7.73 The Green Spaces Improvement Plans identified the following additional open space requirements for Bilsthorpe:

Table 33 - Bilsthorpe Open Space Requirements

Allotments	Support Bilsthorpe Parish Council's search for new allotment provision
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7.74 This requirement will be delivered by the District Council working with its partners and/or as part of the delivery of housing allocations.

7.75 The Green Infrastructure issues identified for Bilsthorpe by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

1. East of the settlement linking it with Eakring Brail Wood / Clansey Common and the existing network around Eakring.
2. North of the settlement linking it to Cutt's Wood
3. West of the settlement along the disused railway line connecting the settlement to the proposed County Council Multi-User Route and Sherwood Pines Forest Park.

7.76 In addition, the settlement is located on the edge of the proposed heart of the Sherwood Forest Regional Park which presents opportunities to link into the proposed Regional Park and for the settlement to become a gateway to the wider park.

Village Envelope

7.77 As per the methodology included earlier in this document, it is proposed that the village envelope for Bilsthorpe is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation;
- Any other small infill sites proposed.

Question 7.19

Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

7.78 The text below provides a summary of the overall impact of site selection in Bilsthorpe.

Infrastructure Impact

7.79 The requirement to provide extra primary school places can be met under the terms of Section 106 requirements. Careful consideration of how secondary school payments will be collected for the Secondary School places alongside payments from Rainworth and Blidworth will need to be made to ensure that appropriate improvements can be made. Allotment provision can be accommodated on housing allocations.

7.80 The following table summarises the infrastructure requirements:

Table 34 - Bilsthorpe Infrastructure Requirements

Education	Additional 49 primary school places / additional 37 secondary school places
Health	Health care infrastructure contributions
Utilities	Electricity- new 11kv circuits
Leisure	Library (building and stock) contribution New community centre
Transport	Improvements required to: A614/A617 junction Lockwell Hill A614 Mickledale Lane Junction A614/C13 Eakring Road Junction A614 link capacity (A617 to C13 Eakring Road)

Possible Other Uses

7.81 No other possible uses were considered.

The Results of Other Studies

7.82 N/A

Is the overall approach deliverable?

7.83 There are a number of sites available to meet the housing and employment needs of the village. The development of the Maid Marion Avenue site will provide an opportunity to develop a scheme which accommodates new retail provision adjacent to the Local Centre proposed. Overall the approach is deliverable.

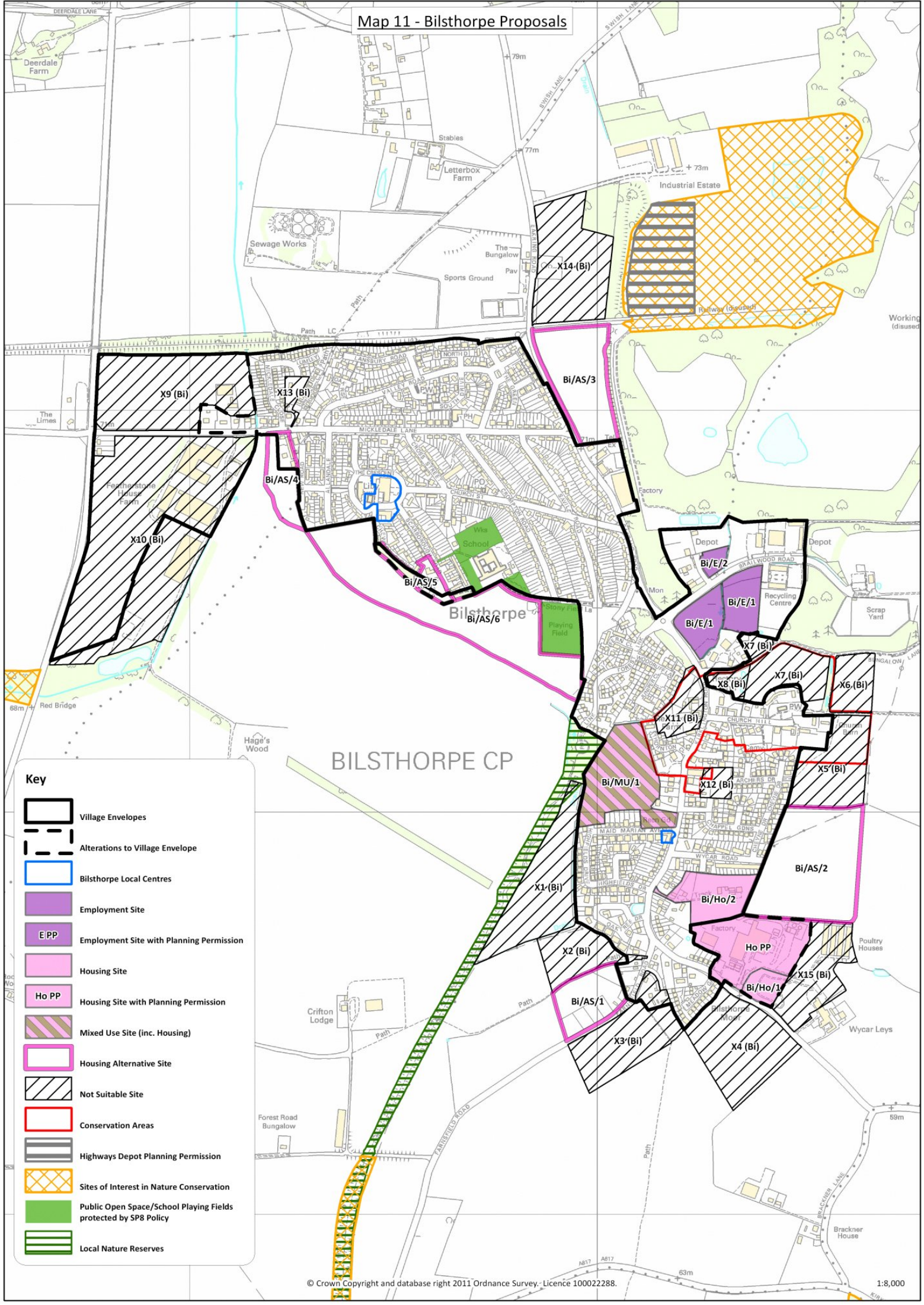
Question 7.20

Do you agree that the overall approach is deliverable?

Results

7.84 The results of the site selection process, including the overall settlement analysis have culminated in a production of an options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 11 - Bilsthorpe Proposals



Key

-  Village Envelopes
-  Alterations to Village Envelope
-  Bilsthorpe Local Centres
-  Employment Site
-  Employment Site with Planning Permission
-  Housing Site
-  Housing Site with Planning Permission
-  Mixed Use Site (inc. Housing)
-  Housing Alternative Site
-  Not Suitable Site
-  Conservation Areas
-  Highways Depot Planning Permission
-  Sites of Interest in Nature Conservation
-  Public Open Space/School Playing Fields protected by SP8 Policy
- Local Nature Reserves

8 Mansfield Fringe Area

- 8.1 The Mansfield Fringe Area covers the western part of the district and is closely related to the Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Within the Mansfield Fringe Area, Rainworth is recognised as an “other urban area” in the Regional Plan and has a range of shops and a secondary school which serves a part of Sherwood Area and the southern part of the Mansfield Fringe. Clipstone is an important service centre in the area with a range of local services including shops and a secondary school, which lies just outside the District and Blidworth is a Principal Village within the Mansfield Fringe Area. Whilst Rainworth, Blidworth and Clipstone are all self sufficient for daily needs, they are closely linked to Mansfield and look to it for all major services.
- 8.2 The main settlements of the Mansfield Fringe Area 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 and 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).
- 8.3 The Core Strategy sets out the following objectives for the area:

Table 35 - Mansfield Area Objectives

MFA 01	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 02	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.

- 8.4 The Core Strategy includes one specific policy for the Mansfield Fringe Area that informs the site selection process in this document. This policy is as follows:
 - 8.5 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.
- 8.6 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.
 - 8.7 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.

Housing Requirement

8.8 Spatial Policy 2 of the Core Strategy states that 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. Of those, the following percentages are to be delivered in the Mansfield Fringe Area:

- 3% of overall growth to the Service Centre of Rainworth;
- 6% of overall growth to the Service Centre of Clipstone; and
- 2.5% of overall growth to the Principal Village of Blidworth.

8.9 Based on the Council’s most recent monitoring information, the following dwellings are required in each of these locations:

Table 36 - Housing Requirements in the Mansfield Fringe Area

RAINWORTH		CLIPSTONE		BLIDWORTH	
Overall	425	Overall	850	Overall	354
Completed	3	Completed	165	Completed	36
Committed	175	Committed	581	Committed	19
Residual	247	Residual	104	Residual	299

8.10 As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, analysis of particular housing needs within different parts of the District was undertaken. In the Mansfield Fringe Area the study identified the following:

- The population is ageing and there has been a high demand for smaller units for older people in this area.
- The area suffers from an oversupply of 3 bedroom houses of the type built to serve the mining industry.
- There is a shortfall of larger (4 bedroom) houses.

8.11 In order to assist in the regeneration of the area it proposed that in developing proposals for new housing development we will expect developers to cater for the specific needs of the settlement.

8.12 It is therefore proposed that in the Mansfield Fringe Area within the allocations proposed and any windfall site coming forward the District Council will expect developers to deliver the majority of new housing in line with housing need.

Question 8.1

Do you agree with the proposal that a majority of new housing in the Mansfield Fringe Area should be in line with the identified need as set out above?

Employment Requirement

- 8.13 Spatial Policy SP2 identifies Rainworth, Clipstone and Blidworth as a focus for regeneration where the District Council will seek to secure new employment opportunities and the regeneration of derelict land.
- 8.14 Spatial Policy SP2 also states that a total of 97 – 106 hectares of new employment land will be allocated within the District between 2006 and 2026. This employment land requirement is distributed proportionally amongst the five Areas of the District, accordingly, the Core Strategy identifies the need for between 24 and 25 hectares of employment land to be provided in Mansfield Fringe Area during the plan period up to 2026. In order to achieve this, the policy identifies a guideline requirement for 10 – 11 hectares of new employment land allocations in the Mansfield Fringe Area.
- 8.15 A total of 2.01 hectares of employment land has been developed in the Mansfield Fringe Area between 2006 and 2011. However, the amount of land with planning permission for employment uses has decreased to 4.45 hectares. This adjustment reflects the up-to-date situation regarding the site at Clipstone Drive, Clipstone, where 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. As a result, the residual employment land requirement for the A&DM DPD is:
 - 17.54 hectares across the Mansfield Fringe Area.

Rainworth

Introduction

- 8.16 Rainworth is a Service Centre which has a range of shops and a secondary school that serves a part of the Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also well related to Mansfield Sub-Regional Centre with its jobs and facilities.

Housing

- 8.17 The Core Strategy directs 3% of the District’s housing growth to the Service Centre of Rainworth. This equates to a need to provide 425 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 247 new dwellings in Rainworth.
- 8.18 The following table summarises the appraisal of the potential housing sites in Rainworth. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in Appendix 2. These sites are identified on Map 12.

Rainworth Preferred Development Approach (Residential)		
Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
Ra/Ho/1 (573)	The assessment of the site against Spatial Policy 9 did not identify any significant issues This site is considered suitable.	54

Ref.	Comments	Dwellings
Ra/MU/1 (674)	<p>The site is identified as a preferred site for mixed use development that would be predominantly retail-led but with potential for some small scale residential.</p> <p>The Green Belt Study concludes that this non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently within the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 identifies that the site is currently allocated within the Local Plan for retail purposes. It notes that the site could accommodate a small level of residential development to assist with delivery of the retail. 65% of the site is within a SINC and development would need to be sited away from this area. Third party land on Colliery Lane would be required for access.</p>	6
Sub total of dwellings provided by preferred sites within the existing settlement boundary		60
Preferred residential sites (outside the existing settlement boundary)		
Ra/Ho/2 (69/575)	<p>The assessment of the site against Spatial Policy 9 did not identify any significant issues other than the fact that the site is located in the Green Belt.</p> <p>The Green Belt Study concluded that the site could be considered as being of lower importance in meeting the purposes of the Green Belt providing that appropriate landscape buffering could be incorporated to the south of the site in order to maintain a physical and visual break between Blidworth and Rainworth. This site is considered suitable.</p>	190
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		190
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		250
Residual housing requirement		247

Rainworth Alternative Site (Residential)

Ref.	Comments	Dwellings
Alternative residential site		
Ra/AS/1 (307)	<p>The Green Belt Study concludes that the site cannot currently be considered as more or equally sustainable as sites elsewhere within and around the settlement due to concerns over the access arrangements and topographical constraints of the site.</p> <p>The assessment of the site against Spatial Policy 9 considered that issues relating to access to the adopted highway, topographical constraints and the sites SINC status means the level of dwellings that could be accommodated on the site is unclear.</p> <p>The Council is not yet convinced that the site can be considered as more or equally sustainable as sites elsewhere within and around the settlement, including sites currently within the Green Belt.</p>	Not possible to assess at this stage

Rainworth Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	
X1 (369)	<p>The Green Belt Study concludes that as this none Green Belt site is currently in use as Open Space, the development of the site is not considered to be equally or more sustainable than sites elsewhere within the settlement and those currently within the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 also notes that the site is currently in use as Open Space. Therefore the development of this particular site would be undesirable.</p>
X2 (574)	<p>The Green Belt Study concludes that the site cannot be considered to be more or equally sustainable as sites elsewhere within and around the settlement, including sites currently within the Green Belt because it has no access.</p> <p>The assessment of the site against Spatial Policy 9 notes that access to the site would need to be through an adjacent site which is currently under development and for which the approved layout makes no provision. Therefore this site is not suitable.</p>

Ref.	Comments
X3 (576)	<p>Due to the site not having suitable access, the Green Belt Study concludes that the site cannot be considered to be more or equally sustainable as sites elsewhere within and around the settlement, including sites currently within the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 concludes that the site does not have a suitable access as there is no connection to the adopted highway. In addition, this assessment notes that the site is also adjacent to a SINC and SSSI and that 10% of the north west of the site is within Flood Zones 2 and 3. Therefore this site is not suitable.</p>
X4 (43)	<p>The Green Belt Study identifies that the site is isolated and not adjacent to any existing development. It also notes that the land slopes up to the south and, as a result, development in this location would be highly visible. The study therefore concludes that the release of the site from the Green Belt would be contrary to Green Belt purpose 3, as set out in PPG2, in terms of safeguarding the countryside from encroachment.</p> <p>The assessment of the site against Spatial Policy 9 notes that there are access issues facing the site in relation to achieving adequate visibility arrangements and safe pedestrian links in accordance with the 60mph speed limit on the B6020 in this location. The assessment also notes that the site abuts a SINC to the East and West. This along with the overriding Green Belt concerns mean this site is unsuitable.</p>

Question 8.2

Do you agree with the selection of the preferred housing allocations?

Employment

- 8.19 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of between 10 and 11 hectares of new employment land in the Mansfield Fringe Area during the plan period. Nevertheless, due to a reduction in the amount of land committed for employment use, the Council’s latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area
- 8.20 The following table summarises the appraisal of potential employment sites in Rainworth that could help meet this requirement. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in the Appendix 2. These sites are identified on Map 12.

Rainworth Preferred Development Approach (Employment)

Ref.	Comments	Hectares
Preferred employment site		

Ref.	Comments	Hectares
Ra/E/1 (675)	<p>As part of the Green Belt Study the site was considered for housing. However, given that access would be via the bypass, it was not considered as more or equally sustainable for residential development than sites elsewhere. The Green Belt Study did however consider that the access arrangements are more appropriate for an employment use and that for such a use the site is considered to be more or equally sustainable than sites elsewhere within and around the settlements.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is allocated for employment purposes within the Local Plan. It also notes that the site is only accessible by road from the Rainworth Bypass and that pedestrian access to the village could be compromised due to this access being within Flood Zone 3. The site also partially coincides with a SINC and is adjacent to a further SINC. This site is suitable provided that future development mitigates against the access and nature conservation issues.</p>	5.5

Rainworth Non-suitable Site (Employment)

Ref.	Comments
Non-suitable employment site	
X5	<p>The Employment Land Review noted that although the site scores well on site context and local rents, it has low occupancy levels and has difficult topographical constraints. It also notes that the site is inefficient and awkward in shape.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is separated from current settlement envelope and removed from services and facilities within the settlement. It also recognises that there are possible issues in relation to the provision of public transport access to the site given its location and that the recent Secretary of State's decision regarding the Energy Recovery Facility at Rufford Colliery considered that the effect of this scheme in combination with other plans and projects is likely to be significant and that this potential harm to the integrity of the Woodlark and Nightjar habitat weighed significantly against the proposal. There are also SINCS within and surrounding the site. Therefore this site is not suitable.</p>

Question 8.3

Do you agree with the selection of preferred employment allocations?

Retail

- 8.21 Core Strategy Spatial Policy 2 identifies Rainworth as a Service Centre. Core Policy 8 defines Rainworth as a District Centre within the retail hierarchy. The 2010 Retail and Town Centres Study noted that Rainworth consists of a core area of retail and service uses, as well as various other units dispersed with residential uses. It established that there were 36 units in the centre which provide a range of convenience and service uses with a limited comparison offer.
- 8.22 Policy S8 in the adopted Local Plan allocates an area for new shopping development in Rainworth at the disused railway embankment to the north of the junction of Southwell Road East and Kidlington Road. Due to there being limited interest in this site for retail use and although it offers the potential to improve the range and scale of retail provision in Rainworth, the 2010 Retail and Town Centres Study recommend that the Council should consider opportunities to provide a wider mix of uses on this site including retail.
- 8.23 The following table summarises the appraisal of a potential site for mixed use development incorporating retail provision in Rainworth. Full details of the appraisal of this site against SP9 of the Core Strategy are included in the Appendixes. This site is identified on Map 12.

Rainworth Preferred Development Approach (Retail)	
Ref.	Comments
Preferred retail site	
Ra/MU/1	<p>The site is identified as a preferred site for mixed use development that would be predominantly retail-led but with potential for some small scale residential.</p> <p>The Green Belt Study concludes that this non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently within the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 identifies that the site is currently allocated within the Local Plan for retail purposes. It notes that the site could accommodate a small level of residential development to assist with delivery of the retail. 65% of the site is within a SINC and development would need to be sited away from this area. Third party land on Colliery Lane would be required for access.</p>

- 8.24 To help promote the strength of Rainworth as a service centre and support its regeneration, the A&DM DPD will also include a district centre boundary. A recommended boundary for Rainworth District Centre is included in this document and is shown on Map 12.

Question 8.4

Do you agree with the selection of recommended boundaries and the identified mixed use site?

Green Spaces and Green Infrastructure

8.25 A number of open space sites in Rainworth requiring protection under SP8 of the Core Strategy are shown on Map 12. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 8.5

Do you agree with the selection of sites to protect under Spatial Policy 8?

8.26 The Green Spaces Improvement Plans identified the following additional open space requirements for Rainworth:

Table 37 - Rainworth Open Space Requirements

Allotments	Need to identify land for future use
Children and Young Persons Provision	New provision recommended in long term

8.27 These requirements will be delivered through the District Council working with its partners and/or as part of the delivery of housing allocations.

8.28 The Green Infrastructure issues for Rainworth identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

1. The new County Council Multi-User Routes connecting the settlement to Clipstone and Edwinstowe to the North, Mansfield to the West and Farnsfield and Southwell to the West (where there is the opportunity to utilise the derelict railway east of the settlement to connect with the Southwell Trail).
2. Introduction of a new route south of the settlement linking it to Blidworth and the north of Nottingham.
3. Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi-natural habitats from Sherwood to the Burntstump Country Park north of Nottingham.

8.29 It is also recognised that there are opportunities to link into the proposed Sherwood Forest Regional Park and for settlements to become gateways to the wider park.

Urban Boundary

8.30 As per the methodology included earlier in this document, it is proposed that the Urban Boundary for Rainworth is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation
- Any other small infill sites proposed

Question 8.6

Do you agree with the extent of the Urban Boundary? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

8.31 The text below provides a summary of the overall impact of site selection in Rainworth.

Infrastructure Impact

8.32 The requirement to provide extra primary and secondary school places can be met appropriately under the terms of Section 106 requirements. Two housing sites will contribute towards Secondary Education alongside three major sites from Blidworth. The improvements to the Lockwell Hill roundabout will be achieved through CIL contributions. Both major sites will also contribute towards the provision of Public Open Space.

8.33 The following table summarises the infrastructure requirements:

Table 38 - Rainworth Infrastructure Requirements

Education	Additional 88 Primary School places / additional 67 Secondary School places
Health	Health care infrastructure contribution
Utilities	Electricity - New 11kv circuits
Leisure	Library building and stock contribution
Flooding	Flood contribution
Transport	A614/A617 Junction (Lockwell Hill)

Possible Other Uses

8.34 The Employment Site at West of Colliery Lane was considered for Housing however it was not felt that access via Rainworth Bypass was suitable for such a use.

The Results of Other Studies

8.35 The consideration of housing in these locations requires the Council to consider whether non green belt site are more or equally sustainable and the importance of sites in meeting the purposes of the Green Belt. Consideration was given to a number of sites not in the Green Belt.

- A site on Rufford Avenue was ruled out because it was more sustainable to continue its use as Public Open Space.
- A site next to the Filling Station at Kirklington Road was ruled out on highway safety grounds
- A site next to Lake View School was ruled out because it was not accessible.

- Employment site West of Colliery Lane (see above)
- A site north of Third Avenue has also been considered and has at present not been ruled out. It has access difficulties which need to be resolved and also the site is a SINC but at present given these restrictions it is considered an alternative site.

8.36 The evaluation of sites within the settlement leaves a remainder of around 190 dwellings to find within the Green Belt. The Green Belt study reviewed potential Green Belt sites and concluded that the release of the Warsop Lane site (provided that strategic landscape buffering to the south was provided) could satisfy the requirements of SP4A. The other site within the Green Belt was remote and important in protecting its openness, any development would be judged to be prominent in the Green Belt and not possible to screen.

Is the Overall Approach Deliverable?

8.37 The preferred approach is deliverable.

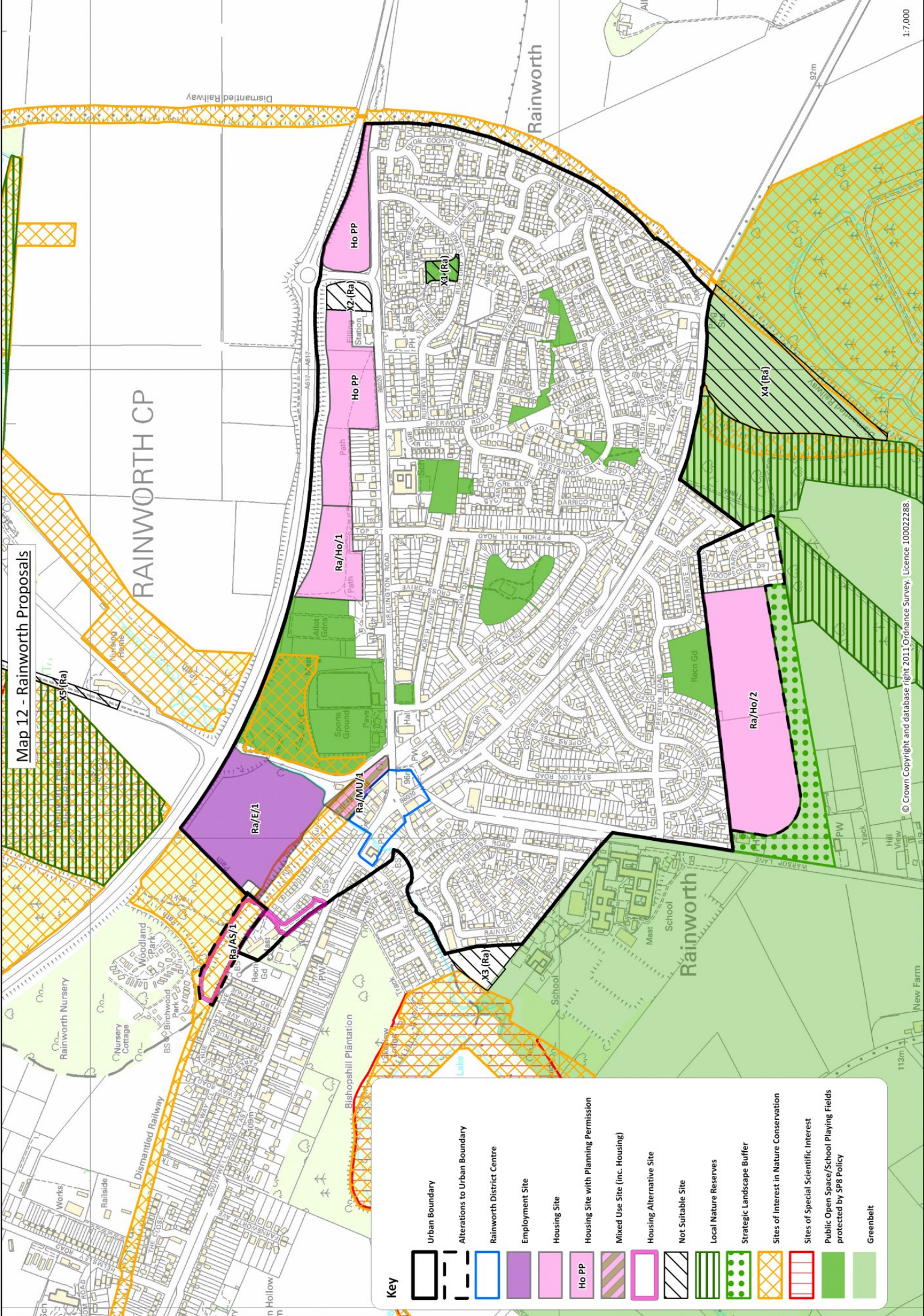
Question 8.7

Do you agree that the overall approach is deliverable?

Results

8.38 The results of the site selection process, including the overall settlement analysis have culminated in a production of the following options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 12 - Rainworth Proposals



Key

- Urban Boundary
- Alterations to Urban Boundary
- Rainworth District Centre
- Employment Site
- Housing Site
- Housing Site with Planning Permission
- Mixed Use Site (inc. Housing)
- Housing Alternative Site
- Not Suitable Site
- Local Nature Reserves
- Strategic Landscape Buffer
- Sites of Interest in Nature Conservation
- Sites of Special Scientific Interest
- Public Open Space/School Playing Fields protected by SP8 Policy
- Greenbelt

Clipstone

Introduction

8.39 Clipstone is a Service Centre with 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. The centre of Clipstone also contains a major regeneration site, Clipstone Colliery, and the settlement is identified as an area that would benefit from regeneration.

Housing

8.40 The Core Strategy directs 6% of the District's housing growth to the Service Centre of Clipstone. This equates to a need to provide 850 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 104 new dwellings in Clipstone.

8.41 The following table summarises the appraisal of the potential housing sites in Clipstone. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in the Appendix 2. These sites are identified on Map 13.

Clipstone Preferred Development Approach (Residential)

Ref	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
CI/Ho/1 (455)	The assessment of the site against Spatial Policy 9 did not identify any significant issues and it is therefore considered suitable for residential development.	16
CI/MU/1 (195)	<p>The site is considered to be a key regeneration site which is identified as a preferred site for mixed use development that would integrate various requirements for the service centre including employment (12ha), local retail and enhanced Public Open Space supported by housing development (100 dwellings).</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is currently subject to an application for listed building consent to remove the Headstocks. The site covers part of Vicar Water and there are SINCs adjacent to the site. Development would need to mitigate against any detrimental impact on these areas. The assessment recognises that there is open space on part of the site (adjacent to Baulker Lane) and that 2% of the site is in Flood Zone 2.</p>	100

Ref	Comments	Dwellings
Sub total of dwellings provided by preferred sites within the existing settlement boundary		116
Preferred residential sites (outside the existing settlement boundary)		
	There are no preferred residential sites outside of the existing settlement boundary	0
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		0
Total		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		116
Residual housing requirement		104

Clipstone Alternative Sites (Residential)

Ref	Comments	Dwellings
Alternative residential sites (within the existing settlement boundary)		
	There are no alternative sites within the existing settlement boundary	0
Alternative residential sites (outside the existing settlement boundary)		
CI/AS/1 (458)	The assessment of the site against Spatial Policy 9 notes that the site is located adjacent to the village envelope. Electricity pylons run across the northern part of the site and a Right of Way runs down the west to south boundary. It is considered to be a suitable alternative site for residential development.	97
CI/AS/2 (461)	The assessment of the site against Spatial Policy 9 notes that the site is located adjacent to the village envelope and that electricity pylons run down the western edge of the site. No other significant issues were identified as part of the assessment of this site. It is therefore considered to be a suitable alternative site for residential development	70

Clipstone Non-suitable Sites (Residential)

Ref	Comments
Non-suitable residential sites	
X1 (460)	The assessment of the site against Spatial Policy 9 notes that the site is located adjacent to the village envelope but has access constraints as it has no connection to the adopted highway network. The assessment notes that the site contains a number of electricity substations, pylons on the north of the site and a Right of Way that runs down the west to south boundary. The site is not considered suitable for development due to the constraints identified above.
X2 (459)	The assessment of the site against Spatial Policy 9 notes that the site has access constraints as there is no connection to the adopted highway. It also notes that electricity pylons run across the northern part of site and that a Right of Way runs down the west to south boundary. Not considered suitable for development due to the access constraints.
X3 (610)	The assessment of the site against Spatial Policy 9 notes that the site is currently in use as a school playing field. It is therefore considered unsuitable for development.
X4 (454)	The assessment of the site against Spatial Policy 9 notes that access to the site is off a bridleway and that there is no direct access to the adopted highway. In addition there is a Right of Way adjacent to the site. Considered unsuitable for development due to the access constraints.
X5 (210)	The assessment of the site against Spatial Policy 9 concludes that there are access constraints to this site and that the development would possibly generate the need for a second point of access. The whole site would not be required to meet the housing requirement. Therefore unlikely to be able to fund second point of access with only 100 houses.
X6 (453)	The assessment of the site against Spatial Policy 9 concludes that there is currently no suitable access to this site and resolving this issue would be dependent on an adjoining site. It also notes that a small part of the site is potentially in use as allotment land. Not considered suitable due to access constraints.

Question 8.8

Do you agree with the selection of the preferred housing allocations?

Employment

- 8.42 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of between 10 and 11 hectares of new employment land in the Mansfield Fringe Area during the plan period. Nevertheless, due to a reduction in the amount of land committed for employment use, the Council’s latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area
- 8.43 The following table summarises the appraisal of potential employment sites in Clipstone that could help meet this requirement. Full details of the appraisal of the sites against SP9 of the Core Strategy are included in the Appendices. These sites are identified on Map 13.

Clipstone Preferred Development Approach (Employment)

Ref	Comments	Hectares
Preferred employment site		
CI/MU/1 (195)	<p>The site is considered to be a key regeneration site which is identified as a preferred site for mixed use development that would integrate various requirements for the service centre including employment uses.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is currently subject to an application for listed building consent to remove the Headstocks. The site covers part of Vicar Water and there are SINC’s adjacent to the site. Development would need to mitigate against any detrimental impact on these areas. The assessment recognises that there is open space on part of the site (adjacent to Baulker Lane) and that 2% of the site is in Flood Zone 2.</p>	12

Clipstone Non-suitable Site (Employment)

Ref	Comments
Non-suitable employment site	
X7 (PES 15)	<p>The assessment of the site against Spatial Policy 9 notes that the site has accessibility issues and is removed from services and facilities within the settlement. It also notes that there are multiple pylons running through the site and is in proximity to a number of SINC’s and the Vicar Water public right of way. As a result of these constraints the site is considered unsuitable for development.</p>

Question 8.9

Do you agree with the selection of the preferred employment allocations?

8.44 Retail

8.45 Clipstone is an important service centre with a range of local services including shops and a secondary school, which lies just outside the District. Spatial Policy 2 identifies Clipstone as a Service Centre and states that the strategy for the area is one of regeneration. Core Policy 8 defines Clipstone as a Local Centre within the retail hierarchy. The 2010 Retail and Town Centre Study noted that the centre is dominated by the busy Mansfield Road which detracts from its attractiveness and hinders pedestrian movement.

8.46 The following table summarises the appraisal of a potential site for mixed use development incorporating retail provision in Clipstone. Full details of the appraisal of this site against Spatial Policy 9 is included in Appendix 2. This site is identified on Map 13.

Clipstone Preferred Development Approach (Retail)	
Ref	Comments
Preferred retail site	
CI/MU/1 (195)	<p>The site is considered to be a key regeneration site which is identified as a preferred site for mixed use development that would integrate various requirements for the service centre including local retail.</p> <p>An assessment of potential locations to provide these enhancements has shown that there are no sites available in or adjoining the local centre boundary.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is currently subject to an application for listed building consent to remove the Headstocks. The site covers part of Vicar Water and there are SINC's adjacent to the site. Development would need to mitigate against any detrimental impact on these areas. The assessment recognises that there is open space on part of the site (adjacent to Baulker Lane) and that 2% of the site is in Flood Zone 2.</p>

8.47 To help promote the strength of Clipstone as a service centre and support its regeneration, the A&DM DPD will include a local centre boundary. A recommended boundary for Clipstone Local Centre is included in this document and is shown on Map 13.

Question 8.10

Do you agree with the selection of the recommended boundary for Clipstone Local Centre and the proposed retail development for the mixed-use site?

Green Spaces and Green Infrastructure

8.48 A number of open space sites in Clipstone requiring protection under SP8 of the Core Strategy are shown on Map 13. The necessity for this protection is explained in the supporting Green Space Strategy document.

Question 8.11

Do you agree with the selection of sites to protect under Core Strategy Policy SP8?

- 8.49** Based upon an assessment of open space requirements in the Green Spaces Improvement Plans, it is considered that there are no significant requirements to identify new open space in Clipstone.
- 8.50** The Green Infrastructure issues identified for Clipstone by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that the focus should be on the connection of the settlement to the Maun Valley and Sherwood Forest Pines Park it also recommends that provision should be made for the following routes:
1. Link between the proposed County Council Multi-User Route and the Maun Valley to the North of the settlement.
 2. Between the section of the proposed County Council Multi-User Route to the South of the settlement and the existing route close to Forest Town connecting Vicar Country Park and the Mansfield Colliery Railway SINC.
- 8.51** There are also opportunities for Green Infrastructure provision through the partial restoration of the Colliery site as part of any proposal. This could include provision of Green Infrastructure connections to the Sherwood Forest Pines Park and Vicar Water Country Park.
- 8.52** In addition, Clipstone is located on the edge of the proposed heart of the proposed Sherwood Forest Regional Park which presents opportunities to link into the Regional Park and for the settlement to become a gateway into the wider park.

Urban Boundary

- 8.53** As per the methodology included earlier in this document, it is proposed that the Urban Boundary for Clipstone is amended to include:
- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
 - Proposed housing / employment / mixed use allocation;
 - Any other small infill sites proposed.

Question 8.12

Do you agree with the extent of the Urban Boundary? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

- 8.54** The text below provides a summary of the overall impact of site selection in Clipstone.

Infrastructure Impact

8.55 The requirement to provide extra primary and secondary school places can be met appropriately under the terms of Section 106 requirements. 2 housing sites will contribute towards Secondary Education at the Garibaldi School. The key regeneration site will contribute towards new Public Open Space.

8.56 The following table summarises the infrastructure requirements:

Table 39 - Clipstone Infrastructure Requirements

Education	Additional 134 primary school places / additional 102 secondary school places
Health	Health care infrastructure contribution
Utilities	Electricity - 3.25km of new 11kv circuits Wastewater - Pumping station and rising main
Leisure	Library building and stock contribution New community centre
Transport	A614/B6030 Junction improvement (South of Ollerton) A614 Link capacity(B6030 to A6075/A616 Ollerton Roundabout)

Possible Other Uses

8.57 None other uses considered.

Is the Overall Approach Deliverable?

8.58 Two sites at Cavendish Park have been ruled out because of the highway access issues. This leaves a choice between two peripheral sites and the Former Clipstone Colliery site. Development of this site will allow for a mixed use scheme in the heart of the village providing new employment, retail and open space, along with residential development.

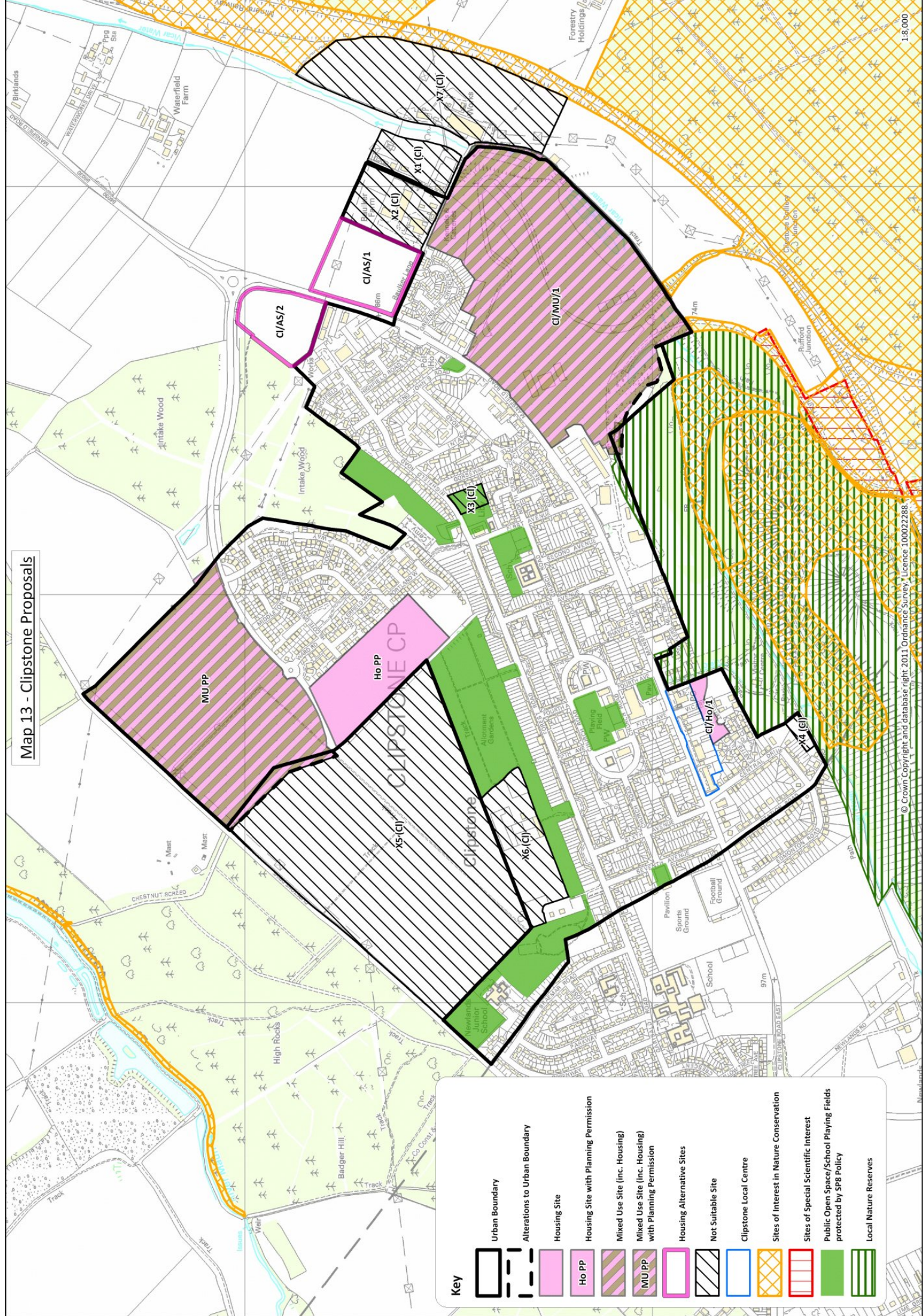
Question 8.13

Do you agree that the overall approach is deliverable?
















Results

8.59 The results of the site selection process, including the overall settlement analysis have culminated in a production of the following options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 13 - Clipstone Proposals



Key

-  Urban Boundary
-  Alterations to Urban Boundary
-  Housing Site
-  Housing Site with Planning Permission
-  Ho PP
-  Mixed Use Site (inc. Housing)
-  Mixed Use Site (inc. Housing) with Planning Permission
-  MU PP
-  Housing Alternative Sites
-  Not Suitable Site
-  Clipstone Local Centre
-  Sites of Interest in Nature Conservation
-  Sites of Special Scientific Interest
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Local Nature Reserves

Blidworth

Introduction

8.60 Blidworth is a Principal Village within the Mansfield Fringe Area. It is identified in the Core Strategy as a settlement that would benefit from regeneration. As with other settlements in the Mansfield Fringe Area, whilst self sufficient for daily needs, Blidworth is closely linked to Mansfield and looks to it for all major services.

Housing

8.61 The Core Strategy directs 2.5% of the District's housing growth to the Principal Village of Blidworth. This equates to a need to provide 354 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 299 new dwellings in Blidworth.

8.62 The following table summarises the appraisal of the potential housing sites in Blidworth. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in the Appendix 2. These sites are identified on Map 14.

Blidworth Preferred Development Approach (Residential)		
Ref.	Comments	Dwellings
Preferred residential sites (within the existing settlement boundary)		
BI/Ho/2 (603)	<p>The Green Belt Study concludes that this non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.</p> <p>The site is landlocked for employment use, if developed for this use the residential amenity of surrounding residents would be compromised. As a result residential use would be preferable to its continued employment allocation providing that appropriate screening to the surrounding employment uses could be achieved.</p> <p>The assessment of the site against Spatial Policy 9 notes that the amenity impacts from the site's adjacency to Burma Road Industrial Estate would need to be mitigated against, but aside from this no significant issues were identified as part of the assessment.</p>	10
BI/Ho/3 (604/464)	<p>The Green Belt Study concludes that this non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.</p>	100

Ref.	Comments	Dwellings
	The assessment of the site against Spatial Policy 9 notes that access constraints on New Lane would limit the possible number of dwellings to 100. It identifies that New Lane and its junction with Mansfield Road would require improvement to accommodate further development.	
Sub total of dwellings provided by preferred sites within the existing settlement boundary		110
Preferred residential sites (outside the existing settlement boundary)		
BI/Ho/1 (178a)	<p>The Green Belt Study notes that the site is adjacent to existing development on Beech Grove and Dale Lane and is relatively flat. Consequently, given its context, the Study concludes that the site is of lower importance in meeting the purposes of the Green Belt.</p> <p>Apart from the Green Belt location no significant issues were identified as part of the assessment of the site against Spatial Policy 9 and therefore the site is suitable for allocation.</p>	54
BI/Ho/4 (303)	<p>The Green Belt Study concludes that the site is of lower importance in meeting the purposes of the Green Belt given its location and its landscape context adjacent to the existing development on Butler Drive and Marriot Lane.</p> <p>Access restrictions in this location mean that a maximum of 25 dwellings can be developed.</p> <p>Apart from the Green Belt location and the access restrictions no significant issues were identified as part of the assessment of the site against Spatial Policy 9 and therefore the site is suitable for allocation.</p>	25
Sub total of dwellings provided by preferred sites outside of the existing settlement boundary		79
Totals		
Total dwellings from preferred sites (both within and outside of the existing settlement boundary)		189
Residual housing requirement		299
Shortfall		110

Blidworth Alternative Site (Residential)

Ref.	Comments	Dwellings
Alternative residential site		
BI/AS/1 (38)	<p>The Green Belt Study notes that the site is currently in use as allotments which fulfil an important role within the settlement. However, subject to the appropriate re-siting of the allotments, it concludes that the site could be considered as more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is presently in use as allotments and represents an important local community facility therefore unless the allotments could be replaced then this site is not suitable.</p>	45

Blidworth Non-suitable Sites (Residential)

Ref.	Comments
Non-suitable residential sites	
X1 (178b)	<p>The Green Belt Study notes that the site is set within rolling landscape and is considered to be both prominent and open. It therefore concludes that its release from Green Belt would be contrary to Green Belt purpose 3 as set out in PPG2.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is located within an attractive rolling landscape which is considered to be important in the setting of the town and the character of the landscape.</p>
X2 (463)	<p>The Green Belt study notes that the site is considered to be both prominent and open and it therefore concludes that its release from would be contrary to Green Belt purpose 3 as set out in PPG2.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is considered to be important to the setting of the Conservation Area. It also notes that third party land would be required to provide for pedestrian links into the village centre.</p>
X3 (186)	<p>The Green Belt study notes that the site is considered to be both prominent and open and it therefore concludes that its release from Green Belt would be contrary to Green Belt purpose 3 as set out in PPG2.</p>

Ref.	Comments
	<p>The assessment of the site against Spatial Policy 9 notes that the site is considered to be important to the setting of the Conservation Area. It also concludes that the site does not have suitable access due to the horizontal and vertical alignment of Fishpool Road.</p>
<p>X4 (462)</p>	<p>The Green Belt study notes that the site is considered to be both prominent and open and it therefore concludes that its release from Green Belt would be contrary to Green Belt purpose 3 as set out in PPG2.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is considered to be important to the setting of the Conservation Area. It also considers that the site has no pedestrian access due to the width of the highway and that New Lane and its junction with Mansfield Road would require improvement to accommodate further development.</p>
<p>X5 (7)</p>	<p>The Green Belt study notes that the site is considered to be both prominent and open and it therefore concludes that its release would be contrary to Green Belt purpose 3 as set out in PPG2.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is considered to be important to the setting of the Conservation Area. It also considers that the site has no pedestrian access due to the width of the highway and that New Lane and its junction with Mansfield Road would require improvement to accommodate further development.</p>
<p>X6 (465,66, 152)</p>	<p>The Green Belt Study notes that the site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. The Study notes that there is a small section of the site to the south which, given its context, could be considered of lower importance in meeting the purposes of the Green Belt but that this would be of insufficient size to consider for allocation.</p> <p>The assessment of the site against Spatial Policy 9 notes that there are access issues in relation to this site, particularly with regards to visibility onto Mansfield Road and also with the stretch of New Lane and its junction with Mansfield Road which would require improvement. It also notes that third party land would be required to provide for pedestrian links into the village centre and that the site is viewed as being important to the setting of the village.</p>
<p>X7 (602)</p>	<p>The Green Belt Study notes that the site adjoins the Burma Road Industrial Estate and accommodates the Miners Welfare and a number of buildings relating to sports use. Given this context, the Study concludes that the site is of lower importance in meeting the purposes of the Green Belt.</p> <p>The assessment of the site against Spatial Policy 9 notes that the site is an important local community facility and also provides for recreational open space.</p>

Question 8.14

Do you agree with the selection of the preferred housing allocations?

8.63 Due to the constraints of the Green Belt, it is not possible to accommodate the amount of housing development in Blidworth as is required by the Core Strategy. Therefore the question as to how the shortfall is dealt with arises. This situation is also present in Lowdham and the shortfall in housing is as follows:

Table 40 - Housing Shortfall in the Green Belt

Settlement	Dwellings
Lowdham	26
Blidworth	110
Total	136

8.64 Consideration has been given to the redistribution of such housing. The following approaches were considered:

- Redirect the growth to elsewhere in the Green Belt;
- Redistribute the growth across the District; or
- Rely on windfall.

8.65 Given Green Belt constraints, it would be difficult to seek to accommodate this growth elsewhere in the Green Belt. Rainworth has capacity only to deal with its own housing and there is no remaining capacity in the part of Bulcote which adjoins Burton Joyce. No other settlement is prioritised for development.

8.66 Relying on windfall would not be an appropriate approach. Given the number of dwellings required and the capacity information available, this is unlikely to be achievable in either settlement.

8.67 Therefore, the District Council believes that the most appropriate approach is to redistribute the growth across the District.

Question 8.15

Do you agree with the proposal to redistribute this growth across the District? If so, how should this best be achieved?

Employment

8.68 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of between 10 and 11 hectares of new employment land in the Mansfield Fringe Area during the plan period.

Nevertheless, due to a reduction in the amount of land committed for employment use, the Council’s latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area

8.69 The following table summarises the appraisal of potential employment sites in Blidworth that could help meet this requirement. Full details of the appraisal of the sites against Spatial Policy 9 of the Core Strategy are included in the Appendix 2. These sites are identified on Map 14.

Blidworth Preferred Development Approach (Employment)		
Ref.	Comments	Hectares
Preferred employment site		
BI/E/1	<p>The Green Belt study concludes that this non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.</p> <p>The site is an existing employment area and the assessment of the site against Spatial Policy 9 did not raise any significant issues.</p>	1

Blidworth Non-suitable Site (Employment)	
Ref.	Comments
Non-suitable employment site	
X8 (adj 178a)	The Green Belt study concludes the site is important in meeting the purposes of the Green Belt and release would fail purpose 3.

Question 8.16

Do you agree with the selection of the preferred employment allocations?

Retail

8.70 Blidworth is identified in Spatial Policy 2 as a Principal Village within the Mansfield Fringe Area and as a Local Centre in the Retail Hierarchy defined by Core Policy 8. It is self sufficient for its daily needs and the 2010 Retail and Town Centre Study concluded Blidworth provides a good range of services and, given its close proximity to Mansfield, is performing well currently with no vacant units.

8.71 To help promote the strength of Blidworth as a Principal Village and support its regeneration, the A&DM DPD proposes to retain the boundary for Blidworth Local Centre that was identified in the Local Plan. This recommended boundary for Blidworth Local Centre is shown on Map 14.

Question 8.17

Do you agree with the selection of recommended boundary for Blidworth Local Centre?

Green Spaces and Green Infrastructure

8.72 There are a number of open space sites in Blidworth requiring protection under Spatial Policy 8 of the Core Strategy. These are shown on the map 14. The necessity for protecting these sites is explained in the supporting Green Space Strategy document.

Question 8.18

Do you agree with the selection of sites to protect under Spatial Policy 8?

8.73 The Green Spaces Improvement Plans identified the following additional open space requirements for Blidworth:

Table 41 - Blidworth Open Space Requirements

Children and Young Persons Provision	New provision required
--------------------------------------	------------------------

8.74 This requirement will be delivered through the District Council working with its partners and/or as part of the delivery of housing allocations.

8.75 The Green Infrastructure issues identified for Blidworth by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

1. Creation of a new route linking the settlement with the proposed Nottinghamshire County Council Multi-User route at Rainworth to provide for connections to Mansfield.
2. Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi-natural habitats from Sherwood to the Burntstump Country Park north of Nottingham.

8.76 There are also opportunities to link into the proposed Sherwood Forest Regional Park and for settlements to become gateways to the wider park.

Village Envelope

8.77 As per the methodology included earlier in this document, it is proposed that the village envelope for Blidworth is amended to include:

- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocation;
- Any other small infill sites proposed.

Question 8.19

Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?

Overall Settlement Analysis

8.78 The text below provides a summary of the overall impact of site selection in Blidworth.

Infrastructure Impact

8.79 The requirement to provide extra primary and secondary school places can be met appropriately under the terms of Section 106 requirements. Three housing sites will contribute towards Secondary Education alongside two major sites from Rainworth.

8.80 The following table summarises the infrastructure requirements:

Table 42 - Blidworth Infrastructure Requirements

Education	63 additional primary school places / 48 additional secondary school places
Health	Health care infrastructure contributions
Utilities	Electricity - new 11KV circuits

Possible Other Uses

8.81 See below

8.82 The Results of Other Studies

8.83 The consideration of housing in these locations requires the Council to consider whether non Green Belt sites are more or equally sustainable and the importance of sites in meeting the purposes of the Green Belt. Consideration was given to a number of sites not in the Green Belt.

- The current allotments were considered on Dale Lane – however these are an important community resource in the centre of the village and unless a new site can be found should not be considered as part of a preferred approach.
- Site on Belle Vue Lane which has been in the past considered for employment uses is regarded as more appropriate for Housing development.
- An area of land at New Lane which was not included in the Green Belt is considered suitable for housing – provided that traffic issues can be resolved. There is a limit of 100 dwellings because of these highway issues.

8.84 The evaluation of sites within the settlement leaves a remainder of around 190 dwellings to find within the Green Belt. The Green Belt study reviewed potential Green Belt sites and concluded that the release of 3 sites would be appropriate. It also identified that the Miners Welfare site was not important in meeting the aims of the Green Belt, however this site is an important recreation facility for the Village. Two of sites, off Butler Drive and Dale Lane, are suitable for development however a third site down New Lane is not suitable – due to the restriction of dwelling numbers as noted above. This means that 110 dwellings are not deliverable in Blidworth.

Is the Overall Approach Deliverable?

8.85 The lack of enough suitable housing sites after considering the Green Belt test means that the dwellings will have to be met elsewhere in the District.

Question 8.20













Do you agree that the overall approach is deliverable?

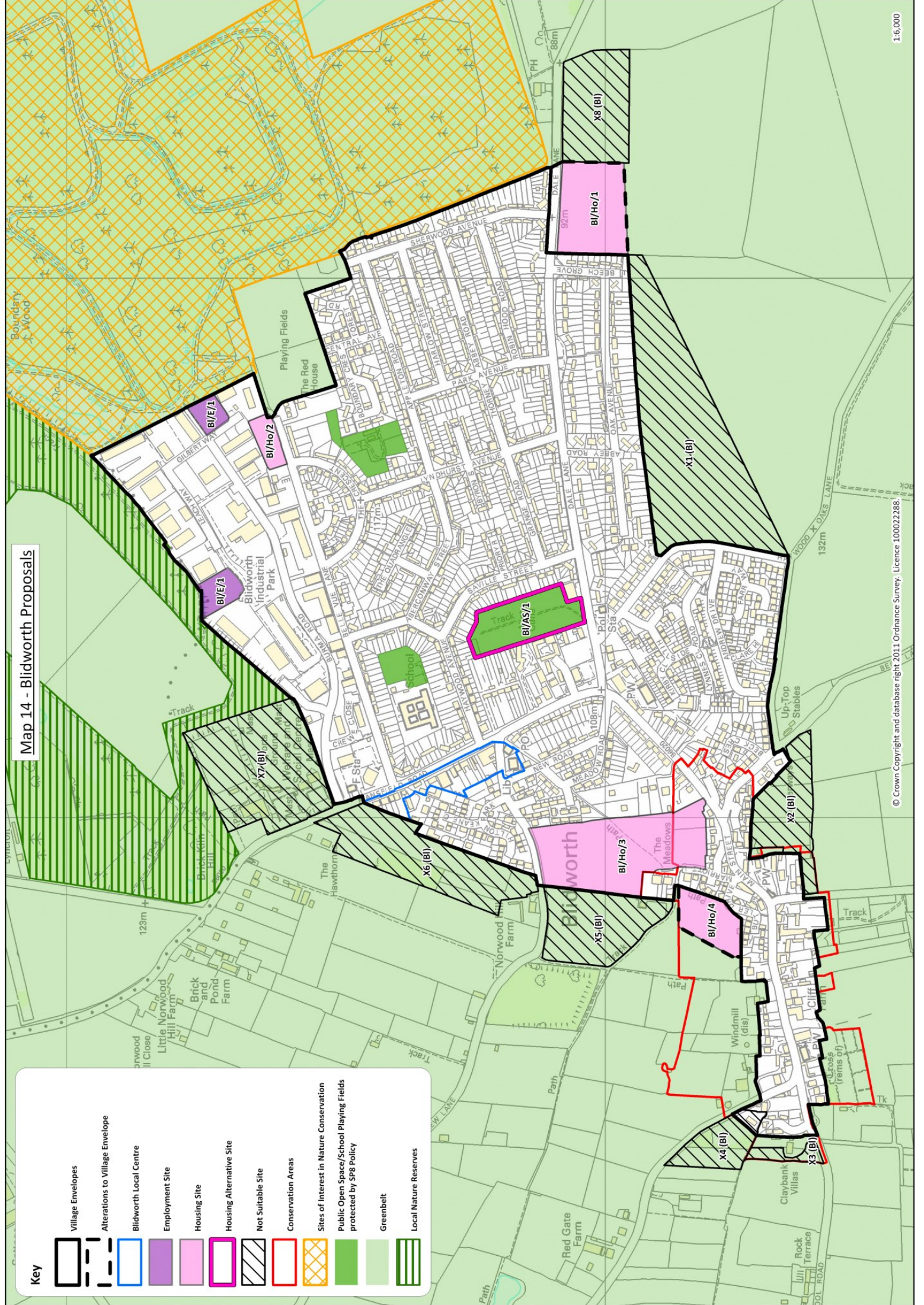
Results

8.86 The results of the site selection process, including the overall settlement analysis have culminated in a production of the following options map, showing sites and boundaries forming a preferred approach, alternative sites and sites not considered suitable:

Map 14 - Bidwirth Proposals

Key

-  Village Envelopes
-  Alterations to Village Envelope
-  Bidwirth Local Centre
-  Employment Site
-  Housing Site
-  Housing Alternative Site
-  Not Suitable Site
-  Conservation Areas
-  Sites of Interest in Nature Conservation
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Greenbelt
-  Local Nature Reserves



9 Development Management Policies

9.1 At this stage the Council is consulting on the scope of proposed Development Management policies that will be contained within the DPD. The scope of the proposals should be seen as being part of the wider LDF and should not be read in isolation from the Core Strategy. Accordingly, if an issue is dealt with sufficiently by the Core Strategy, or indeed by national planning guidance, it should not be necessary for further detailed guidance on the subject to be included in this document.

9.2 It is envisaged that policies will be included on the following topic areas:

Table 43 - Scope of Proposed Development Management Policies

	Policy(s)	Scope
Policy Area: Agenda for Managing Growth		
DM1.	Development within settlements central to delivering the Spatial Strategy.	<p>This policy will define the types of development that will be acceptable within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the Proposals Map, including:</p> <ul style="list-style-type: none"> • Residential • Employment • Community • Culture, leisure & tourism and; • Retail <p>The need for assessment by reference by other policies where relevant will be set out.</p>
DM2.	Developer Contributions	<p>This policy will set the requirement for developer contributions based on the implementation of standards set out in Developer Contributions SPD. – This will allow for potential future changes to standards over the life of the plan without having to re-write the LDF Policy.</p>
Policy Area: Sustainable Development & Climate Change		
DM3.	Renewable Energy	<p>This policy will provide for the assessment of renewable and low carbon energy proposals and associated infrastructure both as standalone projects and where they form part of other proposals, including the retro-fitting of buildings, by reference to criteria including;</p> <ul style="list-style-type: none"> • Visual impacts, including specific reference to landscape character, heritage assets, and other relevant designations. • Environmental impacts including specific reference to noise, shadow flicker and electro-magnetic interference.

	Policy(s)	Scope
		<ul style="list-style-type: none"> • Impact on highway safety through the delivery and installation/construction process and any on-going maintenance requirements. • Impact on aviation. • Ecological impact, through the delivery and installation/construction process and the on-going operation of the project.
DM4.	Design	<p>This policy will set out the criteria with which to assess all proposals either individually, or in conjunction with other development management policies and will include:</p> <ul style="list-style-type: none"> • Provision and loss of parking (linked to appendix containing current standards to allow updating) • Standards of private amenity space within residential development. • Separation distances between different types of development. • Access for people with disabilities. • Local distinctiveness. • Impact on amenity of neighbouring land uses. • Construction materials with specific reference to sustainable design. • Drainage, including SUDS • Impact on trees and woodlands • Criteria for conversion of traditional rural buildings within settlements • Crime & disorder. • Light, noise and odour.
Policy Area: Homes for All		
DM5.	Householder Development	<p>This policy will provide for the assessment of all forms of householder development that requiring planning permission including:</p> <ul style="list-style-type: none"> • Extensions. • Alterations. • Erection and conversion of outbuildings, including formation of annexes. • Means of enclosure.

	Policy(s)	Scope
		<p>Criteria for assessment will be defined in relation to:</p> <ul style="list-style-type: none"> • Impact on neighbouring land uses. • Design and materials. • Impact on character and appearance of surrounding area including heritage assets, other relevant designations and consideration of local distinctiveness. <p>Methods of assessment will be defined in a linked SPD</p>
DM6.	Specialist Accommodation and Community Facilities	<p>This policy will provide for the assessment of all types specialist accommodation and community facilities including:</p> <ul style="list-style-type: none"> • Hotels and guest houses • Residential and care homes. • Sheltered Housing • Supported living. • Hostels. • Re-habilitation centres. • Pre-schools. • Day nurseries. • Community centres and facilities. <p>The assessment of such proposals will be made by reference to the criteria of Policy DM4 - Design</p>
Policy Area: Natural & Built Environment		
DM7.	Development in the Open Countryside	<p>This policy will identify and protect the most versatile areas of agricultural land and set out the criteria against which proposals resulting in its loss will be assessed.</p> <p>Appropriate development elsewhere in the countryside will be defined as including:</p> <ul style="list-style-type: none"> • Agricultural development requiring planning permission. • New rural workers dwellings and the removal of occupancy conditions attached to existing dwellings. • Replacement buildings.

	Policy(s)	Scope
		<ul style="list-style-type: none"> • Conversion of existing buildings to commercial, community, tourist and residential uses. • Rural diversification. • New domestic and commercial equine uses and establishments and expansion of existing uses. • New commercial, community and tourist uses and expansion of existing uses. • Motor related services. <p>The assessment of such proposals will be made by reference to national policy and guidance, the criteria of Policy DM4 – Design, and relevant SPD's.</p>
DM8 - 11.	Protecting and Enhancing the Historic Environment	<p>There will be four policies covering the following areas:</p> <ol style="list-style-type: none"> 1. Listed Buildings- This policy will provide for the assessment of proposals requiring planning permission that involve the alteration, extension and change of use of listed buildings or affect their setting. Assessment will be made in the interests of encouraging their re-use, protecting and enhancing their architectural and historic interest and setting and, where not covered by other development management policies, by reference to the relevant criteria of Policy DM4 – Design. 2. Conservation Areas- This policy will require the impact on the character and appearance of conservation areas to be taken into account in assessing proposals requiring planning permission in conservation areas. Where not covered by other development management policies, proposals will also be assessed by reference to the relevant criteria of Policy DM4 – Design. 3. Materials- This policy will promote the use of traditional materials, methods and detailing when assessing proposals requiring planning permission for both new build development and alterations/extensions to existing buildings where they affect heritage assets. 4. Sites of Archaeological and Historic landscape Interest-This policy will provide for the assessment of proposals that affect Sites of Archaeological and Historic landscape Interest with the intention of protecting and enhancing their form and setting.
DM12.	Shopfronts and Advertisements	<p>This policy will provide for the assessment of proposals that require planning permission and advertisement consent with specific reference to:</p> <ul style="list-style-type: none"> • Conservation areas.

	Policy(s)	Scope
		<ul style="list-style-type: none"> • Listed buildings. • Local distinctiveness. • Promotion of economic prosperity through the provision of attractive and suitable retail facilities. <p>The need for assessment by reference to the Shopfronts and Advertisements Design guide SPD and where relevant, Policy DM4 - Design will be set out.</p>
DM13.	Pollution and Hazardous Materials	<p>This policy will provide for the assessment of:</p> <ul style="list-style-type: none"> • Proposals for the creation and expansion of hazardous substance installations, and; • Proposals that may be at risk from existing hazardous substance installations. • Applications within and with the potential to impact on the source protection zone. <p>Criteria for the assessment of such proposals will be defined in relation to:</p> <ul style="list-style-type: none"> • Impact the general population. • Impact on groundwater. • Impact on ecology. • Impact on neighbouring land uses. <p>The need for assessment of proposals by other policies where relevant will be defined.</p> <p>The source protection zone and protection zones around hazardous installations will be defined on the proposals map.</p>
DM14.	Retail	<p>This policy will define, and identify on the proposals map, retail centre boundaries and frontages for all centres in the retail hierarchy. Retail proposals will be assessed by reference to the criteria of Policies DM8 – Shopfronts, DM4 - Design and the Shopfronts and Advertisements Design Guide SPD.</p>

Question 9.1

Do you agree with the scope of the proposed Development Management policies? Are there any other issues that you feel should be covered by a Development Management policy?

Appendix 1 - Glossary

Glossary

Term	Description
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'
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.
Development Management Policies	Detailed policies to support the implementation of the Core Strategy, deliver specific site allocations and help in the day to day assessment of planning applications
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.
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.
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.
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.

Appendix 1 - Glossary

Term	Description
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.
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 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.
Main Open Area	Areas of predominantly open land within settlements that play an important role in defining their form and structure.
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.
Open Break	Areas under pressure for development which also provide an open break between settlements. Open breaks seek to prevent the coalescence of communities and protect their separate identities.
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 of the Core Strategy 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	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.

Term	Description
Statements (PPS)	
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.
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.
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.
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.
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.
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.

Appendix 1 - Glossary

Term	Description
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.
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.
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.

Appendix 2 - Spatial Policy 9 Assessments

Newark Urban Area

Gypsy & Traveller Site Provision- Core Policy 5 Assessment of NUA/GT/1

Criteria		Comments
1	The site would not lead to the loss, or adverse impact on, important heritage assets, nature conservation or biodiversity sites	No impact
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	The site is within Newark Urban Area, located nearby to a range of local facilities including schools and shops and is 1.3 km from the town centre
3	The site has safe and convenient access to the highway network	The site would need a Transport Assessment
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	The site is next door to only one residential dwelling. To the west is a Sustrans Route and small part of the northern site boundary abuts the East Coast Main Line
5	The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity	The site has the capacity to be designed with appropriate landscaping and planting on site
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	A small amount of flooding occurs adjacent to the site alongside the East Coast Main Line
Overall Conclusion		The site meets the requirements of Core Policy 5

Appendix 2 - Spatial Policy 9 Assessments

Newark Urban Area Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield
			1	2	3	4	5	6	7	8	9		
Brownhills Motor Homes, A1/A46 Junction	NUA/MU/2	109	✓	?	✓	?	✓	5	✓	✓	✓	The proximity of Brownhills roundabout could result in amenity issues for any proposed residential development.	140
Land off Lincoln Road		259	✓	✓	✓	✓	✓	n/a	✓	?	✓	This site is Public Open Space for which there is this still a requirement.	36
Land to rear of Beacon Hill Road	X3 (NUA)	305	✓	✓	?	✓	?	5	?	✓	✓	Any access to this site would need to be via the site to the south which would need to be investigated. Development on the ridgeline would have a prominent impact on the landscape in this area of the town.	
Land north of Beacon Hill Road	X4 (NUA)	306	✓	✓	?	✓	?	5	?	✓	✓	Any access to this site would need to be via the site to the south which would need to be investigated. Development on the ridgeline would have a prominent impact on the landscape in this area of the town.	
NSK Europe Limited, Northern Road	NUA/MU/1	310	✓	✓	✓	✓	✓	5	✓	✓	✓	This site could provide for a mixed use redevelopment of the NSK works.	381
Seven Hills	NUA/Ho/2	342	✓	✓	✓	✓	✓	n/a	✓	X	✓	The Homeless Hostel on this site would need to be relocated.	37
Quibells Lane	NUA/Ho/2	656	✓	✓	✓	?	✓	n/a	✓	✓	?	A small area of flooding exists in the west of the site, which would restrict development.	49
North of Beacon Hill Road	X1 (NUA)	541	✓	✓	?	✓	?	5	?	✓	✓	Access to this site would be via Autumn Croft Road which would need to be investigated. Development on the ridgeline would have a prominent impact on the landscape in this area of the town.	153
North of Alexander Avenue	X16 (NUA) and NUA/Ho/1	550	✓	✓	✓	✓	✓	8	✓	✓	X	Part of this site is subject to flooding (within Floodzone 3) and is not suitable for development. No significant issues were identified as part of this assessment for the remainder of the site.	17
Appletongate, Former Sidings	NUA/AS/1 / NUA/Tr/1	630	✓	✓	✓	✓	✓	n/a	✓	✓	✓	There is potential for this site to contribute towards additional Car Parking at Newark Northgate Station.	57
Land North of Beacon Hill Road	NUA/Ho/3 and NUA/Ho/4	381	✓	✓	✓	✓	✓	5	✓	✓	✓	Potential impacts on the landscape would need to be assessed in this location.	396
Land at Beacon Hill Road	NUA/Ho/3	694	✓	✓	✓	✓	✓	5	✓	✓	✓	Potential impacts on the landscape would need to be assessed in this location.	178
North of Beacon Hill Conservation Park	X5 (NUA)	554	✓	?	✓	✓	X	5	X	X	✓	The site would need to be accessed through other development sites. Part of the site is in the Beacon Hill Conservation Park. Development on the ridgeline would have a prominent impact on the landscape in this area of the town.	
Yorke Drive and Lincoln Road Playing Fields	NUA/Ho/6		✓	✓	?	✓	✓	n/a	✓	?	✓	The site is comprised of the Yorke Drive housing estate and the Lincoln Road Playing Fields. Proposals arising from the Bridge Ward Neighbourhood Study have put forward the possibility of a reconfiguration of the existing housing estate, to deliver a net gain of dwellings, and the development of a portion of the Playing Fields. The study identifies that such development could aid in the realisation of environmental, social and economic improvements within the Ward. To offset the loss of open space which would occur through the development of part of the Playing Fields the remaining area of open space could be enhanced and replacement recreational space provided elsewhere within the Ward. It would be important, as part of any proposals, that the development of the two sites be approached in a comprehensive manner in order to ensure that the identified improvements are realised. This could be achieved through the development of an appropriate	330
(2) East of Newark													
Land at Cherry Holt	X12 (NUA)	249	✓	X	✓	✓	✓	n/a	✓	X	✓	This site is Public Open Space for which there is this still a requirement and there is no direct access to an adopted highway.	
Land Off Bowbridge Road	NUA/Ho/10	245	✓	✓	?	✓	✓	n/a	X	X	✓	Development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road.	71
Bowbridge Road/Elm Avenue	NUA/Ho/10	384	✓	✓	?	✓	✓	n/a	X	X	✓	A Site of Interest for Nature Conservation forms the eastern part of this site. Development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road.	181

Newark Urban Area Spatial Policy 9 Assessments (Continued)

Newark Storage, Bowbridge Road	NUA/Ho/11	243	✓	✓	✓	?	✓	n/a	✓	✓	✓	Development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road and also to allow for mitigation measures in relation to the nearby ash piling.	128
East of Bowbridge Road	NUA/Ho/11	542	✓	✓	✓	?	✓	n/a	✓	✓	✓	Development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road and also to allow for mitigation measures in relation to the nearby ash piling.	21
Land at Bowbridge Road	NUA/Ho/9	312	✓	✓	✓	?	✓	n/a	✓	✓	✓	Development would need to be phased to later stages of the Plan period to allow for the development of the Southern Link Road and also to allow for mitigation measures in relation to the nearby ash piling.	86
Ash Pile off Hawton Lane	X18 (NUA)	543	✓	✓	✓	?	✓	n/a	✓	?	✓	A Site of Interest for Nature Conservation lies to the north east of the site. The site contains a block work company which as part of their production process requires ash piling - this impacts on the surrounding area	304
Howes Court/ William Street	NUA/AS/2	332	✓	✓	✓	?	✓	n/a	✓	✓	✓	This site currently contains Local Authority Housing Stock.	35
Land South of Barnby Road	X13 (NUA)	433	✓	?	?	X	✓	n/a	✓	✓	X	This site has no direct access to an adopted highway and there are limited pedestrian facilities along Barnby Road. The proximity of the level crossing could be an issue. A significant part of this site is subject to flooding (within Floodzone 3) and is not suitable for development.	
South of Barnby Road	X14 (NUA)	633	✓	?	?	X	✓	n/a	✓	✓	X	There are limited pedestrian facilities along Barnby Road. The proximity of the level crossing could be an issue. The central part of this site is subject to flooding (within Floodzone 3) and is not suitable for development.	
Barnbygate Coalyard	X7 (NUA)	634	✓	✓	✓	?	✓	n/a	✓	✓	✓	The site is an existing allocation within the Local Plan but has not yet come forward for development.	12
North of Reservoir, Beacon Hill Road	X2 (NUA)	636	✓	✓	✓	X	✓	n/a	✓	✓	✓	Site completely constrained by the accommodation of significant underground Severn Trent Water infrastructure.	22
Bowbridge Road	NUA/Ho/8	637	✓	✓	✓	?	✓	n/a	?	✓	✓	Brownfield site in former use as a 'Bearings' centre. Access may have to be provided through the South of the site for a Residential Care Home which has permission on the adjacent site. There are a number of Tree Preservation Orders within the site.	89
Land North of the Hospital, Bowbridge Road	NUA/Ho/8	657	✓	✓	✓	?	✓	n/a	✓	✓	✓	Site is largely constrained by Planning Permission for a Residential Care Home on part of the site however the remainder could be combined with site 657 to provide for a larger site.	30
Paddock North of Hutchinson Road	NUA/Ho/5	644	✓	✓	✓	✓	✓	n/a	✓	✓	✓	No significant issues were identified in the sites assessment.	17
Land South of London Road	X11 (NUA)	649	✓	X	✓	?	✓	n/a	✓	✓	✓	The site has no access to the adopted highway.	
North of Barnby Road	X15 (NUA)	632	✓	?	?	X	✓	n/a	✓	X	✓	The site has access issues relating to poor pedestrian facility on Barnby Road, comprehensive development is therefore considered to pose likely pedestrian highway safety concerns. The sites access arrangements are further constrained through the Barnby Crossing over the East Coast Mainline.	
Cattle Market	X6		✓	✓	✓	?	✓	N/A	✓	✓	X	The site is subject to flood risk and is within Flood Zones 2 and 3. Currently in use as Cattle Market/Lorry Park/Car Park therefore not considered at present for alternative uses, however this does not rule out other uses in the future.	
Kelham Road Depot	NUA/E/1		✓	✓	✓	?	✓	N/A	✓	✓	X	The site is subject to flood risk and is within Flood Zones 2 and 3. Site is currently in use as a Depot, though this use is due to cease. The site is a brownfield site considered suitable for employment use.	
Telford Drive, Northern Road Industrial Estate	NUA/E/3		✓	?	✓	?	✓	N/A	✓	✓	✓	The site is in existing employment use. Accessibility issues regarding access to the Estate and the internal functioning of the road network require resolution.	
Stephenson Way, Northern Road Industrial Estate	NUA/E/2		✓	?	✓	?	✓	N/A	✓	✓	✓	The site is in existing employment use. Accessibility issues regarding access to the Estate and the internal functioning of the road network require resolution.	
Newark Showground	NUA/MU/3		X	X	✓	?	✓	?	✓	✓	✓	This site is mainly restricted by resolution of access arrangements closely related to the A1/A46/A17 roundabout improvements. The site is separated from the settlement by the A17 and is not related to existing services and facilities. In addition there is at present no pedestrian access which would require the provision of a footbridge.	
(3) Newark SW													

Appendix 2 - Spatial Policy 9 Assessments

Newark Urban Area Spatial Policy 9 Assessments (Continued)

Land at Hawton Road	X10(NUA)	338	✓	X	✓	✓	✓	✓	n/a	✓	X	✓	There are access issues concerning the site as there is no connection to the adopted highway. The site is currently in use as public open space.	
61A Victoria Street	X8(NUA)	546	✓	✓	✓	✓	✓	X	n/a	?	✓	✓	The site is partially within the Newark Conservation Area with the remainder of the site being adjacent to the designation. The site is considered important in terms of the setting and character of the Conservation Area. In addition the site is also completely constrained through the accommodation of mature trees which are also important in contributing towards this character.	
Edward Avenue	NUA/Ho/7	640	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	This brownfield site is located within the Newark Conservation Area and as a result any development would need to be sensitive to the location. Aside from the Conservation Area location no other significant issues were identified as part of the sites assessment.	13
St Catherines Close Allotments	X9 (NUA)	659	✓	X	✓			X	1	?	X	✓	There are access issues concerning the site as there is no connection to the adopted highway. In addition the site is open land within the Conservation Area and is viewed as being important in terms of contributing towards the character of the area and significantly the Queens Scence. Furthermore there are currently allotments on the site and it abuts the Queens Scence Site of Interest in Nature Conservation.	
(4) Newark South														
Mead Way, Lowfield Lane	NUA/Ho/12	189	✓	✓	✓	?	?	5	?	?	✓	✓	The site is adjacent to a SINC which is located across Lowfield Lane. Though there may be some restrictions in terms of access onto Lowfield Lane this could be overcome by providing the access via Mead Way, in addition development of the site would also require improvements to London Road.	
Lowfield Lane	NUA/Ho/12	190	✓	✓	✓	?	✓	5	?	?	✓	✓	The site is adjacent to a SINC which is located across Lowfield Lane. Though there may be some restrictions in terms of access onto Lowfield Lane, this could however be overcome by providing the access via Mead Way, in addition development of the site would also require improvements to London Road.	
West of Lowfield Lane	X17 (NUA)	435	✓	X	✓	?	✓	5	X		✓	✓	The site has accessibility issues as access would be dependent on NUA/Ho/12, there is however no access between the two sites due to the two sites being separated by a private drive. The site is also partially covered by a SINC.	
North of Lowfield Lane	NUA/Ho/12	436	✓	✓	✓	?	✓	5	?		✓	✓	The site is adjacent to a SINC which is located across Lowfield Lane. Though there may be some restrictions in terms of access onto Lowfield Lane, this could however be overcome by providing the access via Mead Way, in addition development of the site would also require improvements to London Road.	

Sutton on Trent

Sutton-on-Trent Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield
			1	2	3	4	5	6	7	8	9		
Millfield Main Street	X7(ST)	99	✓	✓	✓	✓	?	5	✓	✓	✓	A small proportion of the site is subject to flood risk with around 5% being within Flood Zone 2. The site is also considered important in terms of the setting of the Conservation Area.	29
Land at rear of 24 Main Street	X6(ST)	358	✓	✓	✓	✓	?	5	✓	✓	✓	Access would be dependent on sites X5 and X7. The site is also considered important in terms of the setting of the Conservation Area.	
Palmer Road	X5(ST)	57	✓	✓	✓	✓	?	5	✓	✓	✓	The site is considered important in terms of the setting of the Conservation Area.	53
Land between Bulham Lane & High Street	X1(ST)	427	✓	?	✓	✓	✓	5	✓	✓	✓	The site is separated from the village by the Great North Road which would raise issues with pedestrian access to the village.	
Land rear of Holme View Main Street	X8(ST)	21	✓	?	✓	✓	X	N/A	✓	✓	X	The site is currently designated as a Main Open Area, the review of which recommends that the designation be retained. The area is of continued importance due to the number of footpaths, and views of the Church and other important buildings within the village for which the Main Open Area is important in contributing towards their setting. A small part of the site, around 5%, is subject to flood risk and is within Flood Zone 3. Access for the site would be dependent on site ST/HO/1	
Land at Hemplands Lane	ST/MU/1	28	✓	✓	✓	✓	?	N/A	✓	✓	✓	The site is designated as part of a Main Open Area within the Local Plan, the review of which recommends that this section of the Main Open Area be removed. This area of the designation is a large area of farmland and paddocks which is overgrown and which as a result is not considered as important in terms of its value as the Western section of the designation recommended for retention. Its release from the designation and identification for a mixed use scheme incorporating retail and housing is considered appropriate. In terms of retail this location provides the opportunity to bring all such facilities into a central location which has better accessibility for the whole community.	69
Land off Great North Road	ST/AS/1	428	✓	✓	✓	✓	✓	N/A	✓	✓	✓	Site is designated as part of a Main Open Area within the Local Plan, the review of which recommends that this section of the Main Open Area be removed. This area of the designation is a large area of farmland and paddocks which is overgrown and which as a result is not considered as important in terms of its value as the Western section of the designation recommended for retention. However in terms of the sites suitability for housing provision of access as onto Great North Road there would be issues with the proximity to the existing junction with Hemplands Lane. Access would therefore be dependent upon ST/MU/1.	42
Land off Great North Road	X2(ST)	425	✓	✓	✓	✓	✓	N/A	✓	✓	✓	Site is currently designated as a Main Open Area within the Local Plan, the review of which recommends that the designation be removed. There are no views of the site or access to it from the public domain with the designation consisting of gardens and small paddocks. Other than the sites Main Open Area Local Plan status no significant issues were raised as part of the sites assessment. However the site is effectively split into two sites by residential gardens which could lead to issues over deliverability due to multiple ownerships.	42
Land off Sternthorpe Close	X9(ST)	265	✓	✓	✓	✓	?	N/A	✓	X	✓	The site is in use as public open space. There is also the possibility of impacts on the setting of the Conservation Area	18
Land to rear of "Newlands" Bulham Lane	X3(ST)	429	✓	?	✓	✓	✓	5	✓	✓	✓	Access issues regarding Bulham Lane relating to the width of the highway and the potential size of the site.	15
Land between Bulham Lane & High Street	X3(ST)	97	✓	?	✓	✓	✓	5	✓	✓	✓	Access issues regarding Bulham Lane relating to the width of the highway and the potential size of the site. In addition a small portion of the site is subject to flood risk with around 10% within Flood Zone 3.	154
Land off First Holme Lane	X4(ST)	431	✓	?	✓	✓	✓	N/A	✓	✓	?	The site is currently designated as a Main Open Area, the review of which recommends that the designation be removed. The designation in this location is on the edge of the village and is not considered to contribute to setting and character. In terms of the sites suitability for development access would not be suitable onto First Holme Lane due to its low standard, access would therefore have to be provided onto Main Street. The site is however subject to flood risk with 40% of the site within Flood Zone 3 and 90% within Flood Zone 2.	17

Appendix 2 - Spatial Policy 9 Assessments

Collingham

Collingham Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield	
			1	2	3	4	5	6	7	8	9			
Field to the south of South End	X6(CO)	19	✓	X	✓	✓	✓	✓	5	✓	✓	✓	No acceptable access to site due to the restricted width of highway and the capacity of surrounding roads. In addition around 20% of the site is within Flood Zone 3	
West of Cottage Lane	X6(CO)	487	✓	X	✓	✓	✓	✓	5	✓	✓	✓	No acceptable access to site due to restricted width of highway and the capacity of surrounding roads.	
Land North of Collingham Cricket Club	X5(CO)	158	✓	✓	✓	✓	✓	X	5	✓	✓	✓	Site is identified as an important open space in the Conservation Character Area Appraisal and so would not be suitable for development.	
Land East of A1133 (south of Collingham Hall)	X4(CO)	390a	✓	✓	✓	✓	✓	X	5	✓	✓	✓	The site occupies an important location within the Conservation Area and on the southern approach to Collingham. Development of the site would negatively impact upon this.	168
18 & 22 Station Road	X1(CO)	283	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	There are existing substantial residential properties on site and though the site could accommodate further development the planning history of the site reduces the it to a size which would be too small to consider for allocation.	6
Station Road	X2(CO)	614	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	There are existing substantial residential properties on site and though the site could accommodate further development the planning history of the site reduces the it to a size which would be too small to consider for allocation.	19
Land at Oaklands Close	Co/AS/1	292	✓	✓	✓	✓	✓	?	5	✓	✓	✓	The restricted access to the site would limit the site to a total of 25 dwellings. There are Tree Preservation Orders on the northern and southern boundaries of the site as a result any detrimental impacts upon the TPO's would need to be mitigated for. Site currently designated as a Main Open Area within the Local Plan, however following review the designation is recommended for removal in this location due to its position outside of the Village Envelope.	25
Land of Station Close and Dykes End	X3(CO)	296	✓	X	✓	?	✓	✓	5	✓	✓	?	The site is not considered to have suitable access. There is evidence of previous flooding on the site which has also affected adjoining properties. The site is affected by an oil pipeline running through it.	
Rear of Mayfield House, High Street*	X12(CO)	483	✓	?	✓	✓	✓	X	n/a	✓	✓	✓	The site is identified as an important open area within the Conservation Area and is designated as a Main Open Area the review of which recommends its retention. In addition possible access issues were also raised due to the limited frontage of the site.	42
North of Station Road	Co/MU/1	184	✓	✓	✓	✓	✓	✓	1/5	✓	✓	✓	No significant issues were identified within the assessment. Potential of site to provide for an extension to the Train Station car park is recognised.	204
	X13	184	✓	✓	✓	✓	✓	✓	1/5	✓	✓	✓	No significant issues were identified within the assessment. The site was created following the reduction of Co/MU/1 with the full site not being viewed as being necessary to meet the settlements housing requirement.	
Woodhill Road	X10(CO)	476	✓	X	✓	✓	✓	✓	5	✓	✓	✓	The site has access limitations due to the nature of the surrounding roads (relating to the Cross Lane / Brook House corner). In addition an oil pipeline also adjoins site.	
Land East of A1133	X9(CO)	390b	?	✓	✓	✓	✓	✓	5	✓	✓	X	The portion of the site adjacent to the village envelope is within Flood Zone 3 (affecting around 15% of the site) the result is that the developable part of the site is not adjacent to the village envelope.	
East of Rio Drive	X8(CO)	475	✓	X	✓	✓	✓	✓	n/a	✓	X	✓	Site has no suitable point of access and is in use as Open Space.	
Land off High Street	X11(CO)	174	✓	✓	✓	✓	✓	X	n/a	✓	✓	✓	The site is identified as an important open area within the Conservation Area and is designated as a Main Open Area the review of which recommends its retention.	17
130 High Street	X11(CO)	397	✓	✓	✓	✓	✓	X	n/a	✓	✓	✓	The site is identified as an important open area within the Conservation Area and is designated as a Main Open Area the review of which recommends its retention. Access would be reliant on adjacent sites.	
Land at Billericay, 124 High Street	X11(CO)	402	✓	✓	✓	✓	✓	X	n/a	✓	✓	✓	Part of the site is identified as an important open area within the Conservation Area and is designated as a Main Open Area the review of which recommends its retention.	17
Barnby Road	X11(CO)	2	✓	✓	✓	✓	✓	X	n/a	✓	✓	✓	Part of the site is identified as an important open area within the Conservation Area and is designated as a Main Open Area the review of which recommends its retention.	34

Collingham Spatial Policy 9 Assessments (Continued)

Land off Manor Road	Co/AS/2	6	✓	✓	✓	✓	X	n/a	✓	✓	✓	The site is designated as a Main Open Area the review of which highlights that this section of the MOA has less public access and that potential development would have a lesser impact on this	28
Land off Foster & Barnfield Roads	Co/AS/2	149	✓	✓	✓	✓	X	n/a	✓	✓	✓	The site is designated as a Main Open Area the review of which highlights that this section of the MOA has less public access and that potential development would have a lesser impact on this	19
North of Brooklands Close	X7(CO)	479	✓	X	✓	✓	✓	5	✓	✓	X	section of the MOA.	
												Site has no suitable access and 15% of the site is also in Flood Zone 3.	

Appendix 2 - Spatial Policy 9 Assessments

Southwell

Southwell Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield
			1	2	3	4	5	6	7	8	9		
North of Orchard Close	So/Ho/6	577	✓	✓	✓	?	✓	2	✓	✓	✓	No significant issues were identified as part of the sites assessment. The site is however on the northern entry to the Town and so any development would need to be sensitive to this and also take into account the numerous footpaths on the site.	62
Rear of High Gables, Lower Kirklington Road	So/Ho/6	197	✓	?	✓	?	✓	2	✓	✓	✓	Access would need to be provided through the portion of the site made up of the SHLAA Site 08_0197. Other than this no significant issues were identified as part of the sites assessment. The site is however on the northern entry to the Town and so any development would need to be sensitive to this and also take into account the numerous footpaths on the site.	4
East of Kirklington Road	So/AS/2	578	✓	✓	✓	?	✓	2	✓	✓	✓	There are a number of trees within the site. The site is located on an important approach to the town and so any development would need to be sensitive to this.	28
Brooklyn, Lower Kirklington Road	XS(So)	408	✓	?	✓	?	✓	2	✓	✓	✓	Site is completely constrained by trees. Access would need to be provided through site So/AS/2	
South West of Lower Kirklington Road	XS(So)	404	✓	?	✓	?	✓	2	✓	✓	✓	Site is completely constrained by trees. Access would need to be provided through site So/AS/2	
Land at the Rear of Franklyn, Lower Kirklington Rd	XS(So)	291	✓	?	✓	?	✓	2	✓	✓	?	The site is constrained by trees. Access would need to be provided through site So/AS/2. The District Council holds records which indicate that the site may have flooded in the past due to watercourse and drainage blockages.	
Land off Kirklington Road	XS(So)	117	✓	X	✓	?	✓	2	✓	✓	✓	Site is completely constrained by trees. The site has access issues relating to the narrow width of the frontage onto Kirklington Road.	21
The Burgage (Rainbows)	So/MU/1 and	684	✓	✓	✓	?	?	N/A	✓	✓	✓	The site is located within the Conservation Area and there is a listed structure on site so any potential development would need to be sensitive to this. The site is considered suitable for a mixed use scheme incorporating employment and retail uses in line with the Councils approach which seeks to protect and enhance the role of Southwell Town Centre. The sites central location, the lack of other sites located closer to the town centre and the constraints presented by the towns historic core were all important factors in this regard. In terms of potential housing other than the sites conservation area location and its accommodation of a listed structure no significant issues were raised as part of its assessment.	24
Former Minster School	So/MU/2	681	✓	✓	✓	?	?	N/A	✓	✓	✓	A large proportion of the site is within a Scheduled Ancient Monument, the site also occupies an important location within the Conservation Area with sight lines of the Southwell Minster. However the continued vacancy of site detracts from the character of the Conservation Area and appropriate sensitive redevelopment that incorporates open space could therefore be appropriate. In addition a small part of the site is subject to flood risk with 10% of the site within Flood Zones 2 and 3.	
Halam Road	So/Ho/2	30	✓	✓	✓	?	✓	2	?	✓	?	There are issues regarding surface water drainage on the site which require addressing. In addition to this a belt of Tree Preservation Orders runs through the centre of the site and these would need to be accommodated as part of any development.	63
Land between Halam Road and Allenby Road	So/Ho/1	387	✓	✓	✓	?	✓	2	✓	✓	✓	The site is located on an important gateway into the Town and so any development would need to be sensitive to this, possibly incorporating landscape buffering to the North. Aside from the gateway issue no significant constraints were identified as part of the assessment.	85
Land at Nottingham Road	So/Ho/4	182	✓	✓	✓	?	?	N/A	X	X	?	Site is located within the Conservation area and there could be the potential for impacts upon views of Holy Trinity Church and the Potwell Dyke SINC, such impacts could however be mitigated against through the provision of a landscape buffer across the north of the site. In addition there are issues regarding surface water drainage on the site which would require addressing.	

Southwell Spatial Policy 9 Assessments (Continued)

Land off Halloughton Road	So/Ho/3	386	✓	✓	✓	?	✓	2	✓	✓	✓	✓	✓	The site is located on an important gateway into the Town and so any development would need to be sensitive to this. The site is however hidden from the wider landscape setting. Access would be provided via Halloughton Road.	51
South of Westhorpe	So/AS/1	585	✓	X	✓	?	X	2	✓	✓	✓	✓	✓	The site adjoins the Conservation Area and there is the possibility of impacts on the setting of the Conservation Area and wider Westhorpe area. A small proportion of the north of the site is also partially designated as a Main Open Area within the Local Plan. The designation is intended to protect the setting of Potwell Dyke and Westhorpe, its review recommends that its boundary be amended with the parts of the Main Open Area which have been developed on Handford Court and West Lawns etc being removed from the designation. The remaining part of the Main Open Area affecting So/AS/1 would be retained and would need to be taken into account in any potential development. The site also abuts the Potwell Dyke SINC. The site has access issues in terms of providing a connection to the public highway.	
Brackenhurst Campus, Nottingham Road	X1(So)	350	✓	X	✓	?	X	2	X	✓	✓	✓	✓	The site, particularly at its southernmost point, could not be considered to be well related to existing facilities which are mainly focussed in and around the Town Centre. Due to the scale and location of the site there would also be detrimental impacts on the setting of and important views into the Town which would be contrary to the approach of SoAP1 and SoAP2 within the Core Strategy. In addition the site is also possibly host to protected species habitats.	
Land off Crew Lane	So/E/1	115	✓	?	✓	?	?	2 / 5	✓	✓	✓	✓	✓	Interrelationship between the site and the potential Southwell bypass will need to be addressed. Any development would need to respect the setting of the Workhouse and the historic park and garden.	
Land at Crew Lane	So/AS/3	78	✓	✓	✓	?	✓	N/A	✓	✓	✓	✓	✓	The site is too small itself to consider for allocation however the site could be combined with the Western section of site 330. The potential amenity impacts arising from uses located on Crew Lane would need to be mitigated against.	
Land at Crew Lane	So/AS/3 and	330	✓	?	✓	?	?	2	✓	✓	✓	✓	✓	The interrelationship between the site and the potential Southwell bypass would need to be addressed with access for the Race Course, Crew Lane and future bypass being resolved. Any development would also need to be sensitive to and respect the setting of the Workhouse and historic park and garden. In terms of a residential use any potential amenity impacts arising from the uses located on Crew Lane would need to be mitigated against.	
Southwell Depot, Fiskerton Road	So/Ho/5	366	✓	?	✓	?	✓	N/A	✓	✓	✓	✓	✓	The site is partially constrained by the line of the proposed Bypass, the section of the site which is not however constrained could accommodate a small level of development.	17
West of Fiskerton Road	X3(So)	583	✓	✓	✓	?	X	2	✓	✓	✓	✓	✓	Due to the sites location severe impacts upon the listed Easthorpe Court/Lodge and Conservation Area could be expected. In addition the site is partially affected by the proposed line of the Southwell Bypass.	
Land off Crick Lane	X2(So)	10_069	✓	✓	✓	?	X	?	✓	X	✓	✓	✓	The site is located in a prominent position with the potential for significant detrimental impacts on the setting of the Minster and wider town which would be out of line with Core Strategy policy SoAP1. Southwell Rugby Club facilities are located within the site and these would require resiting or replacement as part of any development. The proposed line of the Southwell Bypass also runs through site.	
Land adjacent to Mill Park Industrial Estate	X4(So)	PES_001	✓	?	✓	?	X	?	✓	✓	✓	✓	X	The site has access issues due to the point of access being within Flood Zones 2 and 3. The site is located within an important sight line of Southwell Minster (identified as 'Southwell Views' on the Southwell Proposals Map). The site is also adjacent to the Southwell Trail Local Nature Reserve and the ornamental water gardens, any potentially detrimental impacts on these sites would need to be mitigated against.	

Farnsfield

Farnsfield Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comments	Potential Yield	
			1	2	3	4	5	6	7	8	9			
Ash Farm, Cockett Lane	Fa/MU/1	71	✓	✓	✓	✓	✓	1	5	?	✓	✓	The site is adjacent to a Site of Interest for Nature Conservation to the North which will require buffering. Farnsfield is in the Southwell Minster School catchment area for Secondary education and requirements will need to be to be considered alongside those of Southwell. The location of the site is considered suitable for a mixed use scheme incorporating a small level of employment provision.	100
Off Milldale, Ridgeway Estate	Fa/Ho/1	374	✓	✓	✓	✓	✓	1			✓	✓	Farnsfield is in the Southwell Minster School catchment area for Secondary education and requirements will need to be to be considered alongside those of Southwell.	67
North of Brickyard Lane	Fa/AS/1	508	✓	✓	✓	✓	✓	1		?	✓	✓	Access may need to be through site Fa/Ho/1 due to Brick Lane access problems. The site is adjacent to a Site of Interest for Nature Conservation to the North which will require buffering. Farnsfield is in the Southwell Minster School catchment area for Secondary education and requirements will need to be to be considered alongside those of Southwell.	106
Rear of Nether Court	Fa/AS/2	509	✓	✓	✓	✓	✓	1			✓	✓	Farnsfield is in the Southwell Minster School catchment area for Secondary education and requirements will need to be to be considered alongside those of Southwell.	68
South of Mansfield Road	X1(Fa)	511	✓	✓	✓	✓	X	1			✓	✓	The site is identified as a significant open area in the Farnsfield Conservation Area Character Appraisal which allows fine views in and out of the Conservation Area. The central area of the site, approximately 35%, is affected by flood Zone 3. Farnsfield is in the Southwell Minster School catchment area for Secondary education and requirements will need to be to be considered alongside those of Southwell.	12
Land South of Mansfield Road	X2(Fa)	723	✓	✓	✓	✓	X	?			✓	?	The site is of a large scale and is viewed as being in an isolated location away from the main part of the village. As a result development of the site would be out of step with the sites surrounding context and would have a detrimental impact on the character of the area. In addition the middle section of the site is subject to flood risk and is within Flood Zones 2 and 3. The site also rises steeply towards the South which may present an additional constraint.	

Lowdham

Lowdham Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Green Belt Comment	Comment	Potential Yield
			1	2	3	4	5	6	7	8	9			
Land off Southwell Road	Lo/MU/1	693	✓	✓	✓	?	✓	1/2	✓	✓	?	Site is between existing development and so is of lower importance in meeting Green Belt purposes given its context.	The South East of the site is subject to flooding with this affecting 45% of the total site. However the portion of the site fronting onto Kirklington Road is not subject to flood risk.	15
Land off Charter Mews	X1(Lo)	629	✓	X	✓	?	✓	2	X	✓	✓	Site is between existing development and so is of lower importance in meeting Green Belt purposes given its context.	The site has no access and is a potential protected species habitat.	
Land at Barker Hill	X2(Lo)	280	✓	X	✓	?	✓	2	✓	✓	✓	Site is adjacent to the Barker Hill development and is of lower importance in meeting Green Belt purposes given its context.	The site has no suitable access due to the number of dwellings able to be served off the single point of access having already been reached.	
Land off Barker/Ridge Hill	X3(Lo)	215	✓	X	✓	?	X	2	✓	✓	✓	The site is located on open agricultural land to the east of the village on high ground leading down towards a dumbie. Release of the site would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment).	The site is prominently located on high ground and development would be out of character with the land form, scale and pattern of the landscape. The site also abuts a SINC	
North of Epperstone Road	Lo/Ho/1 and X6(Lo)	539	✓	✓	✓	?	?	2	✓	✓	✓	Release of the more prominent north of the site would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment), the south of the site could however accommodate some development and is considered of lower importance in meeting the purposes of the Green Belt given its lower prominence and landscape and locational context.	Site is limited to 20 dwellings due to a single point of access. The north of the site is prominently located and impact on views would need to be mitigated against. The site abuts a SINC and 10% of the site is within Flood Zone 2.	150
Land off Southwell Road	X5(Lo)	214	✓	✓	✓	?	?	?	✓	✓	✓	The site is prominently located within open countryside. It is therefore considered that release of the site would fail Green Belt purpose 3 (safeguarding the countryside from encroachment).	The site is subject to significant flood risk with around 2/3 of the site within Floodzones 2 and 3.	
Land to the West of Lowdham Bypass	X4(Lo)	708	X	X	✓	?	?	?	✓	✓	X	The site is prominent rolling farmland located within a visually important open break between the new and old villages. The site is viewed as being important in maintaining the openness of the Green Belt in this location. As a result the release of the site would fail the purposes of the Green Belt.	A prominent Green Belt site removed from settlement boundary by the Lowdham Bypass. The proximity of the site to the roundabout gives rise to access issues, issues which are further compounded by the point of access being within Flood Zones 2 and 3. The site is adjacent to Lowdham Conservation Area and occupies a prominent position which rises up towards the designation. This prominent location has the potential to significantly impact the setting of the Conservation Area.	

Appendix 2 - Spatial Policy 9 Assessments

Ollerton and Boughton

Ollerton & Boughton Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield
			1	2	3	4	5	6	7	8	9		
North of Wellow Road	OB/Ho/1	400	✓	✓	✓	?	✓	5	?	✓	✓	Improvements to Ollerton Roundabout are required. Development of the site could have possible impacts on the adjacent SINC and would need to be mitigated against.	122
South of Wellow Road	OB/AS/1	572	✓	?	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. The site has no connection to the adopted highway however access could be possible through SHLAA Sites 08_0389 and 08_0105. The site is outside the village envelope	
Majeka, Wellow Road	OB/AS/1	389	✓	✓	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. There is restricted access to the site but this could be available through SHLAA Site 08_0105.	5
Land by Maltkin House, Maltkin Close	OB/AS/1	105	✓	✓	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. No other major constraints were identified as part of the sites assessment	24
land off Cinder Lane	X1 (OB)	103	✓	✓	✓	?	✓	5	✓	✓	✓	The site is outside the village envelope. Improvements to Ollerton Roundabout are required. Highway mitigation measures may be required to Cinder Lane. Footpath borders northern boundary	89
Bescar Lane	X3 (OB)	571	✓	?	✓	?	✓	5	✓	✓	✓	The site is outside the village envelope. Improvements to Ollerton Roundabout are required. The site has access issues as Bescar Lane is not of a standard that could support further development. Pedestrian safety an issue as there are no footways in the vicinity of the site. Large high voltage transformer to west of the site, served by overhead pylons across site.	
Wellow Road/Bescar Lane	OB/AS/2	568	✓	✓	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. No other major constraints were identified as part of the sites assessment	16
Land at Rufford Avenue	OB/Re/1	670	✓	✓	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. No other major constraints were identified as part of the sites assessment	10
Forest Road	OB/Re/2		✓	✓	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. No other major constraints were identified as part of the sites assessment	
Whinney Lane	OB/AS/3	672	✓	✓	✓	?	✓	N/A	✓	X	✓	Improvements to Ollerton Roundabout are required. Given the nature of the site, development would need to secure continued provision of community facilities	65
Land off Whinney Lane	OB/MU/1	101	✓	✓	✓	?	?	2 / 5	X	✓	?	Improvements to Ollerton Roundabout are required. There is only one access to the site therefore third party land required for access. Possible impacts on the setting of a listed building and the town. Potential protected species present on site and there is a SINC adjacent to the site. 40% of the site is in Flood Zone 3. Development would need to mitigate against any detrimental impact from the Pumping Station. The site is outside the village envelope.	680
Whinney Lane	X6 (OB)	566	✓	✓	✓	?	X	5	X	X	✓	Improvements to Ollerton Roundabout are required. The site is an important are of common land in a Conservation Area. The whole site is a SINC. Outside the village envelope	
Land South of Brake Lane	OB/AS/4	567	✓	?	✓	?	✓	5	✓	✓	✓	Improvements to Ollerton Roundabout are required. Brake Land / Whinney Lane would require upgrading to allow any further development. Pylons run down the western side of the site.	228
Land at Kirk Drive, Stepnall Heights, Hallam Road	OB/MU/2	264	✓	✓	✓	?	✓	5	✓	X	✓	Improvements to Ollerton Roundabout are required. No connection to the public highway. There is an Electricity substation and pylons on the site. Due to the current use of the site there would be a need to secure continued community facilities as part of any development. A number of footpaths cross the site. Partly outside the village envelope	
land adjacent to Hollies Close	OB/Ho/2	260	✓	✓	✓	?	✓	N/A	✓	?	✓	Improvements to Ollerton Roundabout are required. Pylons cross the site. This location was identified during the previous plan period for open space which was never implemented.	23

Ollerton & Boughton Spatial Policy 9 Assessments (Continued)

Church Lane	OB/AS/5	327	✓	✓	✓	?	✓	5	✓	✓	✓	Ollerton Roundabout improvements required. Site currently outside the village envelope/. No other major constraints were identified: as part of the sites assessment	105
East of Harrow Lane	OB/AS/6	153	✓	?	✓	?	✓	5 / 7	✓	✓	?	Improvements are required to Ollerton Roundabout. There are possible visibility issues due to the access being close to the "s" bend on the A6075. No pedestrian access on this side of the main road. Site close to Boughton Industrial Estate which is an existing area of search in the Waste Local Plan. Adjacent to 2 SINCS therefore would need to mitigate against any detrimental impacts on these locations. 5% of the site is in Flood Zone 3. Currently outside the village envelope	381
Newark Road	X2 (OB)	569	✓	✓	✓	?	✓	N/A	✓	✓	✓	Improvements to Ollerton Roundabout are required. The site is adjacent to a SINC therefore any development would need to mitigate any potential impact on this location. Site is currently in use as a Depot	149
Land Off Station Road	X5 (OB)	119	X	?	✓	?	✓	5	✓	✓	?	The site is outside the current village envelope. Improvements to Ollerton Roundabout are required. There are potential flooding issues in this location as the Rainworth Water flood plain is shown to be in close proximity to the western boundary of the site	
Ollerton Thoresby Employment Park	X4 (OB)	669	X	✓	✓	?	X	?	✓	✓	?	The site is separated from the settlement boundary and is removed from services and facilities. The scale and prominent position of the site could lead to detrimental impacts upon setting of the Town. A large proportion of the site is subject to flood risk and is covered by Flood Zones 2 and 3. There may also be issues of deliverability due to the site being an existing Local Plan allocation which is yet to come forward. Improvements to Ollerton Roundabout are required.	
Boughton Industrial Estate (South)	OB/E/2	PES_0051	✓	✓	✓	?	✓	N/A	X	✓	✓	The Site is an existing employment allocation within the Local Plan. The site scores well in terms of market interest, commercial viability and sustainability in the Northern Sub-Region Employment Land Review and is considered as being suitable for re-allocation for employment purposes. There is however a SINC within the site and any potential detrimental impacts on the designation should be mitigated for. Improvements to Ollerton Roundabout are required.	
Boughton Industrial Estate (South) Extension	OB/ASE/1		✓	✓	✓	?	✓	N/A	X	✓	✓	The site is adjacent to an existing employment allocation within the Local Plan which scores well in terms of market interest, commercial viability and sustainability in the Northern Sub-Region Employment Land Review, and which has been put forward for retention. Site OB/ASE/1 concerns a possible extension to this retained allocation in order to provide for the expansion of the estate. There is however a SINC which runs partly along the northern edge of the site so any potential detrimental impacts on the designation would need to be mitigated for. Improvements to Ollerton Roundabout are required.	
Boughton Industrial Estate (North)	OB/E/1	PES_001	✓	✓	✓	?	✓	N/A	X	✓	✓	The Estate is a long established employment site on a former army camp. However there are constraints with regards to the sites layout and marketability which mean that whilst the location may meet the specific needs of certain small scale employment uses it is not appropriate for many types of modern employment development. As a result of these constraints it may therefore not be appropriate to re-allocate the site for widescale general employment purposes. However a more appropriate approach for the location may be to identify the site as an employment area and retain it within the settlement boundary with proposals being judged against policies within the Development Plan.	

Appendix 2 - Spatial Policy 9 Assessments

Edwinstowe

Edwinstowe Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield
			1	2	3	4	5	6	7	8	9		
Ollerton Road	ED/AS/3	116	✓	✓	✓	✓	✓	2	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Site occupies a prominent position on the north of the settlement.	29
Allotments off Ollerton Road	X6(Ed)	142	✓	✓	✓	✓	✓	2	HRA	X	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Site does not have own access, this would need to be provided by another site (SHLAA site 08_0116). The site is in use as allotments.	
Land adjoining Maythorn Grove	X7(Ed)	141	✓	✓	✓	✓	?	2	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Site does not have own access, this would need to be provided by another site (SHLAA site 08_0142). Location of site could impact on views into and from the Sherwood Forest Country Park.	
Land at Edwinstowe Hall	X8(Ed)	490	✓	✓	✓	✓	?	2	HRA	?	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Development of the site could detrimentally impact the setting of Edwinstowe Hall and the wider Conservation Area location. In addition the site is in use as the garden of a community facility.	?
Birklands, Mansfield Road	X9(Ed)	489	✓	✓	✓	✓	?	n/a	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Site is constrained by a substantial number of mature trees.	
Land at Fourth Avenue	X10(Ed)	488	✓	✓	✓	?	✓	n/a	HRA	?	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Development could detrimentally impact on the traffic management of the area and on a local community facility through the loss of the Miners Welfare car park.	
Land at Villa Real Farm, Mansfield Road	X11(Ed) and Ed/Ho/2	138	✓	✓	✓	✓	?	2	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. The location and landscape context of the North of the site could result in development negatively affecting the setting of the Sherwood Forest Country Park. In terms of the South of the site, adjacent to Mansfield Road, some development could be accommodated subject to appropriate buffering with the north of the site.	298
Land south of Lansbury Road	X5(Ed)	139a	✓	X	✓	✓	X	2	HRA	✓	X	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. The Site has no suitable access. Potential impacts on the Maun Valley could arise from development.	
North of Boy Lane	X4(Ed)	492	✓	✓	✓	✓	?	2 / 5	HRA	✓	?	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. The site is important in terms of the setting to the village and is partially designated as a Main Open Area, the review of which recommends its retention, in addition potential impacts on the Maun Valley could arise from development. The site is subject to flooding with around 5% of the site within Flood Zone 3.	39
Land off Boy Lane	X3(Ed)	143	✓	✓	✓	✓	?	2 / 5	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Potential impacts on the Maun Valley could arise from development. The site does not have its own access, this would need to be provided via another SHLAA site (08_0492).	
South of Robin Hood Avenue	Ed/Ho/1	495	✓	✓	✓	✓	✓	5	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment.	72
Land south of Sandy Lane	Ed/AS/1	139E	✓	✓	✓	✓	✓	5	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment.	57
Land south of Station Street	Ed/AS/2 and X12(Ed)	139D	✓	?	✓	✓	✓	5	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Pedestrian access issues due to restrictive width of the highway between the bridge abutments to the north.	580

Edwinstowe Spatial Policy 9 Assessments (Continued)

North of Edwinstowe Station	X2(Ed)	493	✓	?	✓	✓	✓	5	X	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Access to site is within a SINIC. Pedestrian access issues due to restrictive width of the highway between the bridge abutments to the north.	
18 Rufford Road Edwinstowe*	X1(Ed)	494	✓	✓	✓	✓	✓	n/a	HRA	✓	✓	Potential impacts on the Special Area of Conservation will need to be assessed through the Habitats Regulations Assessment. Constrained by a number of Tree Preservation Orders within the site and is in current residential use.	11

Appendix 2 - Spatial Policy 9 Assessments

Bilsthorpe

Bilsthorpe Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield	
			1	2	3	4	5	6	7	8	9			
Land off the Eakring Road,	Bi/AS/3	95	✓	✓	?	?	?	✓	9	?	✓	✓	There are no pedestrian facilities on this side of Eakring Road and would require off site work to allow this to be provided. There may be protected species in this location	102
Caravan Site, R/O Mickledale Close	X13 (Bi)	443	✓	✓	✓	?	?	✓	9	✓	✓	?	The site is currently in use as a caravan park. The District Council has records that site may have flooded in the past. Access to the site is limited	11
West of New Road	Bi/AS/4	444	✓	✓	✓	?	?	✓	2 / 5	✓	✓	✓	The District Council has records indicating that this site may have flooded in the past. 5% of the site is located within in Flood Zone 2	40
Land of Scarborough Road	Bi/AS/5	261	✓	✓	✓	?	?	✓	2 / 5	✓	✓	✓	No significant issues were identified as part of the assessment of this site.	23
Land South of Bilsthorpe	Bi/AS/6	85	✓	?	?	?	?	?	2 / 5	✓	✓	✓	There are highway access constraints to this site therefore third party land may be required for access. Development of the site would impact upon views into Bilsthorpe from the south and west.	170
North of Mickledale Lane	X9 (Bi)	441	✓	✓	✓	?	?	✓	2 / 5	✓	✓	?	10% of the site within Flood Zones 2 and 3 (Eastern section). The site is separated from the settlement even given that it is currently within the settlement envelope	140
South of Mickledale Lane	X10 (Bi)	442	✓	✓	✓	?	?	✓	2 / 5	✓	✓	?	5% of the site is located within Flood Zone 3. Part of site is in business use whilst the remainder is separated from settlement even given that it is currently within the settlement envelope.	354
North of Manor Farm	X7 (Bi)	445	✓	X	✓	?	?	X	9	✓	✓	✓	The site has no access to public highway. The Site is within the Bilsthorpe Conservation Area and development may have an impact on the setting of a Grade 1 listed building.	
End of Bungalow Lane	X6 (Bi)	446	✓	X	✓	?	?	?	9	✓	✓	✓	The site has no access to the public highway. Development may have potential impact on the setting of a listed building.	
Rectory Farm, Kirklington Road	X8 (Bi)	81	✓	✓	✓	?	?	✓	9	✓	✓	✓	The site is located within the Bilsthorpe Conservation Area. No significant issues were identified as part of the assessment of this site.	10
Eakring Road	X11 (Bi)	447	✓	✓	✓	?	?	✓	9	✓	✓	?	The District Council has records that this site may have flooded in the past. There are issues over delivery as site ownership is unknown.	34
Land at Gable Farm, Kirklington Road	X12 (Bi)	599	✓	✓	✓	?	?	✓	N/A	✓	✓	✓	Part of the site is located within the Bilsthorpe Conservation Area. There are issues over delivery as site ownership is unknown	16
Land off Archer Drive	X5 (Bi)	173	✓	X	✓	?	?	?	9	✓	✓	✓	The site has no connection to the public highway however access could be gained through SHLAA Sites 08_0202 and 08_0284 which adjacent to the south. Site is located within the Bilsthorpe Conservation Area. In addition development of this site may impact on the setting of a Grade 1 listed building.	
Land East of Wycar	Bi/AS/2	202	✓	✓	✓	?	?	✓	9	✓	✓	✓	There are pylons on part of the site.	138
Piggeries	Bi/Ho/2	284	✓	?	?	?	?	✓	N/A	✓	✓	✓	Site within existing settlement envelope. Access to the site requires third party land.	53
North of Kirklington Road	Bi/Ho/1, Ho PP, X15 (Bi)	452	✓	✓	✓	?	?	✓	9	✓	✓	✓	Access needs to be located as near to the northern boundary of the site as is practicable in order to maximise visibility. No other significant issues identified as part of the assessment of this site.	152
South of Kirklington Road	X4 (Bi)	451	✓	?	?	?	?	✓	9	✓	✓	✓	Road alignments may prevent safe access to the site. Set on a road where there is a 60 mph speed limit, visibility from the site may therefore be an issue. There are issues over deliverability as ownership is unknown.	117
South of Farnfield Road	X3 (Bi)	450	✓	✓	✓	?	?	✓	9	✓	✓	✓	Off site works would be required in order to provide a pedestrian link to the village centre. Site is sequentially remote from the settlement. No other significant issues identified as part of the assessment of this assessment.	88
Off Farnfield Road	Bi/AS/1	200	✓	✓	✓	?	?	✓	9	✓	✓	✓	No significant issues were identified as part of the assessment of this site.	54
Rear of Oak Tree Drive	X2 (Bi)	449	✓	?	?	?	?	✓	9	✓	✓	✓	There is no access to this site however there may be potential through SHLAA site 08_0200	
Rear of Highfields Drive	X1 (Bi)	448	✓	?	?	?	?	✓	9	?	✓	✓	There is no access to the adopted highway network however there may be potential through SHLAA Sites 08_0449, 08_0200 or 08_0111. The site is adjacent to a Local Nature Reserve and Site for Importance for Nature Conservation (SINC) on which there may be a detrimental impact.	
Maid Marion Avenue	Bi/MU/1	111	✓	✓	✓	?	?	✓	N/A	?	?	✓	There could be potential impacts on Local Nature Reserve (Southwell Trail). Recreation ground affected through the need for access to the site through this area. A replacement equivalent open space would need to be provided as part of the development.	91

Bilsthorpe Spatial Policy 9 Assessments (Continued)

Brailwood Road (South)	Bi/E/1		✓	✓	✓	?	✓	N/A	✓	✓	✓	The sites are existing employment areas which scored well within the Northern Sub Region Employment Land Review in terms of market interest and commercial viability. In terms of sustainability the sites also scored well in comparison to other sites. No significant issues were identified in the sites assessment.
Brailwood Road (North)	Bi/E/2		✓	✓	✓	?	✓	N/A	✓	✓	✓	The site is an existing employment areas which scored well within the Northern Sub Region Employment Land Review in terms of market interest and commercial viability. In terms of sustainability the sites also scored well in comparison to other sites. No significant issues were identified in the sites assessment.
Bilsthorpe Colliery	X14(Bi)		?	✓	✓	?	✓	?	✓	✓	✓	The site is an existing Local Plan allocation, however there may be issues in terms of delivery as there has been no take up of the allocation over the lifetime of the Plan. Though the site scores relatively well within the Northern Sub Regional Review it is recommended for release from allocation due to there being better sites within the Districts employment land portfolio. In addition the site is viewed as being seperated from the settlement, particularly in comparison to other potential employment sites.

Appendix 2 - Spatial Policy 9 Assessments

Rainworth

Rainworth Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Green Belt Study	Comment	Potential Yield			
			1	2	3	4	5	6	7	8	9						
Land off Southwell Road East / Farnfield Road	X4(Ra)	43	✓	?	✓	✓	✓				5	?	✓	✓	The site is isolated and not adjacent to any existing development, with the land slopes up to the South, the result is that any development would be highly visible. The site is therefore considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	Access issues regarding the achieving of adequate visibility arrangements and safe pedestrian links in accordance with the 60mph speed limit on the B6020 in this location. The sites abuts a SINC to the East and West.	140
The Archer PH and land adjoining Warsop Lane	Ra/Ho/2	69	✓	✓	✓	✓	✓	✓			5	✓	✓	✓	The site is adjacent to the existing development off Tudor Crescent and also Woodpecker Drive. Providing that appropriate landscape buffering could be incorporated to the South of the site, to maintain a physical and visual break between Blidworth and Rainworth, then the site could be considered as of lower importance in meeting the purposes of the Green Belt given its context.	Other than the sites Green Belt location no significant issues were identified as part of the sites assessment.	131
West of Woodpecker Drive	Ra/Ho/3	575	✓	✓	✓	✓	✓	✓			5	✓	✓	✓	The site is adjacent to the existing development off Tudor Crescent and also Woodpecker Drive. Providing that appropriate landscape buffering could be incorporated to the South of the site, to maintain a physical and visual break between Blidworth and Rainworth, then the site could be considered as of lower importance in meeting the purposes of the Green Belt given its context.	Other than the sites Green Belt location no significant issues were identified as part of the sites assessment.	105
Rufford Avenue	X1(Ra)	369	✓	✓	✓	✓	✓	✓			N/A	✓	X	✓	This non Green Belt site is currently in use as Open Space the development of which in this location would not be appropriate. The development of the site is therefore not considered as equally or as more sustainable than sites elsewhere within the settlement and those currently within the Greenbelt.	The site is currently in use as Open Space the development of which in this particular location would not be desirable.	9
North of Lake View School	X3(Ra)	576	✓	X	✓	✓	✓	✓			5	?	✓	?	Due to the site not having suitable access the site cannot be considered as more or equally sustainable than sites currently within the Greenbelt.	The site does not have suitable access as there is no connection to the adopted highway, in addition the position of the access would be directly opposite to an existing junction thus forming a crossroads on a distributor road which would be unsatisfactory to the Highways Authority. The site is also adjacent to a SINC and SSSI. Part of the site is subject to flooding with 10% of the north west of the site within Flood Zones 2 and 3.	
North of Top Street	Ra/Ho/1	573	✓	✓	✓	✓	✓	✓			N/A	✓	?	✓	This non Green Belt site is considered as equally or as more sustainable than sites elsewhere within the settlement and those currently within the Green Belt.	No significant issues were identified as part of the sites assessment.	54
North of Kirklington Road	X2	574	✓	?	✓	✓	✓	✓			N/A	✓	✓	✓	Due to access constraints this non Green Belt site cannot be considered as more or equally sustainable as sites elsewhere within the settlement and those currently within the Green Belt.	The site has access issues as access would be required through an adjacent site which is under development and for which the approved layout makes no provision.	

Rainworth Spatial Policy 9 Assessments (Continued)

Rainworth Colliery	X5	696_E	X	?	X	✓	✓	?	X	✓	✓	<p>This non Green Belt site is not considered to be as equally or more sustainable than sites elsewhere within the settlement and those currently within the Green Belt</p>	<p>The site is seperated from the current settlement envelope and is removed from services and facilities. Further information would be required regarding highway access and the provision of public transport access given the sites location. There are also significant issues in terms of the impact on nature conservation and biodiversity that development would have. The recent Secretary of States decision regarding the Energy Recovery Facility at the Colliery Site considered that the effect of the scheme in combination with other plans and projects would be likely to be significant and that this potential harm to the integrity of the Woodlark and Nightjar habitat weighed significantly against the proposal. In addition there are a number SINCES within and surrounding the site.</p>	
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Clipstone

Clipstone Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Comment	Potential Yield
			1	2	3	4	5	6	7	8	9		
Land at Cavendish Park	X5 (CI)	210	✓	?	✓	✓	✓	7	✓	✓	✓	There are access constraints to this site, development would possibly generate the need for a second point of access	
North of Forest Road	X6 (CI)	453	✓	X	✓	✓	✓	N/A	✓	?	✓	The is currently no suitable access to this site and resolving this issue would be dependent on an adjoining site. A small part of the site is potentially in use as allotment land.	
North of Woodland Close	CI/AS/2	461	✓	✓	✓	✓	✓	7	✓	✓	✓	Site is located adjacent to the village envelope, Electricity pylons run down the western edge of the site. No other significant issues were identified as part of the assessment of this site.	70
Baulker Lane	CI/AS/1	458	✓	✓	✓	?	✓	7	✓	✓	✓	The site is located adjacent to the village envelope. Electricity pylons run across the northern part of the site. A Right of Way runs down the west to south boundary.	97
Baulker Farm	X2 (CI)	459	✓	?	✓	?	✓	7	✓	✓	✓	The site has no connection to the adopted highway therefore access would have to be via other sites. Electricity pylons run across the northern part of site. A Right of Way runs down the west to south boundary.	
West of Vicar Water	X1 (CI)	460	✓	?	✓	X	✓	7	✓	✓	✓	The site is located adjacent to the village envelope. The site has no connection to the adopted highway network therefore access would have to be via other sites (08_458 and 08_0459). The site contains a number of electricity substations and there are pylons located on the north of the site. A Right of Way runs down the west to south boundary	
Land at Vicars Court	CI/HO/1	455	✓	✓	✓	✓	✓	9	✓	✓	✓	There were no significant impacts identified as part of the assessment of this site.	16
South of Central Drive	X4 (CI)	454	✓	X	✓	✓	✓	9	✓	✓	✓	Access to this site is off a bridleway and there is no direct access to the adopted highway. There is a Right of Way adjacent to the site	
Highfield Road	X3 (CI)	610	✓	✓	✓	✓	✓	N/A	✓	X	✓	The site currently in use as a school playing field.	13
Former Clipstone Colliery	CI/MU1	195	✓	✓	✓	✓	?	1 / 7	?	?	✓	The Site is currently subject to an application for listed building consent to remove the Headstocks. Site covers part of Vicar Water. There are Sites of Importance for Nature Conservation (SINC) adjacent to the site therefore development would need to mitigate against any detrimental impact on these areas. There is Open Space on part of the site (adjacent to Baulker Lane). 2% of the site is in Flood Zone 2	724
Land off Baulker Lane	X7(CI)	PES_001	✓	X	✓	X	✓	?	?	?	?	The site has accessibility issues due to the access being within Flood Zones 2 & 3 and there being no connection to the public highway. The site is also removed from services and facilities within the settlement. Multiple pylons run through the site which present an additional constraint. The site is adjacent to a number of SINCS and the Vicar Water public right of way.	

Appendix 2 - Spatial Policy 9 Assessments

Blidworth

Blidworth Spatial Policy 9 Assessments

Site Address	Options Report Ref	SHLAA Ref	Spatial Policy 9 Criteria									Green Belt Comment	Comment	Potential Yield
			1	2	3	4	5	6	7	8	9			
Brooklands/Ricket Lane	X4(BI)	462	✓	?	✓	?	X	1	✓	✓	✓	The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	The site is considered to be important to the setting of the Conservation Area. The site has no pedestrian access due to the width of the highway. New Lane and its junction with Mansfield Road would require improvement to accommodate further development.	31
Clay Bank Villas, Fishpool Road	X3(BI)	186	✓	X	✓	?	X	1	✓	✓	✓	The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	The site is considered to be important to the setting of the Conservation Area. The site does not have suitable access due to the horizontal and vertical alignment of Fishpool Road.	
Land off Field Lane	X2(BI)	463	✓	✓	✓	?	X	1/5	✓	✓	✓	The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	The site is considered to be important to the setting of the Conservation area. Third party land would be required to provide for pedestrian links into the village centre.	56
North of Kirks Croft, Fishpool Road	BI/Ho/4	303	✓	✓	?	?	✓	1	✓	✓	✓	The site is considered to be of lower importance in meeting Green Belt purposes given its location and landscape context adjacent to the existing development on Butler Drive and Marriot Lane.	Apart from the Green Belt location no significant issues were identified as part of the assessment.	49
Land at the Meadows, New Lane	BI/Ho/3	604	✓	?	✓	?	✓	N/A	✓	✓	✓	This non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.	Access constraints on New Lane limit the possible number of dwellings to 100. New Lane and its junction with Mansfield Road would require improvement to	
Land off Marriott Lane	BI/Ho/3	464	✓	✓	✓	?	✓	N/A	✓	✓	✓	This non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.	Access constraints on New Lane limit the possible number of dwellings to 100. New Lane and its junction with Mansfield Road would require improvement to	21
Off New Lane	X5(BI)	7	✓	?	✓	?	✓	1	✓	✓	✓	The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	The site is considered to be important to the setting of the Conservation Area. The site has no pedestrian access due to the width of the highway. New Lane and the junction with Mansfield Road would require improvement to accommodate further development.	
New Lane	X6(BI)	66	✓	?	✓	?	X	1	✓	✓	✓	The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Though there is a small section of the site to the south which could, given its context, be considered of lower importance in meeting the purposes of the Green Belt this would however be of insufficient size to consider for allocation.	Access issues relating to visibility onto Mansfield Road and also with the stretch of New Lane and its junction with Mansfield Road which would require improvement, in addition third party land would also be required to provide for pedestrian links into the village centre. The site is also viewed as being important in terms of the setting of the village.	
The Hawthornes, Mansfield Road	X6(BI)	152	✓	?	✓	?	X	1	✓	✓	✓	The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Though there is a small section of the site to the south which could, given its context, be considered of lower importance in meeting the purposes of the Green Belt this would however be of insufficient size to consider for allocation.	Access issues relating to visibility onto Mansfield Road and also with the stretch of New Lane and its junction with Mansfield Road which would require improvement, in addition third party land would also be required to provide for pedestrian links into the village centre. The site is also viewed as being important in terms of the setting of the village.	

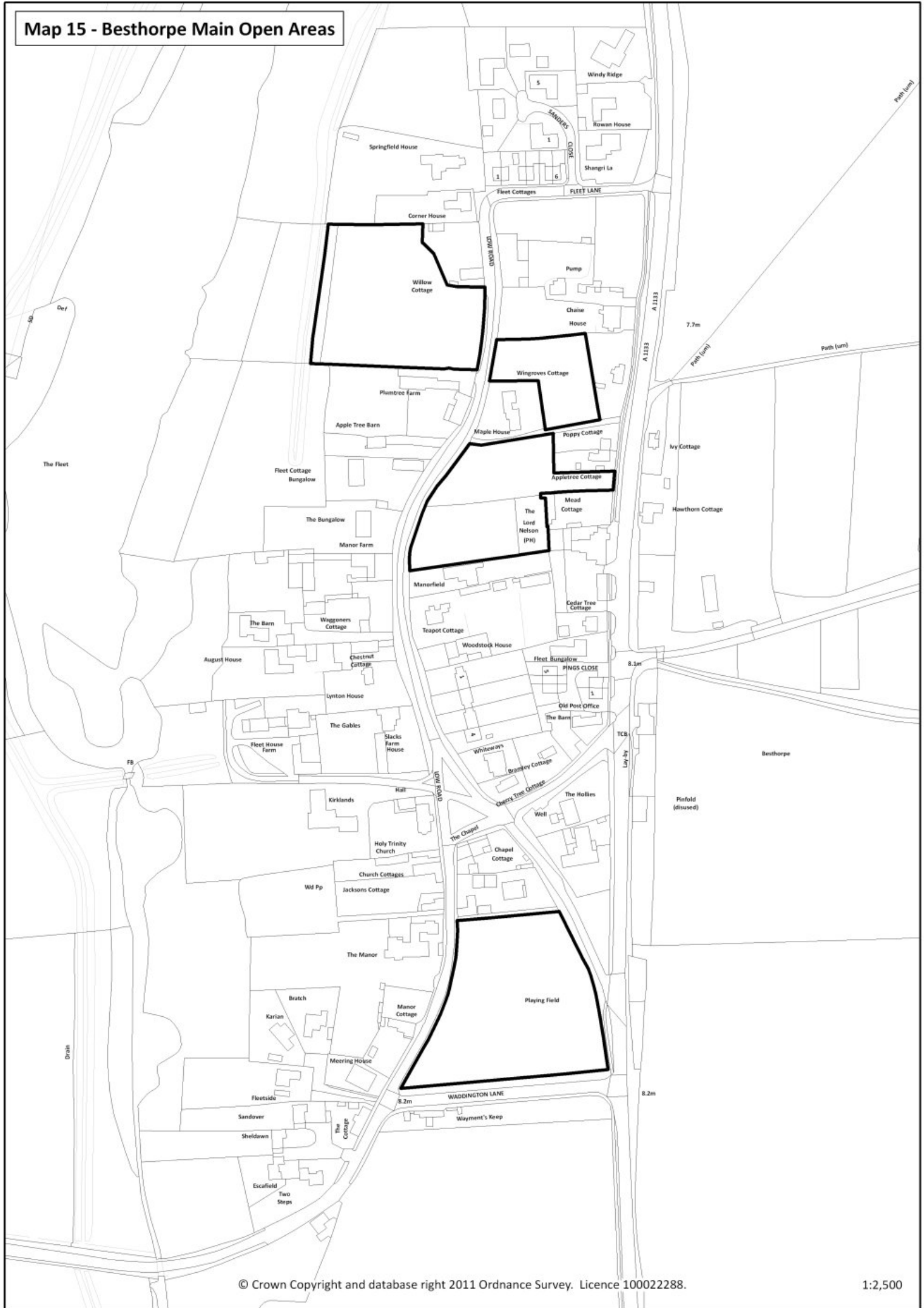
Blidworth Spatial Policy 9 Assessments (Continued)

Norwood Hill Farm, New Lane	X6(B)	465	✓	?	✓	?	✓	1	✓	✓	✓	<p>The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Though there is a small section of the site to the south which could, given its context, be considered of lower importance in meeting the purposes of the Green Belt this would however be of insufficient size to consider for allocation.</p>	<p>Access issues relating to visibility onto Mansfield Road and also with the stretch of New Lane and its junction with Mansfield Road which would require improvement, in addition third party land would also be required to provide for pedestrian links into the village centre. The site is also viewed as being important in terms of the setting of the village.</p>	
Former Miners Welfare, Mansfield Road	X7(B)	602	✓	✓	✓	?	✓	5	✓	X	✓	<p>The site adjoins the Burma Road Industrial Estate and accommodates the Miners Welfare and a number of buildings relating to sports use. Given this context the site is considered of lower importance in meeting the purposes of the Green Belt.</p>	<p>The site is an important local community facility and also provides for recreational open space.</p>	94
Blidworth Industrial Park (Local Plan Allocation)	BI/Ho/2	603	✓	✓	✓	?	✓	5	✓	✓	✓	<p>This non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.</p>	<p>Amenity impacts from the site adjacency to Burma Road Industrial Estate would need to be mitigated against, aside from this no significant issues were identified as part of the sites assessment.</p>	12
Allotments Dale Lane	BI/AS/1	38	✓	✓	✓	?	✓	N/A	✓	X	✓	<p>This non Green Belt site is currently in use as allotments which fulfil an important role within the settlement. However subject to the appropriate re-siting of the allotments the site could be considered as more sustainable than sites elsewhere within the settlement and those currently in the Greenbelt.</p>	<p>The site is an important local community facility.</p>	45
Land adj Haywood Oaks Lane	X1(B)	178b	✓	✓	✓	?	X	5	✓	✓	✓	<p>The site is set within rolling landscape and is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.</p>	<p>The site is located within an attractive rolling landscape which is considered to be important in the setting of the town and to importantly contribute to landscape character.</p>	160
Land adj Dale Lane	BI/Ho/1	178a	✓	✓	✓	?	✓	5	✓	✓	✓	<p>The site is adjacent to existing development on Beech Grove and Dale Lane and is relatively flat, given this context the site is considered of lower importance in meeting the purposes of the Green Belt.</p>	<p>Apart from the Green Belt location no significant issues were identified as part of the assessment.</p>	54
Blidworth Industrial Park	BI/E/1		✓	✓	✓	?	✓	N/A	✓	✓	✓	<p>This non Green Belt site is equally or more sustainable than sites elsewhere within the settlement and those currently in the Green Belt.</p>	<p>The site is an existing employment area. No significant issues were identified as part of the sites assessment.</p>	

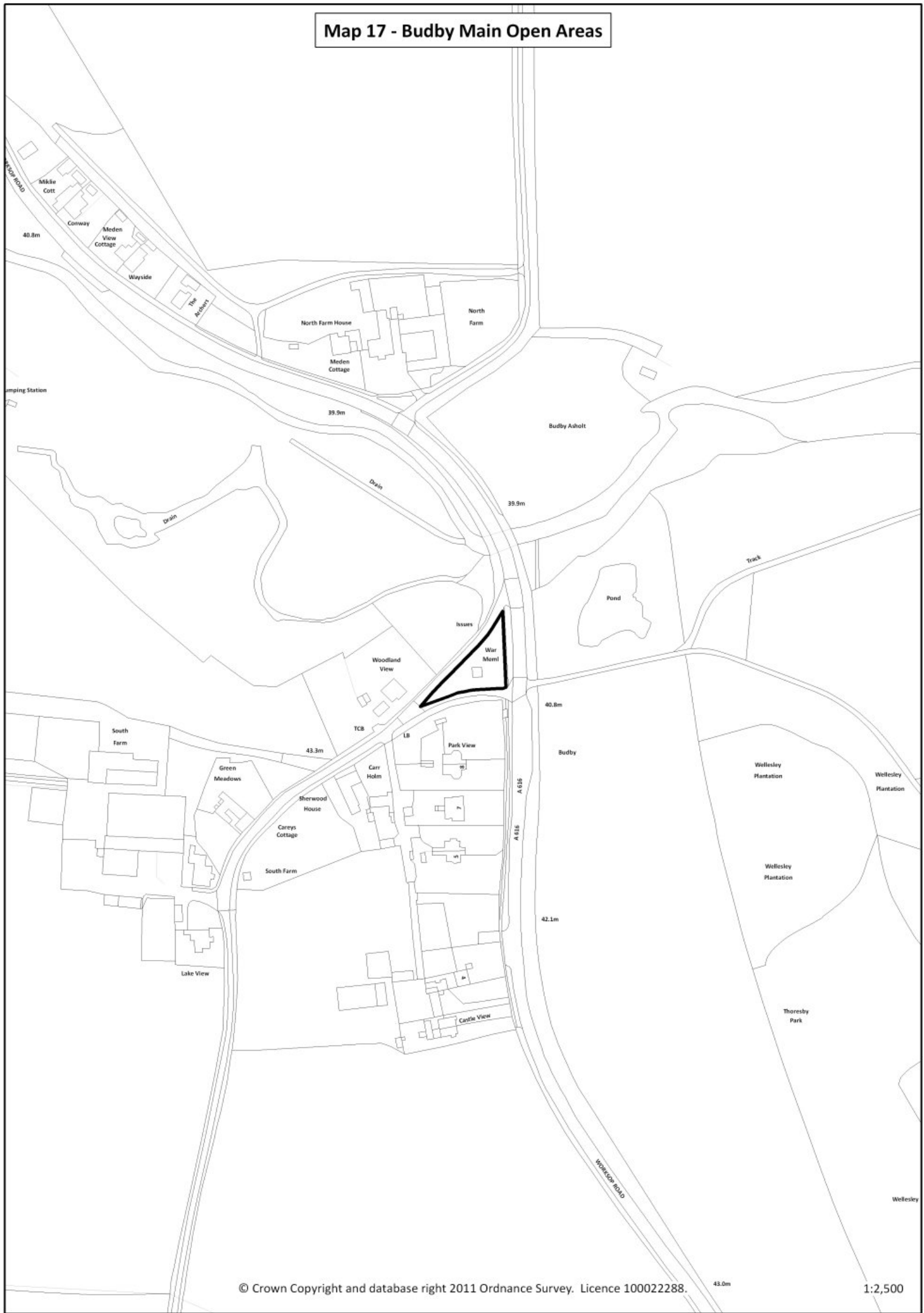
Appendix 3 - Main Open Areas

This appendix contains the proposals for Main Open Areas in the settlements listed at the start of each Area Chapter.

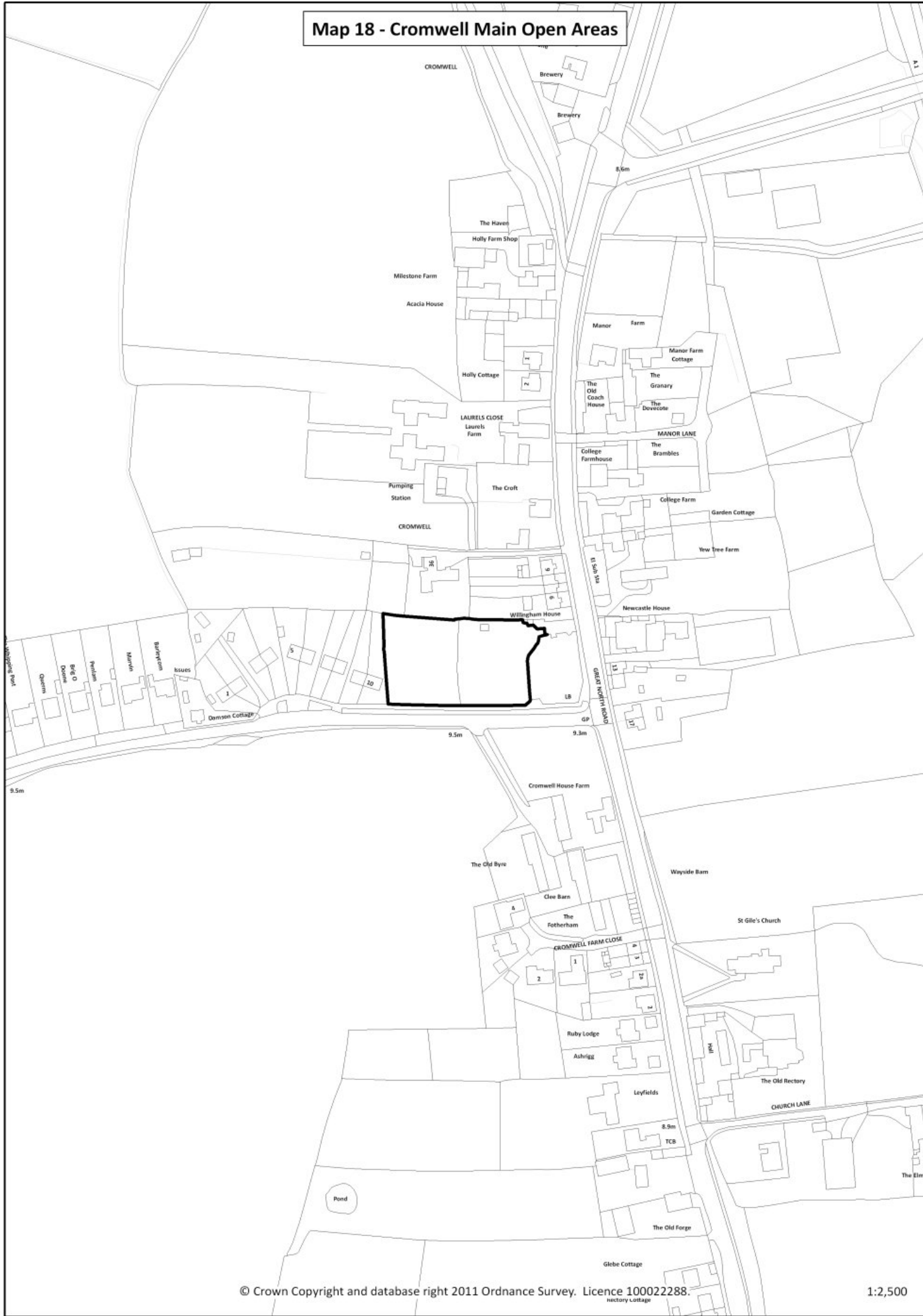
Map 15 - Besthorpe Main Open Areas



Map 17 - Budby Main Open Areas



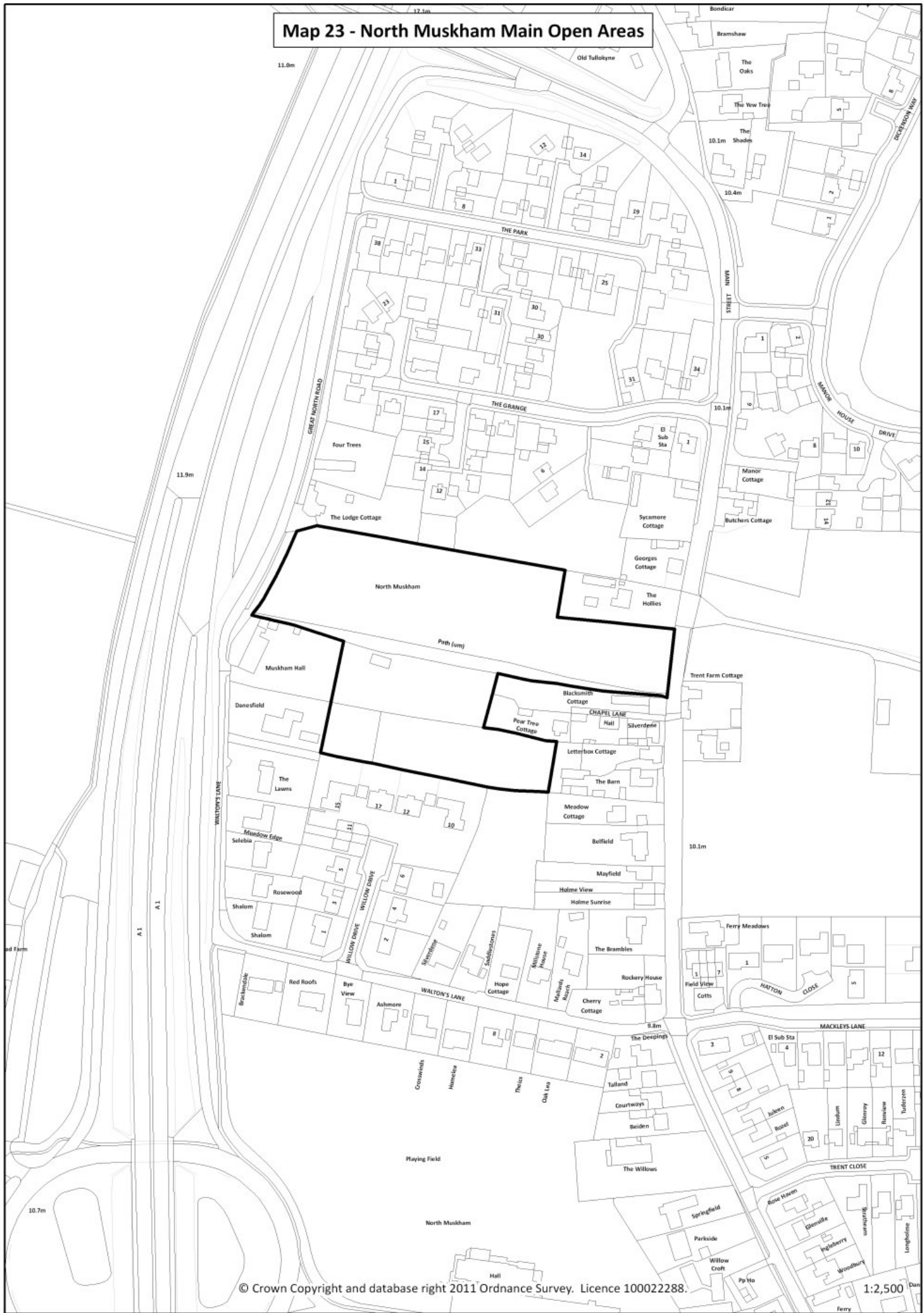
Map 18 - Cromwell Main Open Areas



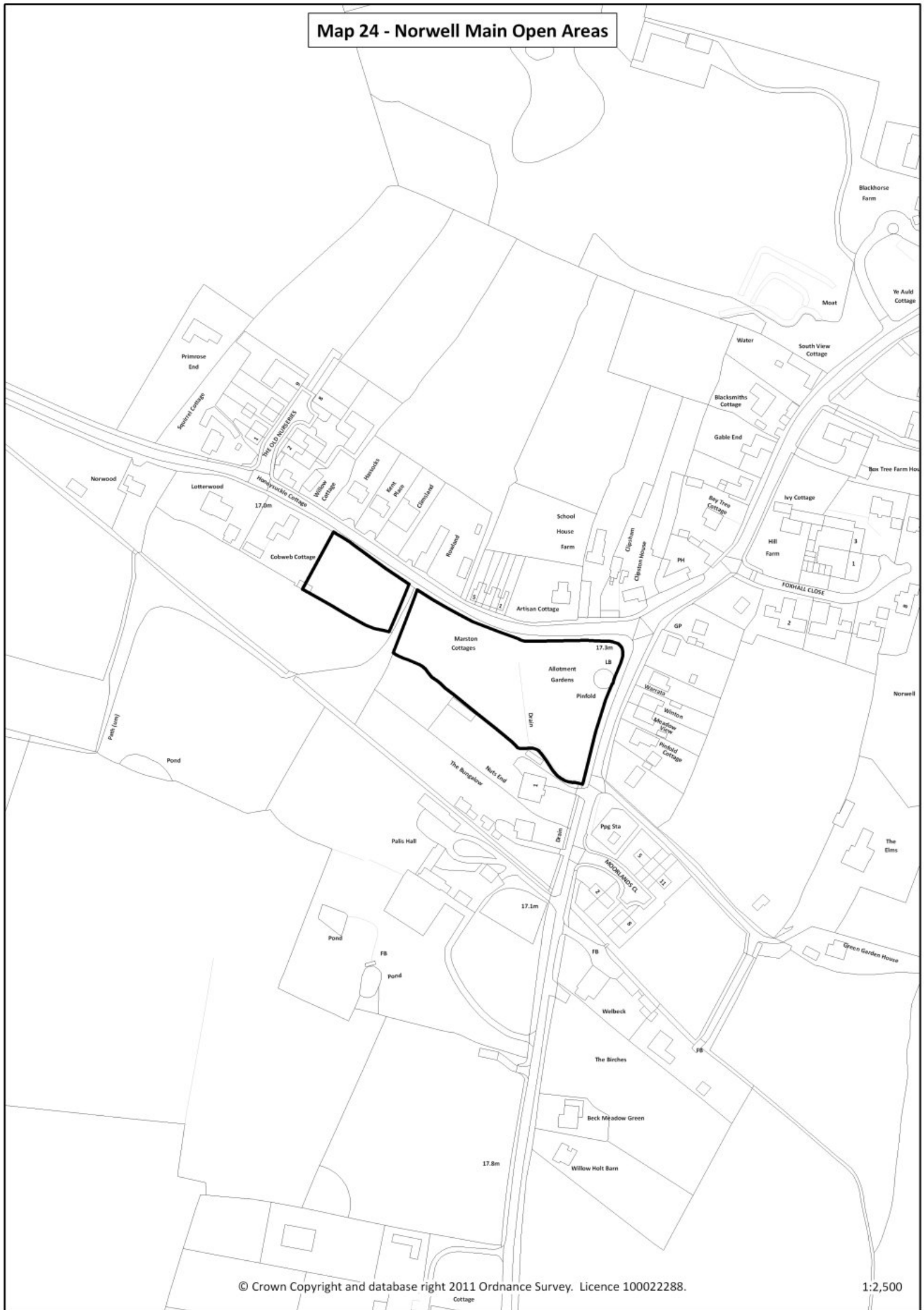
Map 22 - North Clifton Main Open Areas



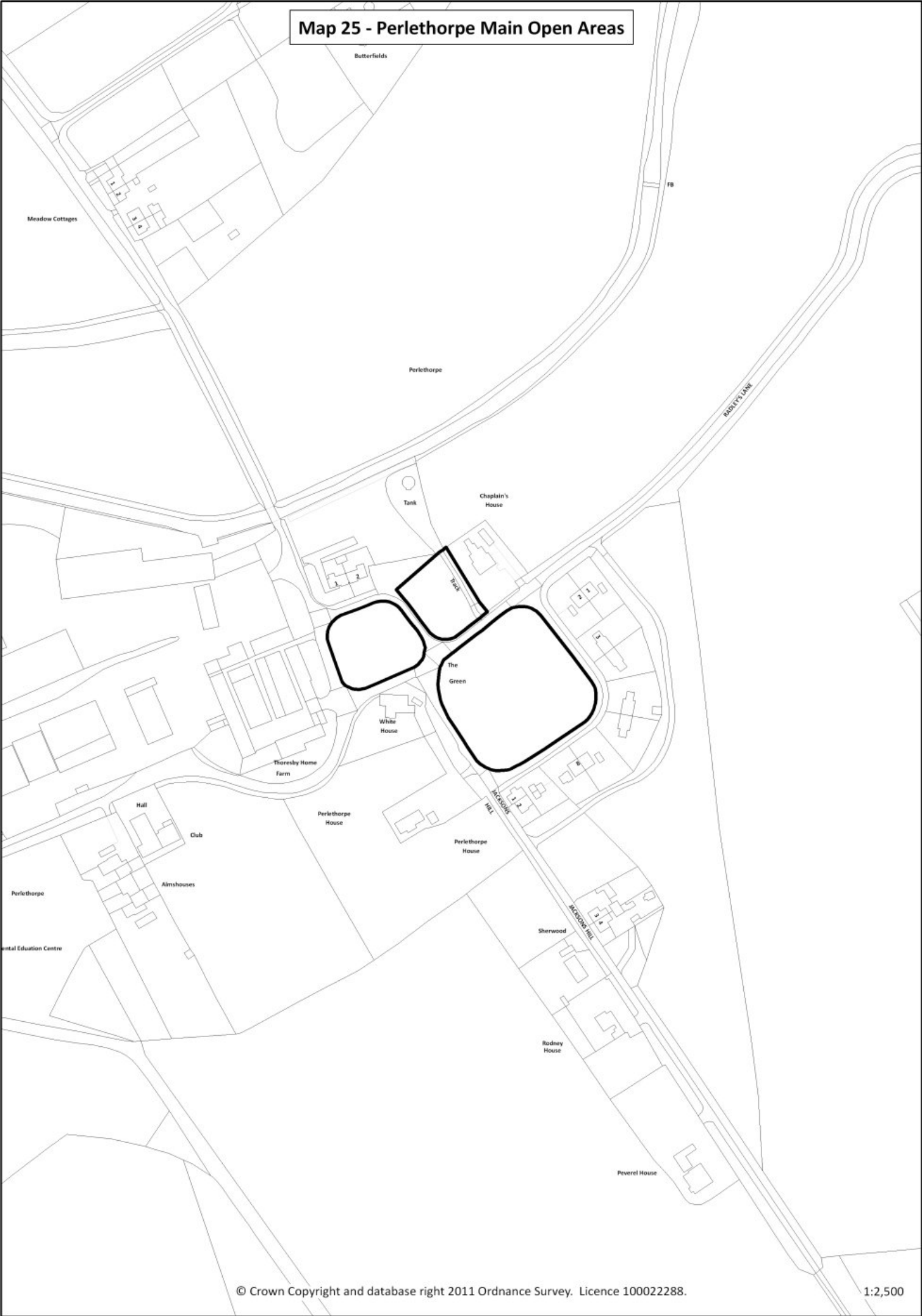
Map 23 - North Muskham Main Open Areas



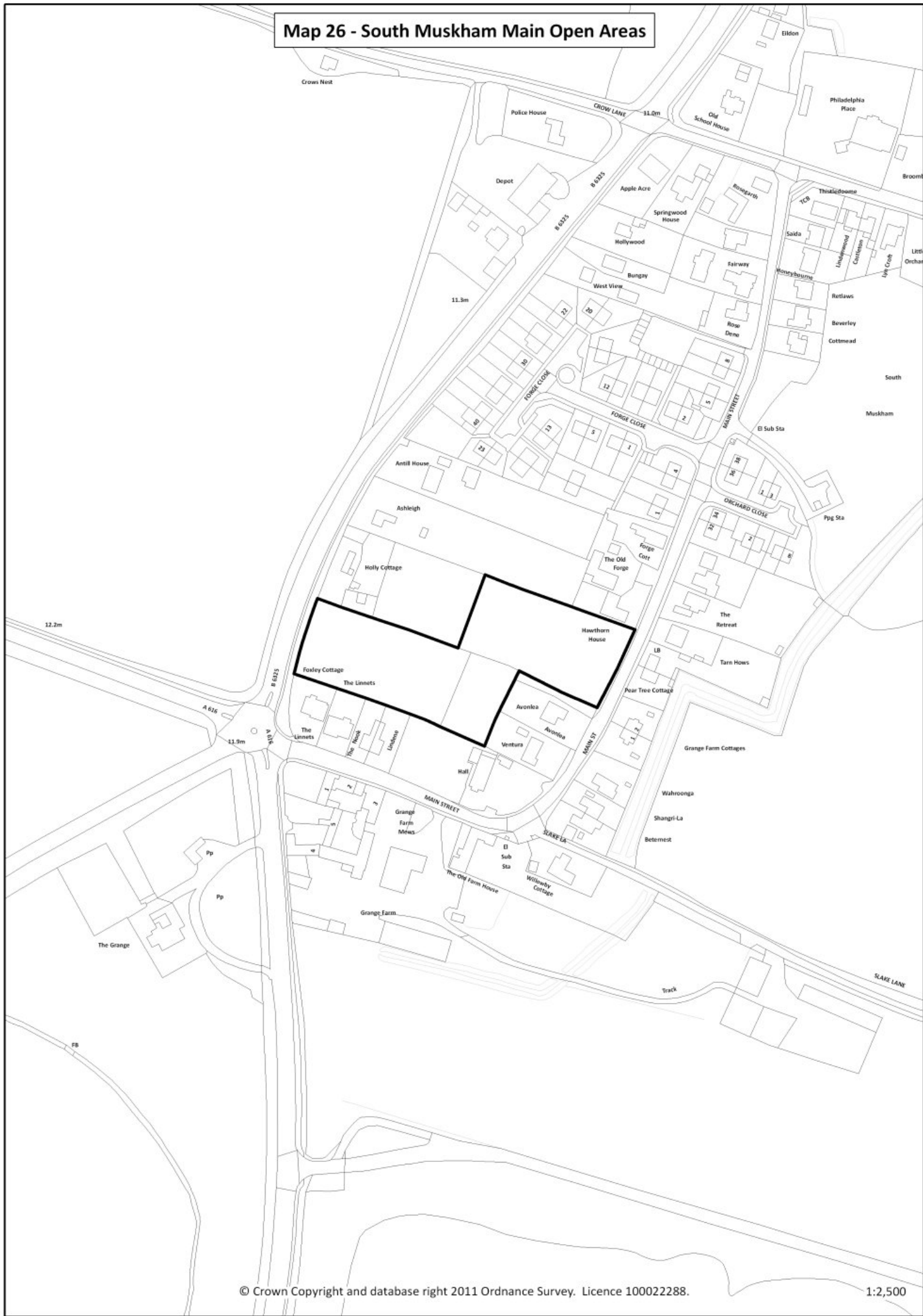
Map 24 - Norwell Main Open Areas



Map 25 - Perlethorpe Main Open Areas



Map 26 - South Muskham Main Open Areas



Map 28 - Willow Main Open Areas

