



Allocations and Development Management
Development Plan Document –
Sustainability Appraisal Addendum Report
Newark and Sherwood District Council

March 2012

QUALITY MANAGEMENT

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1 INTRODUCTION

1.1 INTRODUCTION

1.1.1 Newark & Sherwood District Council (NSDC) is in the process of developing an Allocations and Development Management Document (A&DM DPD). WSP Environment and Energy have been appointed to undertake the sustainability appraisal (SA) and Habitats Regulations Screening (HRA) of the DPD.

1.1.2 The first stage in the SA process was production of a Scoping Report for the Local Development Framework (LDF). NSDC first produced a Scoping Report for its Local Development Framework in 2005. The Scoping Report identified the main sustainability issues in the District and established a framework for appraisal for its emerging Local Development Framework, including the Core Strategy and A&DM DPD. The Scoping Report was reviewed in 2009 to bring it into line with the latest plan policy context. The review also assessed the current environmental, social and economic conditions in the District, and the key environmental and sustainability issues. The Scoping Report is available to view online at:

www.newark-sherwooddc.gov.uk/adm

1.1.3 Following production of the Scoping Report and consideration of responses, WSP produced SA and HRA reports to accompany the draft of the A&DM DPD that was published in October 2011. The reports set out the assessment of the sites put forward for consideration in the A&DM DPD and the Development Management policies.

1.1.4 During the consultation process for the Allocations & Development Management Options Report four new sites were put forward for development which had not been previously considered by NSDC as part of the allocations process and consequently not assessed as a part of the Sustainability Appraisal. The sites are in and around Newark Urban Area and Southwell. These sites have the potential to be considered as reasonable alternatives to the sites that the Council previously considered and as such this addendum assesses the site using the same methodology applied to the sites that have already been assessed

1.1.5 The purpose of this report is to accompany the latest consultation document issued by the Council and report on the implications for the SA.

1.1.6 This is an addendum to the previous SA report. The previous report sets out the context for the assessment, the role of the A&DM DPD and the SA process. A separate report comments on the implications for HRA.

1.2 STRUCTURE OF THIS REPORT

1.2.1 This report forms part of Stage C of the assessment process. The remainder of this report is structured as follows:

- Section 2 discusses the assessment of additional sites (**Appendix A** provides more details);
- Section 3 sets out the SA of Development Management Policies (**Appendix B** provides more details); and
- Section 4 sets out conclusions and next steps.

1.2.2 The previous SA report provides more detail in relation to key sustainability issues, the SA framework and the site selection process.

2 SA OF THE ADDITIONAL SITES ALLOCATIONS

2.1 INTRODUCTION

2.1.1 The SA report of October 2011 set out the methodology for the assessment of sites. The methodology has been repeated for these additional sites with the approach consistent with that taken for other sites.

2.1.2 The Allocations and Development Management DPD has been assessed from two perspectives; firstly bottom up – this involved assessing individual settlements and sites within them and associated options. The second approach was top-down. This involved considering the policy objectives for the district against the assessment outcomes across all sites.

2.1.3 Results from the assessment are presented below on a settlement-by-settlement basis, followed by district-wide conclusions. Detailed matrices for each settlement are presented in Appendix A. These provide a description of the anticipated significant potential effects of the preferred sites, alternative site and non-suitable sites. All effects are considered to be permanent, irreversible and of local significance unless stated otherwise. Any recommendations are shown in bold.

2.2 NEWARK URBAN AREA

2.2.1 The proposed residential site in Newark has very good access to facilities and amenities, however access to healthcare remains an issue. It would have a relatively low impact on landscape and biodiversity issues, however it would lead to the loss of existing recreational space. It is also over 2km from Newark town centre and over 1km from the nearest public transport hub.

2.2.2 The assessment of the Land East of Newlinc Business Park identified a number of significant negative issues around its development, namely highway connectivity issues, the sites proximity to existing facilities and amenities, the potential to adversely affect the Coddington Conservation Area and the development of a large greenfield area. The site would offer significant new employment space. The assessment of Land off North Gate identified no significant negatives, with a particular positive being the regeneration of existing brownfield land. Newlinc Business park represents 40 hectares of employment space. Development of this scale would be above the total residual amount of employment land required for the Newark Area (taking into account existing planning consents) as identified in the Core Strategy.

2.3 SOUTHWELL

2.3.1 One additional site has been proposed for Southwell. As a very large mixed use site it has the potential to offer substantial housing and employment yield, however this would be substantial development of a greenfield site. Access to existing facilities and amenities is poor; however with development of this scale there may be the opportunity to provide some of these within the development. There are no protected species habitats within the site and it is within Flood Zone 1, giving it a low risk of flooding. It is likely however that transport concerns would pose a significant constraint to development as access could only be achieved in combination with the Southwell Bypass at which point it is expected that the site would become further isolated. The site includes 6 hectares of employment land alongside residential uses. The site could therefore potentially provide the full employment land requirement of 6-7 hectares identified in the Core Strategy.

2.4 DISTRICT WIDE CONCLUSIONS

2.4.1 There are not enough additional sites for there to be new patterns of positive and negative effects emerging from the site assessments undertaken in this addendum. However, the assessment identified that the sites conform to the same conclusions as were previously drawn in the October 2011 report. As such, the development of these sites would also conform to the previous conclusions with regards to cumulative effects.

2.4.2 The additional sites would potentially be developed alongside, rather than as a discreet alternative to, the pool of sites that have already been assessed. The district wide conclusions are therefore those set out in October 2011.

3 SA OF THE DEVELOPMENT MANAGEMENT POLICIES

3.1 INTRODUCTION

3.1.1 The scope of the Development Management Policies was assessed previously. At that time an outline of the policies was available. This sections sets out the overall outcomes of the re-assessment of Development Management policies, with recommendations highlighted in bold.

3.1.2 The scope of Development Management Policies was derived from a review of the saved policies of the Local Plan and national planning policy and guidance. The Local Plan did not contain any policies relating to specialist accommodation such as care homes and consequently planning applications for such had to be assessed by way of a closest fit with other policies. This omission led to the perceived need for a policy and its inclusion within the scope of Development Management Policies which was consulted on in October and November 2011. In reviewing the responses to this exercise and in the developing the content of the policies, the Council decided that the combination of Core and other proposed DM policies could be used to adequately such proposals; The Spatial Policies of the Core Strategy enabled by proposed policies DM1 or DM7 would determine the suitability of the location and proposed policy DM4 and any others relevant would be used to assess the site specific issues. To persist with a specific policy may lead to pressure for other subject specific policies and therefore undermine the intended streamlined approach.

3.2 RESULTS

3.2.1 The Development Management policies are aimed at controlling development and managing associated impacts, so it is not surprising that the policies performed well against the SA objectives (see **Appendix B**). There are some uncertainties at this stage, for example the policy on developer contributions (DM2) could potentially contribute to a range of objectives but it will depend on the range of topics that contributions are sought for and the scale of contributions sought. It may also be that Community Infrastructure Levy contributions are sought rather than developer contributions. No significant gaps in policy were identified through the SA at this stage, as noted above allowance was made for the role played by existing policies in the Core Strategy and national policy.

3.2.2 The key points are:

- At the time of the previous iteration of the SA the Development Management policies the wording of the policies was not as advanced as it is now.
- A policy on special housing needs has been deleted for the reasons set out above – this is not anticipated to have any significant effects;
- A new policy has been added on biodiversity – anticipated effects are identified in **Appendix B**;
- Four policies on the historic environment were previously proposed – these have been combined into one policy, this change is not anticipated to have any significant effects in terms of SA; and
- A policy on shop-fronts has been combined into the policies on the historic environment. This is not anticipated to have any significant effects.

3.2.3 A recommendation from the previous SA was that Policy DM3 on Renewable Energy stated that it would benefit from criteria relating to impact on the built heritage. This has been added to the policy and supporting text and assessment amended. Other recommendations have not been incorporated and are left in the SA matrix.

3.2.4 Specific recommendations carried over from the previous SA relate to the prioritisation of the use of previously developed land and buildings. Officers have indicated that as these are reactive policies it will not be appropriate for the policies to prioritise the use of previously developed land and buildings, since the policies will be reacting to development. The onus should therefore be placed on applicants for sites that have not already been allocated to demonstrate why they have opted for a greenfield site in those instances where the use of previously developed land and buildings is not proposed.

3.2.5 Previous recommendations have been amended as follows:

- **Policy DM1 on Development within settlements central to delivering the Spatial Strategy could require a statement on why a greenfield site is proposed for development in those instances where development is proposed on a greenfield site that is not already allocated;**
- **Policy DM3 could require a statement on why a greenfield site is proposed for development in those instances where development is proposed on a greenfield site that is not already allocated.**

4 SUMMARY AND NEXT STEPS

4.1 SUMMARY

4.1.1 The Core Strategy contains a comprehensive suite of policies, both thematic and area specific. The role of the A&DM DPD is to set out site allocations and policies for determining planning applications and will, collectively, be the basis for decision making on new development and the use of land. The challenge is to avoid repetition and duplication between the Core Strategy and DPDs but at the same time to ensure that the high level policies in the Core Strategy are better developed, where they need to be, in order to ensure that the high level objectives are translated into development on the ground. The Council also need to be satisfied that the A&DM DPD contains the necessary policy hooks for the SPDs it intends to adopt.

4.1.2 This review of the draft A&DM DPD against the SA objectives suggests that it is building appropriately on the Core Strategy. Detailed recommendations and potential gaps have been previously identified and some of the previous recommendations accepted.

4.2 NEXT STEPS

4.2.1 This document will be submitted to the Statutory Consultees, advertised in public local newspapers, as well as being made available on the Council's website to view and download. This will enable relevant stakeholders to ensure that the Sustainability Appraisal Report is satisfactory and if not, comments will be addressed in later stages of the work.

Further information is available at: www.newark-sherwooddc.gov.uk/planningpolicy ;

Newark & Sherwood District Council
Kelham Hall,
Newark,
Notts.
NG23 5QX.

Or Libraries in Newark & Sherwood District.

4.2.2 If you have any questions please contact Newark and Sherwood District Council Planning Policy Team on:

Tel No. 01636 655852

or via planningpolicy@nsdc.info

4.2.3 The consultation for the report runs until 1st of May 2012. The comments on the Report will then be reviewed and, if necessary, elements of the report will be amended and incorporated in subsequent work. Comments will be taken into account in undertaking the later stages of the SA process.

Appendix A Site Assessment Matrices

THE SITES

Site assessment matrices presented here cover only the additional sites, three of which are within Newark and one is within Southwell.

UNDERSTANDING THE SITE NAMES

None of the additional sites assessed are considered to be preferred sites. Alternative sites have been prefixed by '(AS)' and sites not considered suitable for development have been prefixed '(X)'. They then have been prefixed with a reference relating to their proposed use; (Housing), (Employment), or (Mixed Use). The level of detail as to the proposed use of the sites is not as detailed as it was in undertaking the sites assessment in October 2011. However every effort has been made to ensure that the assessment reflects the anticipated development use as accurately as possible.

NEUTRAL OBJECTIVES

Some of the objectives have been identified as neutral across the sites. This is because whilst development of the site would have an effect on the objective, it is the design of the development and not the site itself that dictates the nature of any effects. The reasons for this are as follows:

Objective 4

Development in more or less deprived areas may have an impact on crime, as may the potential creation of job opportunities. However, these are secondary impacts and the links are not clear. In addition, effects on employment and the economy are addressed under objectives 12, 13 and 14. Therefore, the primary issue of urban design associated with this objective is considered neutral across sites as it depends on implementation rather than location. High standards of crime reduction through urban design are expected across all sites via the principles of 'Secured by Design' or a comparable scheme.

Objective 9

Waste disposal rates and compliance with the waste management hierarchy are not a function of the site itself, but are dependent on the actions of its occupiers and the management of waste in the District.

Newark

Objectives	(AS) (Housing) Public Space off Lincoln Road/Cedar Avenue	(AS) (Employment) Land Off North Gate	(X) (Employment) Land East of Newlinc Business Park	Comments
1. To ensure that the housing stock meets the housing needs of the District	++	0	0	
2. To improve health and reduce health inequalities	-	0	0	
3. To provide better opportunities for people to value and enjoy the District's heritage	+	0	0	
4. To improve community safety, reduce crime and the fear of crime				<u>Neutral</u>
5. To promote and support the development and growth of social capital across the District	-	0	0	
6. To increase biodiversity levels across the District	+	+	+	
7. To protect and enhance the rich	0	-	?/--	Land East of Newlinc Park abuts the

Objectives	(AS) (Housing) Public Space off Lincoln Road/Cedar Avenue	(AS) (Employment) Land Off North Gate	(X) (Employment) Land East of Newlinc Business Park	Comments
diversity of the natural, cultural and built environmental and archaeological assets of the District				Coddington Conservation Area with the potential for impacts upon its setting.
8. To manage prudently the natural resources of the District including water, air quality, soils and minerals	-	++	--	
9. To minimise waste and increase the re-use and recycling of waste materials				<u>Neutral</u>
10. To minimise energy usage and to develop the District's renewable energy resource, reducing dependency on non-renewable sources	+	+	+	
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs	-	-	--	

Objectives	(AS) (Housing) Public Space off Lincoln Road/Cedar Avenue	(AS) (Employment) Land Off North Gate	(X) (Employment) Land East of Newlinc Business Park	Comments
and services for all and to ensure that all journeys are undertaken by the most sustainable mode available				
12. To create high quality employment opportunities	0	0	++	
13. To develop a strong culture of enterprise and innovation	0	0	++	
14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	--	

Southwell

Objectives	(X) (Mixed Use) Land at Crew Lane / Fiskerton Road	Comments
1. To ensure that the housing stock meets the housing needs of the District	++	
2. To improve health and reduce health inequalities	-	
3. To provide better opportunities for people to value and enjoy the District's heritage	-/?	Rights of way run adjacent to northern and eastern site boundaries and cut across far south of site for Land at Crew Lane / Fiskerton Road. Given that the path is at the periphery of the site, it's possible that it could be accommodated within any development.
4. To improve community safety, reduce crime and the fear of crime		<u>Neutral</u>
5. To promote and support the development and growth of social capital across the District	-	
6. To increase biodiversity levels across the District	+	
7. To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the District	?/--	Potential impacts on the setting and views of the Southwell Workhouse for Land at Crew Lane / Fiskerton Road.
8. To manage prudently the natural resources of the District including water, air quality, soils and minerals	--	
9. To minimise waste and increase the		<u>Neutral</u>

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

Appendix B Development Management Policy Assessment

The following policies have been assessed:

Policy DM1: Development within settlements central to delivering the Spatial Strategy

Policy DM2: Developer Contributions

Policy DM3: Renewable and Low Carbon Energy Generation

Policy DM4: Design

Policy DM5: Householder Development

Policy DM6: Biodiversity and Green Infrastructure

Policy DM7: Development in the Open Countryside

Policy DM8: Protecting and Enhancing the Historic Environment

Policy DM9: Pollution and Hazardous Materials

Policy DM10: Retail and Town Centre Uses

Objectives	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	Comments
1. To ensure that the housing stock meets the housing needs of the District	+	+	+	+	+	0	+	0	+	0	
2. To improve health and reduce health inequalities	+	+	+	+	0	+	+	0	+	0	
3. To provide better opportunities for people to value and enjoy the District's heritage	+	+	+	+	+	+	0	+	+	0	
4. To improve community safety, reduce crime and the fear of crime	+	+	+	+	+	0	+	0	+	0	
5. To promote and support the development and growth of social capital across the District	+	+	+	+	0	0	0	0	0	+	
6. To increase biodiversity levels across the District	+	+	+	+	0	+	0	0	+	0	

7. To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the District	+	+	+	+	+	+	+	+	+	+	0	<p>Previous iteration of SA of Policy DM3 on Renewable Energy stated that it would benefit from criteria relating to impact on the built heritage. This has been added to the policy and supporting text and assessment amended.</p>
8. To manage prudently the natural resources of the District including water, air quality, soils and minerals	?	+	?	+	0	+	+	+	+	+	+	<p>Previous comment from SA not incorporated - Policy DM1 could seek to prioritise the use of previously developed land and buildings for new developments – see main addendum for discussion and revised recommendation.</p> <p>Previous comment from SA not incorporated - Policy DM3 could seek to priorities the use of previously developed land and buildings for renewable energy schemes – see main addendum for discussion and revised recommendation..</p>
9. To minimise waste and increase the re-use and recycling of waste materials	0	0	+	+	0	0	0	+	+	0		

10. To minimise energy usage and to develop the District's renewable energy resource, reducing dependency on non-renewable sources	0	0	+	+	+	0	0	?	0	0	
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	+	+	0	+	0	0	+	0	0	+	
12. To create high quality employment opportunities	+	+	+	+	0	0	+	+	+	+	
13. To develop a strong culture of enterprise and innovation	+	+	+	+	0	0	+	+	0	+	

14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	+	+	+	+	0	0	+	+	+	+	
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