

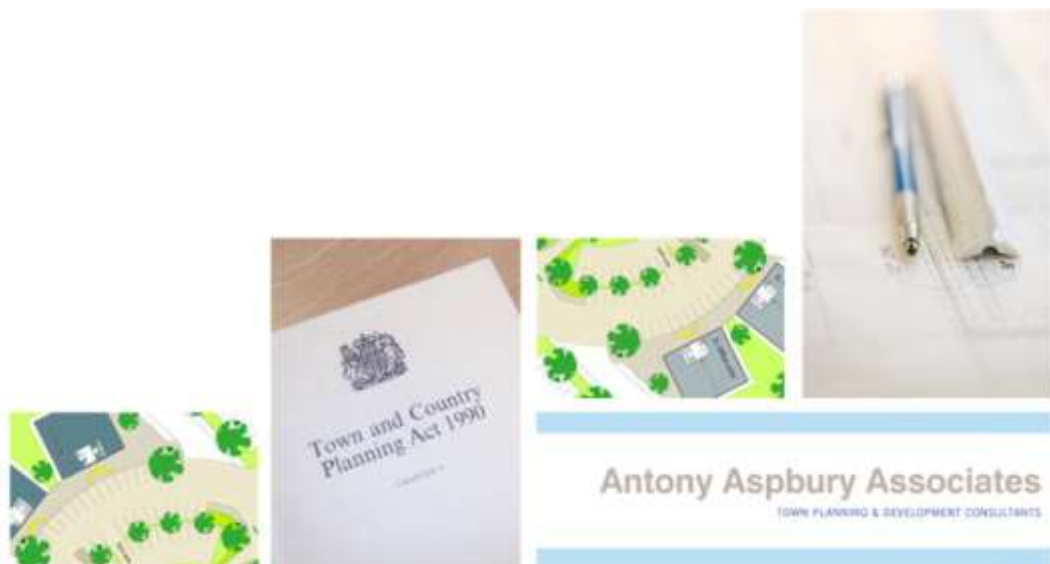


**NEWARK AND SHERWOOD SITE ALLOCATIONS AND DEVELOPMENT
MANAGEMENT DPD EXAMINATION**

MATTER 4 - RETAIL / EMPLOYMENT / MIXED USE

**REPRESENTOR NUMBER – 177
BRAEMER FARM DEVELOPMENT COMPANY**

– DECEMBER 2012



MATTER 4 – RETAIL/EMPLOYMENT/MIXED USE

- 12 *Are the detailed requirements for each of the allocations clear and justified and will they ensure delivery within the planned timescale? Have site constraints, viability considerations been adequately addressed? Are the boundaries and extent of the sites correctly defined?*

From the perspective of the allocated mixed-use site interest that we represent in Collingham (Co/MU/1), the extent and precise boundaries of the employment area within the site allocation are not determined. However, in ongoing discussions between the Council and the site developers, an appropriate quantum of Class B1 employment development and its broad location within the site has been agreed. This is indicated in the Masterplan accompanying the current planning application and attached to the representation submitted on behalf of the respondent to Matter 3.

The initial proposal for employment in this location has come from the owners of the site, who are also one of the three development parties. They are local entrepreneurs who have established business interests in the village. They recognise that Collingham has the type of demographic profile capable of supporting additional local scale business development and consider that the location adjacent to Collingham station provides travel alternatives options for potential employees living outside the village. There is no current timetable for the servicing and accessing of the employment land as this depends on the construction programme for the access from Station Road. These matters are intended to be clarified through the planning application process.

There are no current reasons to indicate that a modest quantum of employment development in Collingham as proposed by this allocation is not viable. Whilst the site is a secondary employment location in strategic terms, the site owners are confident that it is the best location in Collingham to meet local demand for new and expanded business opportunity as may arise through the plan period.

- 13 *Are the amounts of land allocated for different uses clearly justified? Is there a reasonable prospect of the safeguarded land being used for that purpose within the life of the Plan*

From the perspective of the allocated mixed-use site interest that we represent in Collingham (Co/MU/1), the amounts of land allocated for different uses are justified having due regard to the scale of housing development proposed for Collingham in the Core Strategy and the determination of an appropriate quantum of employment land relative to the likely requirements of Collingham as a Principal Village serving a rural hinterland.

- 14 *Are the locations identified the most appropriate when considered against all reasonable alternatives?*

We have commented in response to Question 11 in respect of the overall package of housing, employment and other local benefits that can be secured by the proposed mixed use allocation in Collingham (Co/MU/1). These comments should be read in conjunction with that response.

From a pure employment perspective, the preferred allocation offers number of specific benefits that cannot be secured from other potential sites within the village. These are: -

- improving access to the existing employment premises – there are some existing low key workshops immediately north-east of the former railway station building served off an access that is very close to the level crossing and the station house. This access is not suitable for any significant increase in the level of traffic to the site and so the scheme proposals will open up alternative access from Station Road to this area via the new spine road entrance. This spine road will also serve the additional 0.75 hectares of employment land proposed to be located adjacent to (west of) the existing premises and also takes this traffic out onto Station Road.
- maximising the potential to use non car modes to access the site- The proposed employment site is adjacent to Collingham station, on the Newark to Lincoln rail line. This is a passenger line with many services stopping at Collingham. The site is also accessible by bus services and served by buses and on foot /cycle from most of the village. The scheme proposals will however include dedicated parking for the employment development and potentially accommodate additional car parking for Collingham Station.
- Wider access benefits – all the allocated employment area will access out onto Station Road, which links directly to the Newark to Lincoln dualled stretch of the A46 Trunk Road, just 3km to the east. There are local issues with HGV vehicles passing along Collingham High Street and whilst this small scale employment area is unlikely to generate significant quantities of HGV traffic, it is ideally placed on the eastern edge of the village to direct most service traffic directly to and from the strategic road network without encouraging unnecessary commercial traffic through the village centre. The low traffic generating Continuing Care Scheme will however gain its access out onto Swinderby Road.
- No conservation area constraints – the entire central spine of the village along High Street lies within the Collingham Conservation Area. Opportunities for employment development beyond limited conversion opportunities are heavily restricted by the availability of sites and conservation considerations. We are not aware of any of the other site promoters that have proposed alternative B1 employment opportunity within Collingham which effectively confirms that there are no realistic alternatives within the village.

The employment element of the allocation is relatively small relative to the residential component of the scheme. The residential development is essential to fund the infrastructure and improvements that will open up this area for local employment land and make it a more marketable proposition.