

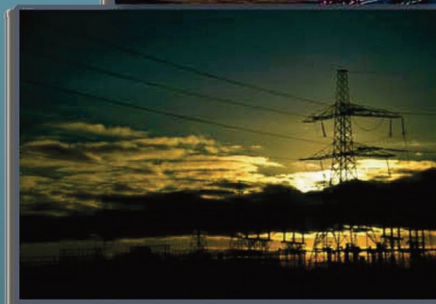
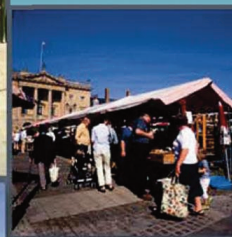
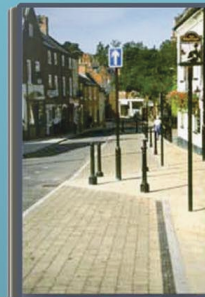


NEWARK & SHERWOOD  
LOCAL DEVELOPMENT  
FRAMEWORK



# NEWARK AND SHERWOOD LOCAL DEVELOPMENT FRAMEWORK

## ANNUAL MONITORING REPORT DECEMBER 2008



# NEWARK AND SHERWOOD LOCAL DEVELOPMENT FRAMEWORK

## ANNUAL MONITORING REPORT (AMR)

For the period 1st April 2007 - 31st March 2008

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## SECTION ONE: EXECUTIVE SUMMARY

- 1.1 This Annual Monitoring Report (AMR) prepared by Newark and Sherwood District Council, addresses the period from 1 April 2007 to 31 March 2008. The AMR presents an analysis, through a range of indicators, of existing policies, together with a progress check of local development preparation as set out in the existing Local Development Scheme (LDS).

### Local Development Scheme: A Performance Assessment

- 1.2 Progress on the various documents of the Newark and Sherwood Local Development Framework are as follows:
- **Statement of Community Involvement:** Adopted in line with LDS.
  - **Core Strategy Development Plan Document (DPD):** Delays have been experienced in the production of this DPD. It is now anticipated that public participation will occur in April 2009 with a view to submission in December 2009.
  - **Site Specific Land Allocations and Policies Development Plan Document, General Development Control Development Plan Document and Adopted Proposals Map Development Plan Document:** work on these documents is due to begin in 2009. Work on the Development Control DPD is due to be synchronised with the Core Strategy DPD.
  - **Affordable Housing Supplementary Planning Document (SPD):** Work will begin on this once the Core Strategy is submitted.
  - **Developer Contributions SPD:** Adopted October 2008.
  - **Sustainable Energy SPD:** Work will begin on this once the Core Strategy is submitted.
  - **Shopfront and Advertisement Design SPD:** Work has commenced on this document and public consultation will be undertaken in February 2009.
- 1.3 The District Council has prepared an updated draft LDS timetable to reflect the results of the performance assessment. This proposed draft LDS is currently with the Government Office for the East Midlands for consideration. The LDS will be formally submitted once feedback has been received.

## Contextual and Output Indicators

1.4 The AMR includes a study of contextual indicators for the District which reveals the 'on the ground' circumstances and trends relevant to this area. Here are some key trends and features:

- Population growth is a feature along with a diverse local economy, the latter including a strong services element, in contrast to the more traditional sources of employment associated with a large rural district. Unemployment is low but there are pockets of deprivation in the District.
- The impacts of the instability in the financial markets and its consequent effects on the housing market will need to be looked at in order to re-assess the likely affordability of housing within the District.
- A high quality built environment with numerous Conservation Areas and listed buildings, and a heritage of many natural features and assets.
- A key strategic priority for the District Council is to maintain safer communities; unfortunately there has been a slight rise in recorded crime levels.
- A contrast between certain parts of the District well-served by road and rail, and others in the wider rural area, with only limited accessibility other than reliance on the private car.

1.5 The Core Output Indicators section contained within the AMR indicates that:

- Take-up rates for employment land have, until recently, been relatively low. The employment land requirements of the Joint Structure Plan (JSP) will be exceeded. However, given the future growth requirements set out in the new Regional Spatial Strategy, new allocations of employment land will be required, and the District Council will also need to review sites which are considered unsuitable in the new plan making context.
- In terms of housing development, there has been a high level of completions in recent years, particularly in the Newark area. A significant amount of housing development has taken place on windfall sites (land not specifically allocated for development), with a rising contribution from brownfield sites (previously developed land) as opposed to greenfield development.
- There has been a decrease in the number of affordable housing units completed. However, the overall completions are also lower and the number of affordable housing completions as a percentage of the total completions has decreased from 20.2% last year to 9.6% this year. There is still some way to go before the target of 30% is reached.

- The housing trajectories confirm that the JSP Housing Requirement is likely to be delivered well before the 2021 end date of the JSP plan period, and this outcome suggests that the implementation of current policies should be reviewed. Such a review could take into account the need to deliver an increased level of affordable housing within the District to respond to an increasing local need. However with the emerging Regional Spatial Strategy it should be noted that due to the higher dwelling requirement for the plan period, the previous year's completions recorded an under supply of housing as shown in the trajectories. However, Newark has been designated as a Growth Point, this means there could potentially be 6,000 new houses built on land south of Newark and other strategic sites. A Strategic Housing Land Availability Assessment (SHLAA) is currently being undertaken for the District, this will identify potential land for housing. As part of the Local Development Framework process, appropriate sites will be allocated for housing which will meet the overall strategic plan allocation to 2026.
- This year's figures show that a very significant proportion of new development was built within 30 minutes public transport time of various services.
- New office development continues to be implemented at the Sherwood Energy Village.
- the area of open space within Newark and Sherwood District which has achieved the Green Flag Award has been maintained.

#### 1.6 The Local Output Indicators contained within the AMR show that:

- The authority has relatively few appeals allowed contrary to its own determination, indicating the policies of the plan when tested at appeal are generally sound and being used appropriately.
- There is still pressure for inappropriate development within the countryside and Greenbelt. Policies NE1 and FS9 of the Adopted Newark and Sherwood Local Plan are therefore still a necessary part of the policy framework.
- The District Council continues to support local businesses with financial assistance provided through the Business Support Scheme.
- There has been an increase in the number of Conservation Areas Adopted and the percentage of Conservation Areas with published management proposals has risen from 4.4% to 19%.

## SECTION TWO: INTRODUCTION

- 2.1 This Newark and Sherwood Local Development Framework: Annual Monitoring Report (AMR) covers the period 1st April 2007 to 31st March 2008 and is prepared under the provisions of the Planning and Compulsory Purchase Act 2004. The Act requires the District Council to prepare a Local Development Framework (LDF) as a replacement for the existing Newark and Sherwood Local Plan, adopted in 1999.
- 2.2 As part of the preparation of the LDF, the District Council must publish an Annual Monitoring Report (AMR) for submission to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the local development documents are being achieved. Section Three of this AMR document gives full details of the function and terms of the Newark and Sherwood LDS.
- 2.3 The Newark and Sherwood Local Development Framework encompasses a wide range of objectives including environmental, economic and social issues, and its policies establish the relationship between these objectives and the use of land. The Framework will both inform and take account of national and regional policy and other strategies, including the Newark and Sherwood Partnership Community Plan (also referred to as a Community Strategy).
- 2.4 This Annual Monitoring Report is intended to include an assessment of the following:
- (i) whether the timetable and milestones for the preparation of documents set out in the local development scheme have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
  - (ii) whether policies and related targets in the local development documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
  - (iii) what impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by (ii) above. Local Planning Regulation 48(7) specifically requires information to be provided on net additional dwellings and local planning authorities should produce housing trajectories to demonstrate how policies will deliver housing provision in their area;
  - (iv) what significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;

- (v) whether the policies in the local development document need adjusting or replacing because they are not working as intended;
- (vi) whether the policies need changing to reflect changes in national or regional policy;
- (vii) the extent to which any local development order, where adopted, or simplified planning zone is achieving its purposes and if not whether it needs adjusting or replacing; and
- (viii) if policies or proposals (including the local development order or simplified planning zone scheme) need changing, the actions needed to achieve this.

2.5 In terms of the principles and methodology underpinning this Annual Monitoring Report, data is included on a range of indicators, which has to be gathered from a variety of sources, including agencies, external to the District Council. It is envisaged that the existing monitoring regime will be improved over time, involving an approach which focuses on key objectives directly relevant to policy performance. An essential need in this process will be the selection of performance output indicators appropriate to Newark and Sherwood District.

## SECTION THREE: THE LOCAL DEVELOPMENT SCHEME: A PERFORMANCE ASSESSMENT

- 3.1 The Local Development Scheme is an integral part of the Newark and Sherwood Local Development Framework and plays a key role in facilitating successful programme management of the project. However over the period of the AMR (April 2007 until March 2008) the District Council has had a number of challenges in progressing the work on our LDF. These related to three key areas:
1. Review of Core Strategy work so far as part of the Critical Friend process and subsequent identified areas to be improved with a second preferred options stage.
  2. Refusal of Government Office for the East Midlands (GOEM) to approve our revised LDS in light of the changes envisaged for the Planning System at that time.
  3. Delay in the publication of the Secretary of State's Proposed Changes to the East Midlands Regional Plan, including confirmation of housing requirements and Growth Point Status.
- 3.2 The Councils LDS of 2006 was judged in our last AMR to be in need of updating. This reflected the review of our Core Strategy work by the Planning Officers Society Enterprises Critical Friend Assessment (See 3.6 below for details). Accordingly a new LDS was submitted to GOEM with the last AMR (December 2007). However given that reforms to the planning system were being considered by Government at that time GOEM utilised Secretary of State powers to direct that this updated LDS should not be brought into effect. The updated LDS was effectively 'frozen' and had no formal status. Proposed reforms to the development plans system which resulted in the new Planning Policy Statement on Local Spatial Planning were not published until June of 2008. By this time our proposed updated LDS was not possible to implement principally because of delays in the Regional Plan process.
- 3.3 The Examination into the Draft East Midlands Regional Plan was held between May – July 2007, the Panel report was published in November 2007. Unfortunately, an important area of detail which the District Council needed clarity on from the Panel Report – that of the issue of housing figures – was not forthcoming, the figures were only provided at Housing Market Area level. This meant that to effectively develop a Core Strategy the District Council had to wait for the publication of the Secretary of State's Proposed Changes to the Regional Plan. These had been timetabled for publication in March 2008, but were subsequently published in July 2008.

## The Council's Response

- 3.4 The District Council recognised that a step change in delivery of our LDS was therefore required. This focused around a number of activities;
1. Refocus Core Strategy work to address the issues in our Critical Friend Assessment.
  2. Update the stakeholders and consultees on the changes that had occurred since the Core Strategy Preferred Options consultation.
  3. Speed up the delivery of the Core Strategy, Site Specific and Development Control Development Plan Documents (DPDs).
- 3.5 In order to positively address these new activities the District Council has recently submitted a draft LDS timetable to replace the existing timetable, for consideration by the Government Office prior to formal submission. Both the original timetable and this draft timetable are included within Appendix 2.

## CORE STRATEGY AND OTHER DEVELOPMENT PLAN DOCUMENTS

- 3.6 The Council appointed David Smethurst of Planning Officers' Society Enterprises to carry out a Critical Friend Assessment of the work undertaken on so far on the Core Strategy. Mr Smethurst carried out a review of the current work undertaken and held a full day workshop with officers of the Council in August 2007. His conclusions were that the main areas where there are risks or weaknesses concerning soundness (should the submission document be based on the initial work) are as follows:
- i) it is not clear that the emerging Core Strategy has addressed all the key locally important spatial issues, in particular:
    - merits, location and deliverability of the New Growth Point;
    - full development of a sustainable settlement hierarchy (Test 7);
  - ii) the emerging Core Strategy is not sufficiently a "spatial" plan:
    - it lacks a sense of place (Test 4(a));
    - the analysis does not identify and focus on the main locally distinctive spatial issues and problems (Test 7);
    - it is not clear how the LDF will help to co-ordinate and help deliver the programmes of partners (Test 4(a)), and the Community Strategies (Test 5);
    - the strategy fails to give full consideration to the regional and sub-regional context (Test 4(c));



iii) the approach is not clearly supported by evidence:

- key elements of the information base are not available – and choices are not informed by available evidence (Test 7).

- 3.7 Mr Smethurst goes on to state that “These conclusions are unlikely to be unexpected to the Council, since they have sought assistance in the form of this Soundness Assessment. These comments should also not be taken as diminishing in any way the very substantial amount of work that has been achieved in developing the work to this stage. This report is deliberately designed to provide an exacting assessment – otherwise it would not meet its fundamental purpose.” He goes on to state that if further work is undertaken “there is scope to address each of the comments made here, and thus to reduce the chances that the Core Strategy might ultimately be found unsound at Examination.”
- 3.8 Since this time the Council has been working hard to address the issues which the Critical Friend Assessment raised, including the commissioning of major elements of the evidence base including the Strategic Housing Land Availability Assessment. The Council felt that given the changes which had occurred over the past 18 months that stakeholders and consultees should be updated and following the publication of the Proposed Changes to the Draft Regional Plan, published ‘Key Decisions for our Core Strategy’ in October 2008. This document helped set out some of the major issues that the Council will have to address in our Core Strategy.
- 3.9 The District Council is now proposing an ambitious timetable for delivery of our LDF. We aim to progress the Core Strategy over the next two years and include within this document a range of development control policies rather than a General Development Control Policies DPD. Work on the Site Specific Land Allocations and Policies DPD will commence in summer 2009.

## SUPPLEMENTARY PLANNING DOCUMENTS

### Affordable Housing SPD

- 3.10 The proposed draft LDS now anticipates that work on an Affordable Housing SPD will commence in December 2009 following Submission of a Core Strategy DPD to the Secretary of State. However, in advance of this, the District Council has made a concerted effort to comprehensively address outstanding affordable housing issues by way of an Interim Policy Note: Planning Provision for Affordable Housing. The Interim Policy Note, which was approved by the Council’s Cabinet in October 2005, is now used as a basis for development control throughout Newark and Sherwood District. The main purpose of the document is to help secure more affordable housing – in a way that is, very largely, compatible with the provisions of the Adopted Newark and Sherwood Local Plan. However, the Interim Policy Note includes provision for lower affordable thresholds (in respect of qualifying sites) than those identified in the Local Plan. The Note is Interim in the sense that it is intended to be a ‘bridging document’, prior to the

adoption of a Core Strategy DPD, at which time new affordable housing policies will have Development Plan status. Actual delivery levels of affordable housing are recorded in Table 20 on page 42 of this document.

#### Sustainable Energy SPD

- 3.11 Work on the Sustainable Energy SPD has commenced and the County-wide group which is producing much of the evidence base is finalising a Sustainable Energy Framework for consultation early next year. As the draft LDS indicates it is likely that the document will be progressed in the wake of the production of the Core Strategy to support policies contained within it relating to Sustainable Energy.

#### Shopfront & Advertisement Design SPD

- 3.12 Work on a Shopfront and Advertisement Design SPD is well underway. This will replace the existing guide which was produced in 1995. The existing document has been successful over the years in ensuring a high standard of shopfront and advertisement design within the District, as a support to the relevant policies in the Newark and Sherwood Local Plan. This review, however, has come about as there are now increasing pressures for shopfront, signage and lighting schemes involving new products or technological advancements that are not covered in the existing guidance. It is anticipated that the Draft SPD will be out for public consultation in February 2009, with final adoption timetabled in July 2009.
- 3.13 The proposal to produce a Securing Quality Design SPD has not been included in the draft LDS as a reflection of the need to concentrate on the DPD elements of the LDF.

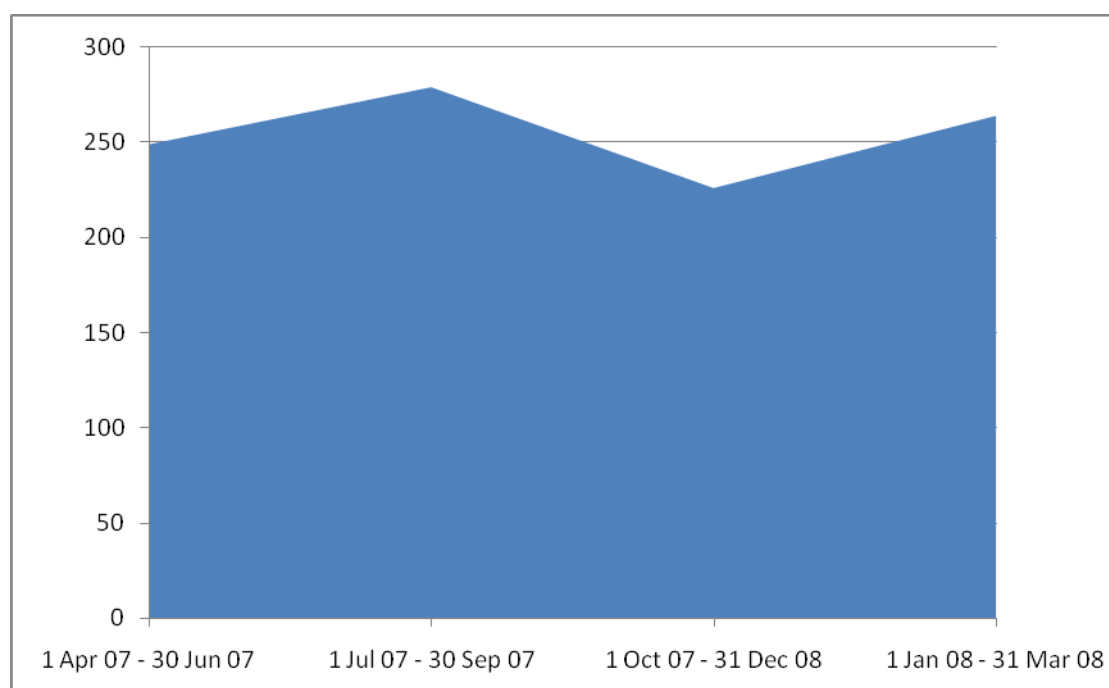
#### Adopted Supplementary Planning Documents

- 3.14 The Conversion of Traditional Rural Buildings SPD and the Extensions to Dwellings SPD were adopted 'on-time' in September 2005 and October 2005 respectively. They are now regularly being used in the Development Control arena to advise and guide applicants in the submission of their proposals. Work will need to be undertaken on the Extensions to Dwellings SPD to bring this into line with the updated Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008. However it is envisaged that this will be in the form of a note on the website and attached to copies of the SPD rather than a formal review of the document.
- 3.15 Whilst the Government is introducing a Community Infrastructure Levy (CIL) which will allow Councils to collect contributions towards infrastructure in their areas, this is not envisaged to be progressed in the near future. In the short term however, the District Council is concerned that much needed infrastructure requirements will not be catered for, therefore we have produced a Developer Contributions SPD which sets out requirements for developers for areas where planning contributions can be secured. The SPD was adopted in October 2008.

## STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 3.16 The Statement of Community Involvement was adopted by the District Council on the 9 March 2006. Since that date we have carried out a number of consultations on a range of documents all using the SCI as a basis for formulating our approach. The Council continues to encourage potential applicants to engage in pre-application consultation in line with the SCI. Chart 1 below shows a trend for around 250 pre-application enquires a quarter received by the Council.

**Chart 1 Number of Pre-application Enquiries**



- 3.17 At present the SCI appears to be working effectively, however it is likely that Government reforms to the development plan system will include changes to the SCI, at which point the Council may have to alter the document.

## 'SAVED' LOCAL PLAN POLICIES

- 3.18 The Newark and Sherwood Local Plan (Adopted March 1999) has 224 policies, which on the commencement of the Planning and Compulsory Purchase Act (28<sup>th</sup> September 2004), were automatically 'saved' for a period of 3 years. This period of automatic 'saving' came to an end on 27<sup>th</sup> September 2007. The Government required that each Local Authority set out which policies it intended to continue to save after this period.
- 3.19 The District Council evaluated its current local plan policies and submitted to the Government which policies it wished to 'save' and which it did not wish to 'save' using the criteria, from PPS12, set out below:

- where appropriate, there is a clear central strategy;
- policies have regard to the Community Strategy for the area;
- policies are in general conformity with the regional spatial strategy or spatial development strategy;
- policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
- there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged; and
- policies are necessary and do not merely repeat national or regional policy.

- 3.20 Due to the timetabling of the production of the Core Strategy the District Council made a judgement as to whether or not local plan policies were in line with the emerging Core Strategy. The assessment was carried out in early 2007 and the results were submitted to the Government on the 1<sup>st</sup> April 2007. Further consultation was undertaken by the Government in September 2007, and additional justification for saving policies was supplied.
- 3.21 The Secretary of State notified the District Council on the 21 September 2007 that all but 17 policies of the Local Plan would continue to be saved. Table 1 below sets out a full list of policies which are no longer saved and therefore no longer part of the Development Plan.

**Table 1 Policies which are no longer part of the Development Plan**

H1- Housing Land Provision
H4- Site Nk- Moulton Crescent, Balderton
H5- Rear of Wagon & horses Public House, Bleasby
H6- Cockett Lane, Farnsfield
H7- Southwell Road, Lowdham
H8- South of Marlock Close, Fiskerton
H9- Southwell Road, Lowdham
H10- North of Halam Road, Southwell
H11- Nottingham Road, Southwell
E1- Employment Land Provision
T1- Dualling of the A46 (T) (Lincoln to Newark)
T2- Rainworth By-pass
T8- London Road Car Park Improvements
T12- Newark Town Centre- Private Car Parking Spaces
T13- Newark Town Centre- Car Parking for New Commercial Development
R22- Recreation Area between Blenheim Avenue and Southwell Road, Lowdham
EHC4- Bilsthorpe Proposed Health Centre

- 3.22 The majority of these policies refer to schemes which have been developed since the Local Plan was adopted in 1999. Policy H1 Housing Land Provision and E1 Employment Land Provision have already been superseded by the Joint Structure Plan and are therefore no longer applicable.

Policies Which Are No Longer Being Fully Implemented

- 3.23 It was clarified during the saving process that policies could not be saved in part. As discussed at 3.8 above the Interim Policy Note on 'Planning Provision for Affordable Housing' sets lower thresholds (10 or more dwellings or 0.4 hectares or more in Newark / 5 or more dwellings or 0.2 hectares or more for the rest of the District) than Policy H16, which are now being used in the consideration of planning applications. However the remaining provisions of H16 continue to be implemented, therefore, given the requirement to continue to operate an affordable housing policy, Policy H16 Affordable Housing was saved.

## SECTION FOUR: CONTEXTUAL INDICATORS: THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC CIRCUMSTANCES OF NEWARK AND SHERWOOD DISTRICT

- 4.1 The purposes of contextual indicators is to describe the wider social, environmental and economic background or 'context' to the process of developing spatial plan policies for the District through the Local Development Framework, and enabling an assessment of the implementation of these policies. These contextual indicators can be analysed by reference to six main themes as set out below.

### Demographic Structure

#### Population Data

- 4.2 The population of Newark and Sherwood District in 2001 was estimated to be 106,273 (2001 census figures) and has risen by 2.9% from its previous 1991 figure. The mid 2007 population estimates have given a District population total of 112,600 (up from 111,700 the previous year) with an equivalent numerical mix of males and females. The age structure of the District is set out as follows:-

**Table 2 Mid 2007 Population Estimates**

Age Group	Under 15	15-64	65+
Population	19,700	72,700	20,000

*Source:ONS (Mid-Year Population Estimates 2007)(figures do not sum due to rounding)*

- 4.3 The population age profile for the District when compared with the rest of Nottinghamshire and the country is as follows:

**Table 3 Population Age Profile**

	Newark and Sherwood District (%)	Average in Notts. Districts (%)	Average in Great Britain Districts (%)
<b>0-14</b>	17.5	16.9	17.5
<b>15-24</b>	11.5	12.3	13.3
<b>25-44</b>	25.3	26.9	28.0
<b>45-64</b>	27.7	26.8	25.0
<b>65+</b>	17.8	17.1	16.1
<b>75+</b>	8.4	8.1	7.8

*Source:ONS (Mid-Year Population Estimates 2007)(figures do not sum due to rounding)*

- 4.4 In terms of where the population live, the District comprises much of the central and eastern parts of rural Nottinghamshire, and features a dispersed settlement pattern with Newark (26,000), or over 36,000 when considered with neighbouring Balderton, Ollerton & Boughton (9,900) Southwell (6,500+) being the three main market towns set in an otherwise rural environment.

## Economy

### Local Economic Data

- 4.5 There have been marked changes in the profile of Newark and Sherwood's economic base over the last two decades. This change has been most notable in the western area of the District with the decline of the coal industry and, more generally across the District with declines in manufacturing. However, significant progress has been made to replace the jobs lost during the pit closures and from the decline in manufacturing. The level of unemployment within the District (currently 1.4%) is lower than both regional and national averages.
- 4.6 There has been reasonable diversification of the District's economy. In particular jobs in the construction, transport/distribution and the service sector in general have been important in off-setting the decline within the mining and manufacturing industries. A detailed profile of employment by sector for Newark and Sherwood, the East Midlands and Great Britain is set out in the table below. This appears to be the latest information available.

**Table 4 Employment by Sector**

	<b>Newark and Sherwood (employee jobs)</b>	<b>Newark and Sherwood (%)</b>	<b>East Midlands (%)</b>	<b>Great Britain (%)</b>
Total employee jobs	40,100	-	-	-
Full-time	24,900	62.0	68.2	68.9
Part-time	15,200	38.0	31.87	31.1
<b>Employee jobs by industry</b>				
Manufacturing	5,700	14.1	15.7	10.9
Construction	2,300	5.9	5.4	4.8
Services	30,500	76.1	76.9	82.9
Distribution, hotels & restaurants	11,200	28.0	23.4	23.5
Transport & communications	2,600	6.5	5.9	5.9
Finance, IT, other business activities	4,700	11.8	17.0	21.2
Public admin, education & health	9,500	23.8	26.1	26.9
Other services	2,400	5.9	4.6	5.3
Tourism related	5,300	13.3	7.4	8.3

*Source: ONS Survey (Apr 2006-Mar 2007)*

- 4.7 In terms of an analysis of District employment by occupation, this is shown by the table below:



**Table 5 Employment by Occupation**

	Newark and Sherwood (Numbers)	Newark and Sherwood (%)	East Midlands (%)	Great Britain (%)
Soc 2000 major group 1-3	<b>19,400</b>	<b>35.8</b>	<b>39.5</b>	<b>42.9</b>
1. Managers and senior officials	<b>8,600</b>	<b>15.9</b>	<b>15.7</b>	<b>15.3</b>
2. Professional occupations	<b>5,100</b>	<b>9.4</b>	<b>11.3</b>	<b>13.0</b>
3. Associate professional & technical	<b>5,700</b>	<b>10.6</b>	<b>12.5</b>	<b>14.6</b>
Soc 2000 major group 4-5	<b>15,000</b>	<b>27.7</b>	<b>22.8</b>	<b>22.6</b>
4. Administrative & secretarial	<b>5,700</b>	<b>10.6</b>	<b>11.0</b>	<b>11.7</b>
5. Skilled trades occupations	<b>9,200</b>	<b>17.1</b>	<b>11.8</b>	<b>10.8</b>
Soc 2000 major group 6-7	<b>7,500</b>	<b>14.0</b>	<b>15.4</b>	<b>15.6</b>
6. Personal service occupations	<b>4,400</b>	<b>8.2</b>	<b>8.0</b>	<b>8.0</b>
7. Sales and customer service occs	<b>3,100</b>	<b>5.8</b>	<b>7.4</b>	<b>7.6</b>
Soc 2000 major group 8-9	<b>11,100</b>	<b>20.6</b>	<b>22.1</b>	<b>18.6</b>
8. Process plant & machine operatives	<b>5,100</b>	<b>9.5</b>	<b>8.9</b>	<b>7.2</b>
9. Elementary occupations	<b>6,000</b>	<b>11.1</b>	<b>13.2</b>	<b>11.4</b>

*(Numbers and percentages are based on all persons of 16+)*

*(% is a proportion of all persons in employment)*

*Source: ONS Annual Population Survey (Jan 2007-Dec 2007)*

- 4.8 This occupational profile indicates that the District has a sizeable stock of Knowledge Workers, in 'higher end' occupations including managerial, professional and technical activities, on a par with the national averages. Similarly, there are a sizeable proportion of people employed in the 'lower end' occupations, also generally in line with the national average.

- 4.9 Qualifications and skill levels in Newark and Sherwood are generally in line with the national average, as shown in the table below. However at the higher and lower levels there is variance from the national average. Only 21.6% of the population is qualified to at least NVQ4 Level and equivalent (first degree and above) compared to 28.6% in GB. There has been a slight decrease in the percentage of people in the District with no qualifications. Last year 15.8% of people had no qualifications at all compared to 14.1% this year, but this is still above the average for Great Britain.

**Table 6 Qualifications and Skills Levels**

	<b>Newark &amp; Sherwood Numbers</b>	<b>Newark &amp; Sherwood (%)</b>	<b>East Midlands (%)</b>	<b>Great Britain (%)</b>
NVQ4 and above	14,400	21.6	25.5	28.6
NVQ3 and above	26,800	40.1	44.1	46.4
NVQ2 and above	41,900	62.6	62.6	64.5
NVQ1 and above	54,100	80.7	78.2	78.1
Other qualifications	3,500	5.2	8.4	8.8
No qualifications	9,400	14.1	13.5	13.1

*(Numbers and percentages are for those of working age)*

*(% is a proportion of total working age population)*

*Source: ONS annual population survey (Jan 07 to Dec 07)*

- 4.10 The issue of housing costs is illustrated in the table shown below which provides information on the average price of properties in the District, and compares the 2006 situation with that of 2003. This information appears to be the latest available. Next year we may need to look at new ways in which to monitor this data.

**Table 7 House Price by Property Type: 2006 –2003 Comparison**

<b>Property Type</b>	<b>Newark &amp; Sherwood District Council</b>		
	<b>Land Registry Average Price (£)</b>		<b>Increase/decrease 2003-2006 %</b>
	<b>2006</b>	<b>2003</b>	
Terraced	110,575	75,414	+46.6%
Semi-detached	132,887	85,395	+55.6%
Detached	245,078	182,803	+34.1%
Flats & maisonettes	117,032	111,812	+4.7%
All properties	170,750	25,641	+35.9%

*Source: Land Registry Residential Property Price Report, 2<sup>nd</sup> Quarter 2006/2<sup>nd</sup> Quarter 2003*

- 4.11 An important point is that terraced houses are assessed to be the main access property for first time buyers due to their average price and volume of sales. The statistics reveal a significant increase in the price of terraced houses from 2003 to 2006 confirmed at 46.6%, an increase well in excess of wage inflation. Entry to market housing has therefore become more difficult for new households than it was in 2003, thereby increasing the demand for affordable housing.
- 4.12 The cost of owner-occupied dwellings within the District has risen substantially in recent years. The average price of property within the District increased by 141.2% between 1999 and 2006, compared to 127.7% as an average across all national Districts and 132.2% as the average for all Nottinghamshire districts. In fact, increases in average house price since 1999 have been the highest in Nottinghamshire apart from Rushcliffe Borough. The average house price for property in the District was for the first quarter of 2006, £163,708, compared to a Nottinghamshire District average of £139,548 and an average for District's nationally of £184,386. In terms of affordability, it is useful to look at the Affordability Index set out in the table below. This calculation was performed so that the most affordable areas would have the highest affordability score, based on the ability of someone on average income in a District to afford an averagely priced dwelling.

**Table 8 Affordability Index 2007 (Great Britain = 100)**

Rank	District	Score
1	Mansfield	145.80
2	Nottingham City	140.57
3	Ashfield	139.08
4	Broxtowe	134.60
5	Bassetlaw	134.37
6	Gedling	129.91
7	Newark and Sherwood	116.01
8	Rushcliffe	107.12
	England and Wales District Average	100
	Notts District Average	130.94

*Source: Property Prices, Land Registry; Annual Survey of Hours and Earnings (2007)*

- 4.13 As set out in the above, the ability to pay for housing is poorest in Newark and Sherwood of all but one of the Nottinghamshire Districts, and even below the average score for all districts across England and Wales.
- 4.14 As we do not have access to updated figures for this year, further work will need to be undertaken on this area for next year. The impacts of the instability in the financial markets and its consequent affects on the housing market will need to be looked at in order to re-assess the likely affordability of housing within the District.

- 4.15 In Newark and Sherwood District there were 46,050 households confirmed in the 2001 Census. This figure was made up of 44,465 occupied households, 104 used as second residences or holiday lets and 1,481 that were vacant household spaces. However recent Council Tax figures show that there are 241 homes classed as second homes and 968 long term empty properties. District vacancy rates at 3.2% were comparable with national and regional figures. The average size of households in the District at 2001 was 2.36 people.
- 4.16 In terms of housing tenure, in 2004, 84.4% of dwellings were either owner occupied or private rented, compared with an average of 82.8% across both Nottinghamshire districts and those nationally. The table displayed below illustrates the high proportion of owner occupied dwellings within the District compared with the East Midlands (71%) and national (68%) averages derived from the 2001 census. The other main tenure forms are shown as those rented from the Council and rented from private landlords. From November 2004, Newark and Sherwood Homes (NASH) commenced managing Council owned homes on behalf of the District Council. The next Housing Needs Survey is planned for 2009.

**Table 9 Tenure of Present Households**

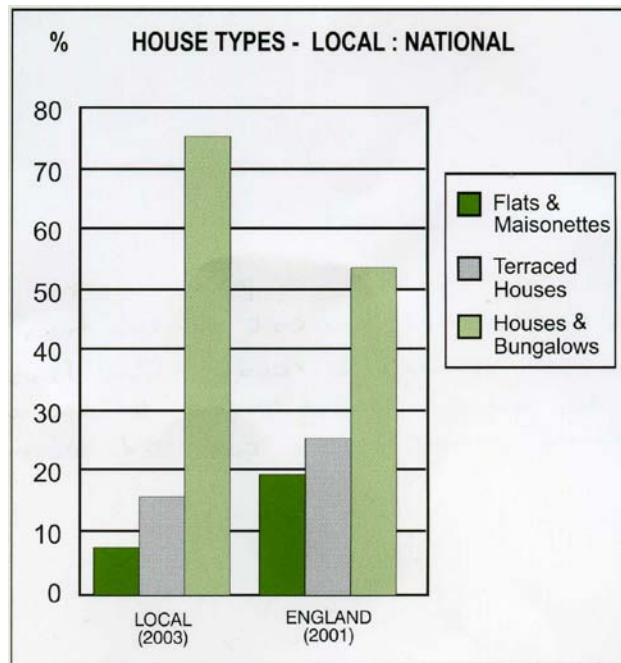
<b>Tenure</b>	<b>2005 %</b>	<b>Nos Implied</b>	<b>Local Area Census 2001*</b>
Council rented	11.1	5,035	12.7
HA rented	3.7	1,820	3.6
Shared ownership	0.1	49	0.4
Private rented	9.8	4,859	9.3
Other/tied to employment	0.2	76	0.4
Owner/Occupier - mortgage	41.7	20,547	40.7
Owner/Occupier - outright	33.4	16,505	32.9
<b>Total</b>	<b>100.0</b>	<b>49,359</b>	<b>100.0</b>

*Source: 2001 Census and Housing Needs Survey 2005 for Newark and Sherwood District by DCA*

- 4.17 In relation to the housing stock of the District, the proportion of houses and bungalows (75%) is well above the national average (54%), while the supply of terraced properties (16%) is some way below the national average (25%) for this type of accommodation.

The supply of flats/maisonettes at 7% is also below the national average of 19%. This housing type profile is graphically illustrated overleaf and this profile impacts on the available supply of smaller affordable homes for first time buyers.

**Chart 2 House Types**



*Source: Core Strategy Issues and Options Paper  
Newark and Sherwood District Council October 2005*

- 4.18 The District is generally recognised as having a high quality built environment, and as a reflection of this feature, there are 47 Conservation Areas in all within the District and 1901 individually listed buildings and structures covering a vast range of building types and forms. These range from Newark's Norman castle to small vernacular buildings, and express the locally distinctive architecture and character of the District. The District also enjoys a wealth of archaeological remains, including evidence of Roman settlements and various English Civil War earthworks around Newark, reflecting the latter's important strategic location during this period.

## Social and Cultural Issues

- 4.19 The Government uses an Index of Multiple Deprivation (IMD) to measure how deprived local communities are. This index takes into account:
- Income Deprivation
  - Employment Deprivation
  - Health Deprivation and Disability
  - Education, Skills and Training Deprivation
  - Barriers to Housing and Services
  - Living Environment Deprivation

■ Crime

- 4.20 As a District, overall Levels of deprivation in Newark and Sherwood are relatively low, although, as shown in the table below, Newark and Sherwood is ranked in the top half of most deprived districts in England and in the middle range of districts across the county. By comparison, Rushcliffe is ranked very low, at 331<sup>st</sup> out of 354 districts, whilst, at the other end of the scale, Nottingham City is ranked 13<sup>th</sup> nationally in respect of measured deprivation.

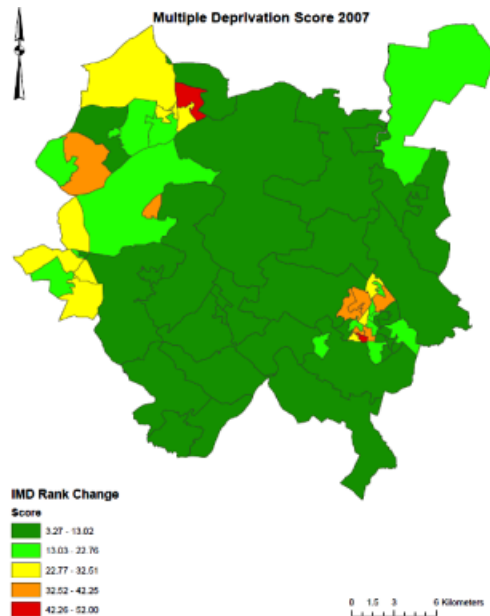
**Table 10 Index of Multiple Deprivation 2007: Average for Super Output Areas (2007)**

Rank in Nottinghamshire	District	Average Score	National (England) Rank (out of 354 Districts)
1	Nottingham City	37.46	13
2	Mansfield	31.80	34
3	Ashfield	25.26	81
4	Bassetlaw	24.11	94
5	Newark and Sherwood	18.03	163
6	Gedling	15.54	208
7	Broxtowe	14.41	226
8	Rushcliffe	8.13	331
	Nottinghamshire Districts Average	21.84	
	England District Averages	18.99	

*Source: Indices of Deprivation for SOA's in England, ONS*

- 4.21 Below the district level, it is evident that, in Newark and Sherwood like a lot of districts, there is considerable contrast between areas of high deprivation and those where there is relatively little recorded deprivation. The Figure below illustrates the situation in Newark and Sherwood's wards, areas of relatively higher deprivation are concentrated in central Newark and on the western side of the District.

**Figure 1 Index of Multiple Deprivation 2007: Average of Super Output Area Scores**



*Source: Indices of Deprivation for SOA's in England, ONS*

- 4.22 As was the case in the Index of Deprivation (ID) 2004 the Index of Multiple Deprivation (IMD) 2007 showed Newark and Sherwood had 3 wards that were in the top 10% nationally for the least deprivation, with all of them concentrated in the Southwell area and the ward of Southwell East having the least deprivation with an average score of 3.78 and a national rank of 7798 out of 7976.
- 4.23 There has been a change in the number of wards with the most deprivation, in the ID 2004 Newark and Sherwood had 6 wards within the bottom 20% nationally, but in the IMD 2007 there were only 3 wards. These wards remain in the Town of Newark-on-Trent and in the former mining areas to the north-west of the district, with Clipstone having an average score of 28.69 and ranked nationally at 1422 out of 7976, Boughton with an average of 29.27 and ranked 1362 and the ward found to have the most deprivation remains Devon with an average of 40.71 and a national rank of 506 out of 7976.
- 4.24 At the end of March 2008, the total number of unemployed claimants in the District was 920 or 1.4%, well below the national figure of 2.1% and 2.3% for Nottinghamshire. This is a slight decrease from last year's figure of 1.9%.
- 4.25 In terms of crime and community safety, the recorded crime British Crime Survey (BCS) comparator offences per 1000 population gives Newark and Sherwood a crime score of 49 based on an average score of 100 for British districts. The higher the score the

greater the levels of crime. Newark and Sherwood has the second lowest crime levels in the County and well below national levels, making the area a relatively safe place to live, work and visit.

- 4.26 The Rate of Crime table below shows that the District (based on 2008 figures) experiences lower crime rates in all major crime groups when compared to the county as a whole, and England and Wales. These figures have decreased slightly from last year.

**Table 11 Rate of crime (per 1000 population) by Crime Type: April 2007 to March 2008**

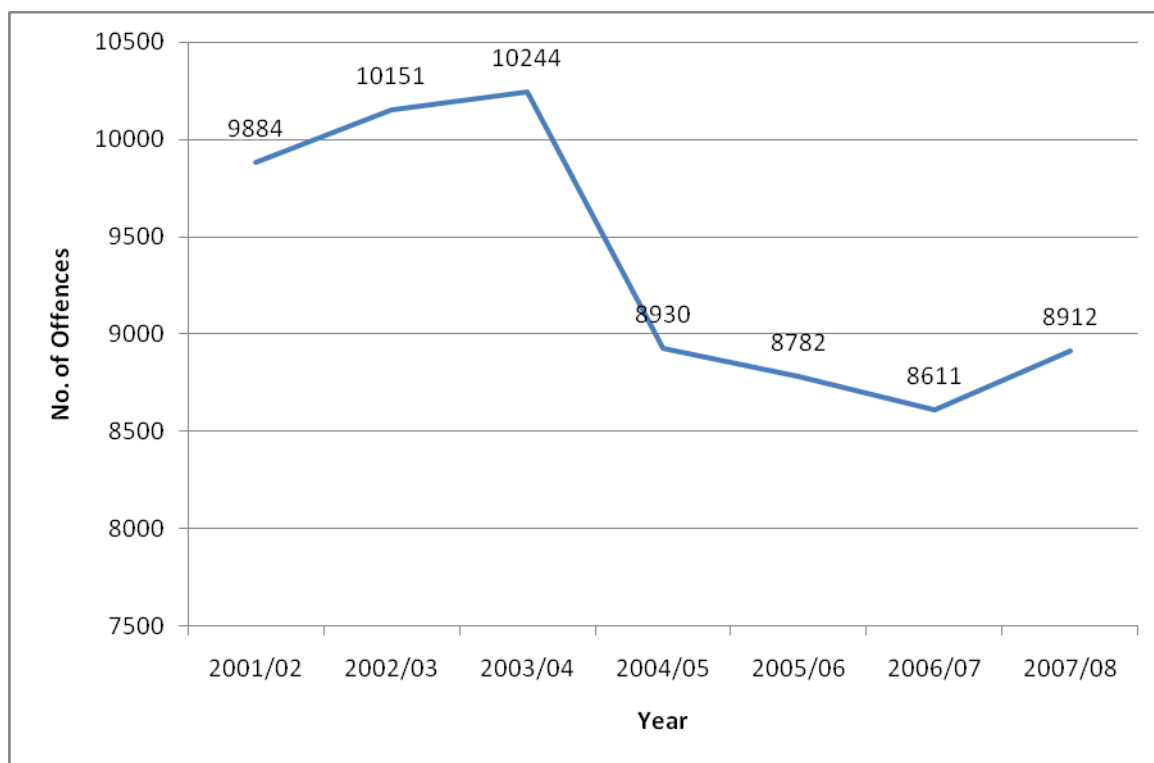
	<b>Newark and Sherwood District</b>	<b>Nottingham -shire</b>	<b>England and Wales</b>
<b>Violence against the person</b>	12.0	19.0	18.0
<b>Sexual offences</b>	0	1.0	1.0
<b>Robbery</b>	0	2.0	2.0
<b>Burglary dwelling</b>	4.0	9.0	5.0
<b>Theft of a vehicle</b>	3.0	4.0	3.0
<b>Theft from a vehicle</b>	7.0	13.0	8.0

*Source: Home Office*

- 4.27 In terms of the changes in offences over time Chart 3 below show recorded crimes from April 2001 to March 2008. There was an increase in the number of recorded crimes experienced in Newark and Sherwood between 2001/2 and 2003/4. However, 2004/05 experienced a strong drop in recorded crime from the previous year; a drop of 12.8%. This drop has continued during 2005/06 and 2006/7. Unfortunately during 2007/08 there has been a slight increase in crime of 3.4%. It should be recognised that the planning system has a role to play in helping to reduce crime levels, for example, by ensuring the design and layout of new developments does not encourage crime, and by providing youth facilities that can help reduce the occurrence of antisocial behaviour.



**Chart 3 Total number of offences in Newark and Sherwood 2001-2008**



*Source: Home Office*

## The Natural Environment

- 4.28 Newark and Sherwood is a large District covering some 65,000 hectares and extending over nearly one-third of Nottinghamshire. The District comprises much of the central and eastern parts of rural Nottinghamshire and includes a dispersed settlement pattern with market towns and many villages set in a mainly rural environment. Most of the District is unspoilt, open countryside in agricultural use. The remnants of Sherwood Forest in the west and the Trent Valley in the east are dominant and attractive features in the landscape.
- 4.29 The District as a whole has a diverse range of natural habitats and species, and includes a number of sites important in nature conservation and bio-diversity terms. There are 19 Sites of Special Scientific Interest (SSSIs), 1 National Nature Reserve, Sherwood Forest, 7 Local Nature Reserves (LNRs), 445 Sites of Importance for Nature Conservation, areas of ancient woodland, and many trees and woodlands are protected by Tree Preservation Orders. The western edge of the District is also included in the Greenwood Community Forest project which covers 40,000 hectares of Western Nottinghamshire, and is involved in establishing new community woodlands and the management of existing ones. There are numerous parks and public open spaces within the District, and the District Council has recently been successful in achieving the National Green Flag Award for three of its own parks at Vicar Water Country Park (in the

west), and Newark Castle Grounds and Sherwood Avenue Park (in the east). The County Council have this year been successful in securing a National Green Flag Award for Rufford Country Park.

## Transport and Spatial Connectivity

- 4.30 The District is relatively well served by the primary road network, although greater accessibility to main arterial routes is concentrated to the east. On the east side of the District the A1, one of the country's main trunk roads, runs north to south providing good access to London, the North and East Anglia. At Newark, it meets the A46 trunk road, with the A46 carrying on to Lincoln to the north-east and Leicester to the south-west. Whilst the A1 is dual carriageway throughout the District, the A46 is not. Work to dual the section between Newark and Lincoln was completed in 2003 however the length to the south west of Newark through to Widmerpool in Rushcliffe Borough remains single-carriageway. A public inquiry into the proposed dual carriageway has been conducted, however given the current arrangements for funding of road schemes the earliest date for a start on the dualling of this section is 2011. The development of the Mansfield Ashfield Regeneration Route (MARR) has opened up the west of the District to Mansfield and Ashfield, although this has also led to increased traffic on the A617 as it is seen as a link road between the A1 and M1.
- 4.31 The District as a whole is well served by rail with Newark having 2 railway stations. Newark North Gate provides links to London (1¼ hrs) and the north utilising the East Coast Main Line. In addition Newark Castle and numerous village stations along the Lincoln – Nottingham line provide access to the region's main urban centres.
- 4.32 Over the next few years it is anticipated that numerous improvements will take place both to physical infrastructure and service provision. For example from December 2008 East Midland Trains will be providing a new Monday to Saturday service between Lincoln and London St Pancras via Nottingham.
- 4.33 At the 2001 Census the majority of households within Newark and Sherwood District had access to at least 1 car or van (78.7%). This is higher than the average for both the East Midlands and England and reflects the trend towards higher car dependency in more rural areas. However, this figure disguises some very wide variations across the District, with urban areas tending, not unexpectedly, to have higher levels of non-car ownership. Looking at car ownership by ward, in Devon ward, Newark, 43% of households have no car access, whilst Trent ward (Bleasby, Fiskerton, Rolleston, and Thurgarton) has only 6% of households with no car ownership.
- 4.34 The pattern of public transport provision in Newark and Sherwood is variable. Whilst Newark, Southwell and Ollerton are relatively well served by a range of bus services, outside of these centres service provision can be poor. At present, large villages within rural hinterland areas of the District generally have service links with urban areas close by. However, most small villages have limited services only, and many of the District's

settlements have no evening or Sunday service. Indeed, there are large areas of the District that, at best, have a bus service only every other hour throughout the day (frequency is mapped in the North Nottinghamshire Local Transport Plan).

- 4.35 The relatively poor provision of public transport choice within the District is, perhaps, reflected within the 'journey to work' data collected within the 2001 Census. This indicated that 67.9% of the District's resident population travel to work by car. This is significantly higher than the national district average across Britain (63.2%). Correspondingly, the level of residents travelling to work by public transport was measured at 5.3% in 2001, well below the average for districts across Britain (11.7%); although, at 14.5%, the proportion travelling to work by foot or cycle was slightly higher than the national district average (13.4%).

## SECTION FIVE: CORE OUTPUT INDICATORS

5.1 This part of the AMR undertakes a detailed analysis of the core 'output indicators' for the period 1st April 2007 to 31st March 2008. The main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The selection of output indicators is guided by the key spatial and sustainability objectives of the Local Development Framework.

### Business Development

5.2 Monitoring of Business Development indicators takes place as part of the District Council's annual Employment Land Availability review process. This study monitors planning permissions and 'development' completions to confirm the following statistical picture:

**Table 12: Business Development**

		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Mixed</b>	<b>Total<sup>1</sup></b>
<b>BD1:</b> Amount of additional employment floorspace by type	Gross	4320	0	10865.2	3065.4	0	0	18250.6
	Net	4320	0	10865.2	3065.4	0	0	18250.6
<b>BD2:</b> Amount of employment floorspace on previously developed land	Gross	0	0	10865.2	3065.4	0	0	13930.6
	% gross on PDL	0	0	100	100	0	0	100
<b>BD3:</b> Employment land available – by type	Hectares	27.3	0	7.66	9.28	1.83	87.52	133.59

<sup>1</sup>For sub-area breakdown see Appendix 4.

It should be noted that in this year's figures, permissions granted for an increase in site area are included in the above table.

**Table 13: Retail/Leisure Development**

		<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>BD4(i)</b> Total amount of completed floorspace for town centre uses	Gross	0	0	0	2851	2851
	Net	0	0	0	2851	2851
<b>BD4(ii)</b> Total amount of completed floorspace for local authority area	Gross	134	0	4320	0	4454
	Net	134	0	4320	0	4454

- 5.3 Given the nature of the District with its historic market towns and small rural settlements, development of a size that falls within the ODPM Core Output thresholds does not take place on a regular basis. However, new office floorspace has been developed as part of the on-going implementation of the Sherwood Energy Village that is located on the site of the former Ollerton Colliery.
- 5.4 The Nottingham and Nottinghamshire Joint Structure Plan (JSP) requires a total of 132 ha employment land to be developed within the District in the period 2001 to 2021. These employment land requirements are divided between the three sub-areas that make up the District, and when considered against land already developed from 2001 to 2008, land with planning permission and land currently allocated in the Newark and Sherwood Local Plan, the following statistical picture can be confirmed:

**Table 14 Employment Land Requirements**

(in Hectares)	Newark Area	Western Area	Southern Area
Land developed April 2001 to March 2008	51.08	18.48	0.20
Land with planning permission at March 2008	52.57	82.02	0.02
Land allocated in the existing Local Plan (without planning permission)	16.59	39.64	0
<b>TOTAL</b>	<b>113.14</b>	<b>140.00</b>	<b>0.22</b>
Joint Structure Plan Requirement 2001 to 2021	80.00	50.00	2.00
Land to be allocated/de-allocated to meet JSP	-33.14 <sup>†</sup>	-90.00 <sup>†</sup>	1.78

<sup>†</sup> Minus figures represent an over-provision of employment land.

- 5.5 It is important to note that the information given out in the final row of the table, immediately below the reference to the Joint Structure Plan Requirement 2001 to 2021, confirms how much land is required to be allocated or de-allocated across the District's sub-areas, in order to meet the JSP's policy stance. In order to meet the JSP requirements for employment land in both the Newark and Western Areas of the District, there will need to be some de-allocation of existing employment sites. However, where most sites already have the benefit of planning permission, there could be difficulty achieving sufficient levels of de-allocation unless specific planning permissions lapse. In the case of the Southern Area, there is only a need for a very small amount of employment land to be allocated for future development. The District as a whole is therefore currently over-provided for, in terms of the JSP requirements and this issue must be addressed in the future stages of the Local Development Framework.
- 5.6 In the period between April 2001 and March 2008, the total amount and rate of employment land take-up is shown below for the District.

#### Employment Take-up Figures

**Table 15 Employment Land Take-up Figures**

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	Total	Take Up Rate
<b>Newark Area</b>	1.61	0.23	22.70	-	2.00	21.20	3.34	<b>51.08</b>	<b>7.30</b>
<b>Western Area</b>	4.52	-	2.72	0.83	4.24	3.34	2.83	<b>18.48</b>	<b>2.64</b>
<b>Southern Area</b>	-	-	-	-	-	0.20	-	<b>0.20</b>	<b>0.02</b>
<b>Total ha</b>	<b>6.13</b>	<b>0.23</b>	<b>25.42</b>	<b>0.83</b>	<b>6.24</b>	<b>24.74</b>	<b>6.17</b>	<b>69.66</b>	<b>9.95</b>

#### Housing

- 5.7 The monitoring of housing development indicators has traditionally taken place annually, as part of a Residential Land Availability review process. The District Council has therefore monitored residential planning permissions granted, development completions, conversions, and developments taking place involving previously developed land (also known as 'brownfield' land). The following table shows the current plan period and housing targets and also the emerging plan period and targets.

**Table 16 Plan Period**

	<b>Start of Plan Period</b>	<b>End of Plan Period</b>	<b>Total Housing Required</b>	<b>Source of Plan Target</b>
<b>H1</b> Plan period and housing targets	1/4/2001	31/3/2021	5600	Nottinghamshire & Nottingham JSP
<b>H1(b)</b>	1/4/2001	31/3/2026	17800	Emerging RSS

- 5.8 An important function of this AMR document is to provide information on housing policy and performance which includes the preparation of a housing trajectory. In brief, a housing trajectory is a means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework. The main purpose of a housing trajectory is to support the forward planning process by providing a reliable progress report comparing past performance on housing supply to future rates of supply as anticipated by the District Council as the Local Planning Authority. Since a key role for the AMR is to demonstrate how the strategic housing provision is capable of being delivered, information on known completions and future commitments can be charted in a trajectory format as shown in the subsequent paragraphs.

5.9 The Trajectories detailed below show information relating to the following: H2(a) – Net additional dwellings in previous years, H2(b) – Net additional dwellings for the reporting year, H2(c) – Net additional dwellings for future years and H2(d) Managed delivery target which shows how likely levels of future housing are expected to come forward. This is shown for both the current plan (JSP) and emerging plan (RSS).

#### Housing Trajectory - JSP

	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21
H2a	486	556	593	694	562	484														
H2b							330													
H2c								385	403	697	788	1031	1116	1117	1082	1115	836	762	689	689
H2d							159	146	126	101	41	-42	-176	-361	-607	-945	-1460	-2225	-3719	-8126

#### Housing Trajectory – Emerging RSS

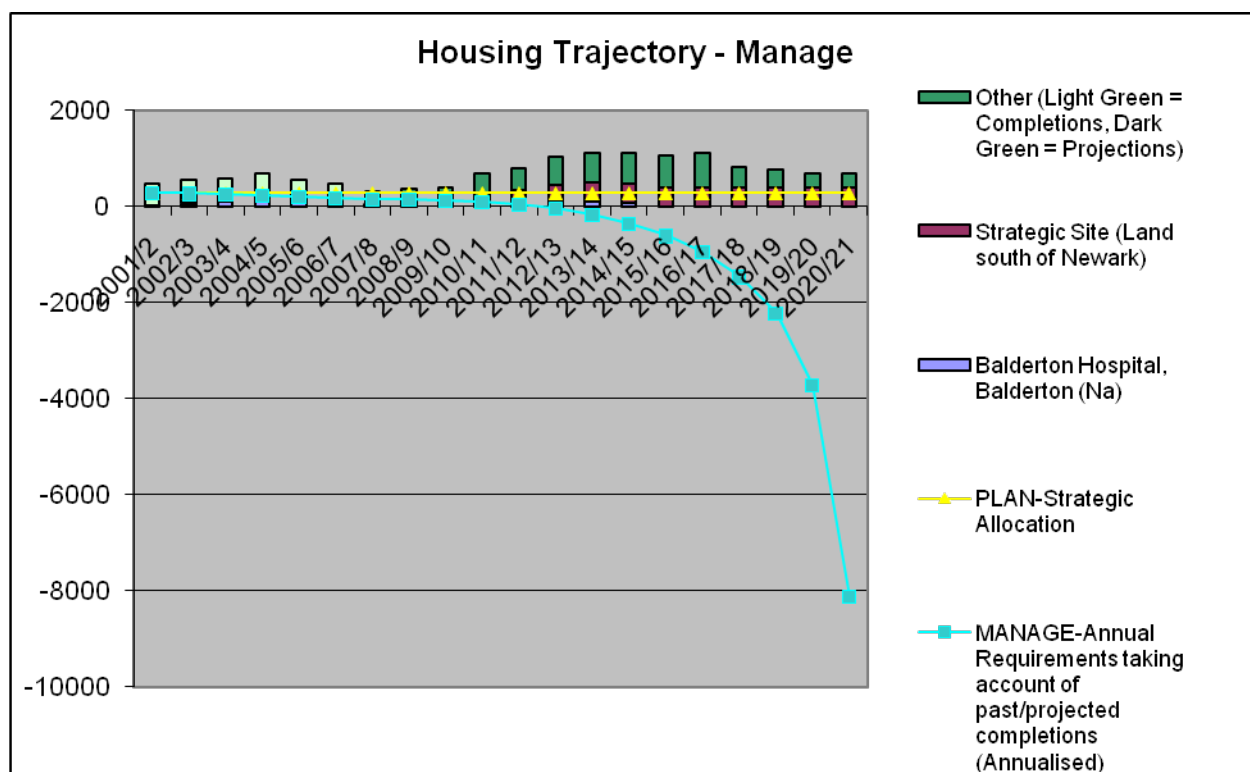
	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26
H2a	486	556	593	694	562	484																			
H2b							330																		
H2c								385	403	697	788	1031	1116	1117	1082	1115	836	762	689	689	685	685	660	660	710
H2d							759	783	806	832	841	844	830	806	778	748	707	691	680	679	677	675	672	678	695



## Housing Trajectory – JSP

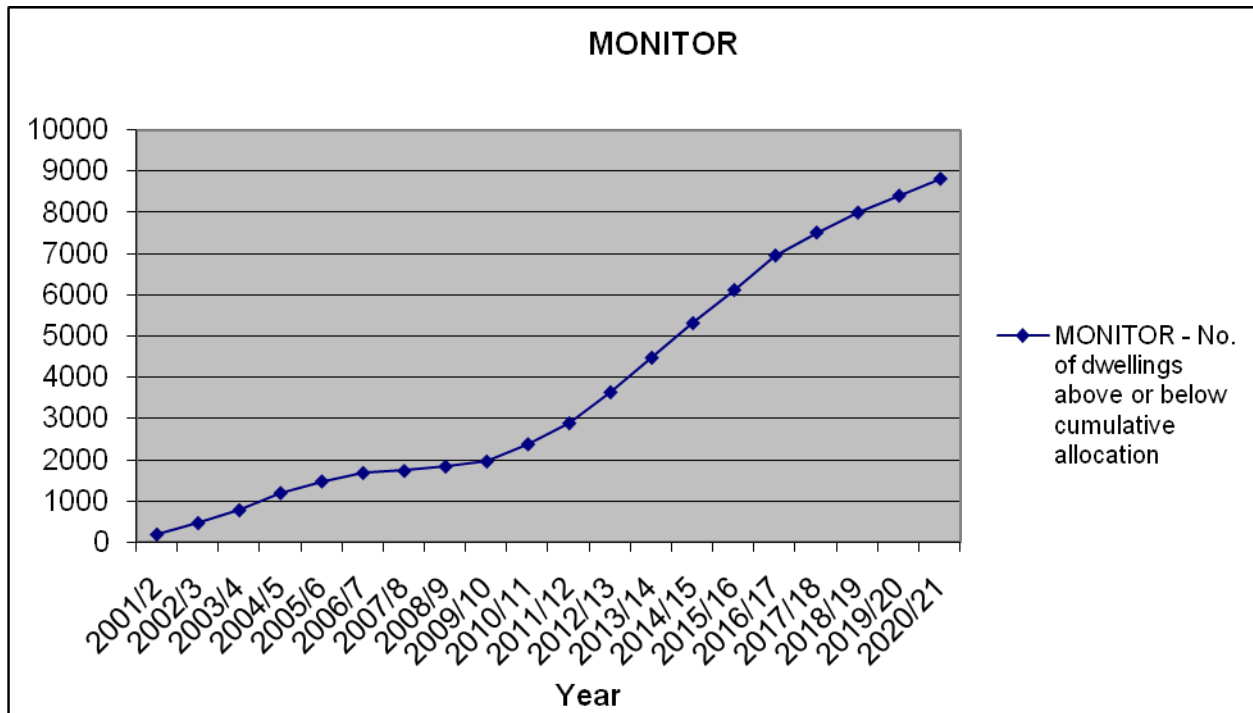
- 5.10 A graphical illustration of the District's Housing Trajectory is shown below, which includes a 'Manage' line equating to the effective annual requirement, taking into account actual and projected completions. In view of the high level of house building that has, and is likely to occur in the early years of the 2001 to 2021 JSP plan period, this manage or effective annual requirement line dips towards the end of the period.

**Chart 4 Housing Trajectory JSP - Manage**



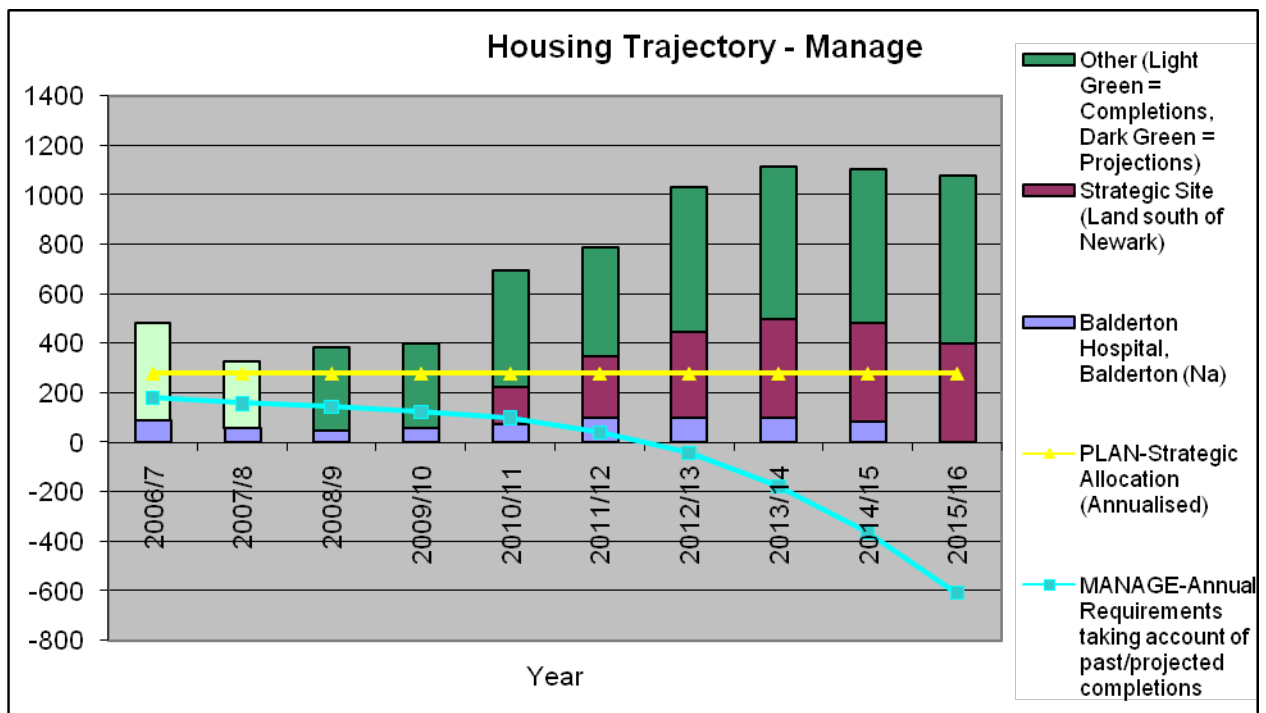
- 5.11 Similarly, the Housing Trajectory chart shown overleaf includes a 'monitor' line, which graphically illustrates that the District Council is consistently well ahead of the cumulative allocation for dwellings laid down by the JSP.

**Chart 5 Housing Trajectory JSP – Monitor**



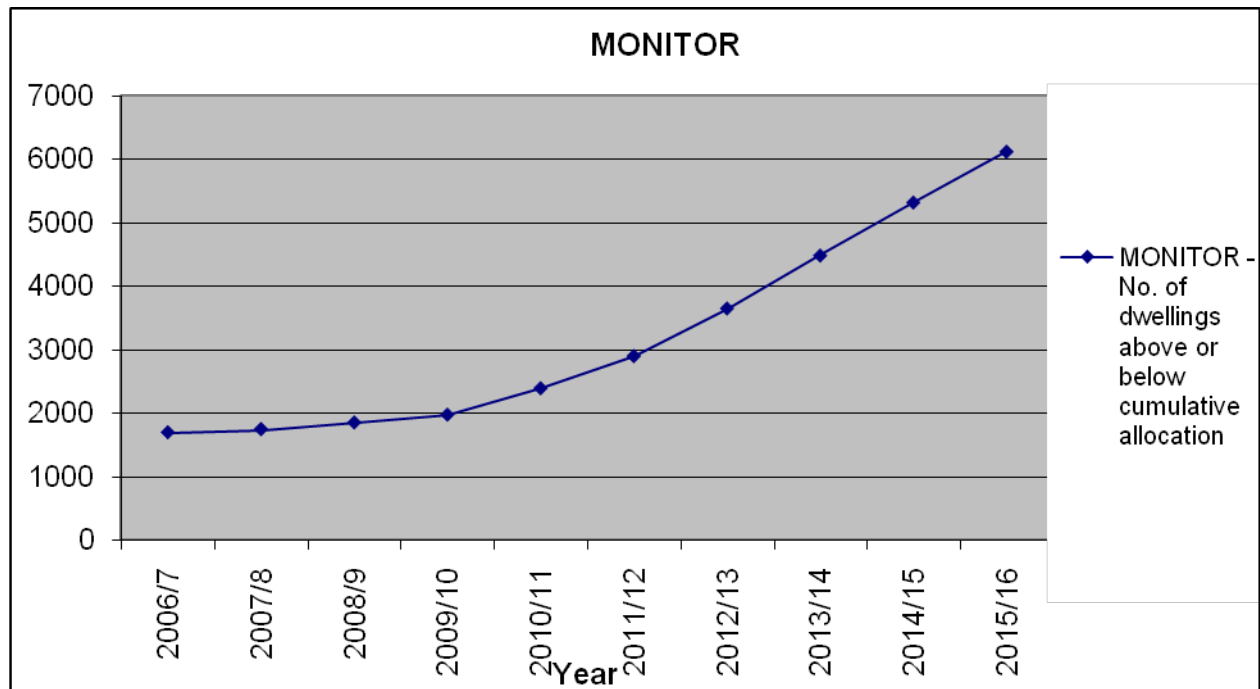
5.12 The Housing Trajectory chart shown below includes a 'manage' line which covers the 10 year period from 2006/07 to 2015/16.

**Chart 6 Housing Trajectory JSP 10 Year Period - Manage**



- 5.13 The Housing Trajectory chart shown overleaf includes a 'monitor' line which covers the 10 year period from 2006/07 to 2015/16.

**Chart 7 Housing Trajectory JSP 10 Year Period - Monitor**



- 5.14 While the information given in this section of the AMR document so far has largely related to the District as a whole, it is important to examine how trends have performed on a more localised basis. Newark and Sherwood is a very large District covering 60,000 ha and based on the JSP sub-division of the whole County into policy 'sub-areas', has itself been split into three areas for Local Plan purposes as shown below:

- (i) the Newark Area (located within the East Nottinghamshire JSP Sub-Area);
- (ii) the Southern Area (located within the South Nottinghamshire JSP Sub-Area);
- (iii) the Western Area (located within the West and North-West Nottinghamshire JSP Sub- Area).

This sub-division of the District is shown at Appendix 3 to this AMR document.

**Table 17 Housing Development – Sub Area Breakdown**

<b>(1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008)</b>	<b>Newark Area</b>	<b>Southern Area</b>	<b>Western Area</b>	<b>District Total</b>
Net additional dwellings completed since April 2001	<b>2327</b>	<b>498</b>	<b>802</b>	<b>3627</b>
Net additional dwellings completed April 07-March 08	<b>184</b>	<b>43</b>	<b>106</b>	<b>333</b>
Projected net additional dwellings up to the end of the relevant DPD period or over a 10-year period, whichever is the longer <sup>1</sup>	<b>1789</b>	<b>0</b>	<b>0</b>	<b>1789</b>
Annual net additional dwelling requirement <sup>3</sup>	<b>215</b>	<b>25</b>	<b>40</b>	<b>280</b>
Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	<b>137</b>	<b>0<sup>3</sup></b>	<b>0</b>	<b>137</b>
% of new and converted dwellings on previously developed land	<b>86</b>	<b>86</b>	<b>69</b>	<b>80</b>
% of new dwellings completed at less than 30 dwellings per hectare	<b>59</b>	<b>70</b>	<b>65</b>	<b>62</b>
% of new dwellings completed at between 30 and 50 dwellings per hectare	<b>13</b>	<b>21</b>	<b>30</b>	<b>20</b>
% of new dwellings completed at above 50 dwellings per hectare	<b>28</b>	<b>9</b>	<b>5</b>	<b>18</b>
Affordable housing completions April 07-March 08	<b>10</b>	<b>8</b>	<b>14</b>	<b>32</b>
Affordable Housing as a percentage of all Housing Completions April 07-March 08	<b>5.4</b>	<b>18.6</b>	<b>13.2</b>	<b>9.6</b>

<sup>1</sup>Period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2021<sup>2</sup> Nottinghamshire & Nottingham JSP 2001 to 2021<sup>3</sup> Rounded down from 0.14. Total 13 year requirement of 2

- 5.15 The figures reported in Table 17 Housing Development show that the District Council has met and 'out performed' the housing requirements of the Nottinghamshire and Nottingham Joint Structure Plan (JSP). The 'dwelling requirement' of the JSP is shown by the "Annual net additional dwelling requirement" row, and the figures given for 'past dwelling completion rates' in the first row, confirm that across all parts of the District, completions have exceeded the strategic housing requirement. This high level of completions has been due in part to the building out of previously granted planning permissions which were issued in line with a high level of growth strategy contained within previous strategic documents that have now been superseded by the emergence of the JSP. The JSP strategy incorporates an approach that envisages a lower growth scenario for Newark and Sherwood District, than the previous Nottinghamshire Structure Plan and Structure Plan Review. However the legacy of those previous strategic documents is being demonstrated by the recent high completion rates for the District. It is worth noting that a higher level of growth is likely to be promoted through the emerging Regional Plan which is expected to be adopted as a finalised document in Spring 2009.

- 5.16 The percentage of new and converted dwellings built on previously developed land remains at a high level for the district. Compared to a slight drop last year in the Newark and Southern Areas there has been an increase of 13% in the Newark area, and 20% in the Southern Area, but a drop of 10% in the Western Area. As a result of older permissions still being built out there are fluctuations in the dwelling density figures being achieved, although there has been a marked increase in the Newark area of new dwellings built at a density of over 50 dwellings per hectare.
- 5.17 In terms of the anticipated supply of housing over the entire life span of the JSP, the statistics on housing indicate a much reduced annual figure compared to the annual 'dwelling requirement', reflecting the high levels of completions that have occurred in recent years. On the basis of the information contained in Table 17 Housing Development, there would appear to be little prospect of the District Council failing to deliver on the supply of housing up to 2021. There is a high degree of probability however, given that planning permissions are likely to be granted on windfall sites, that the requirement figure for the District as a whole is likely to be exceeded. The current JSP strategic housing requirement for the District up to 2021 is shown in tabular form below, for the three sub-areas comprising Newark and Sherwood.

**Table 18 Housing Land Requirement**

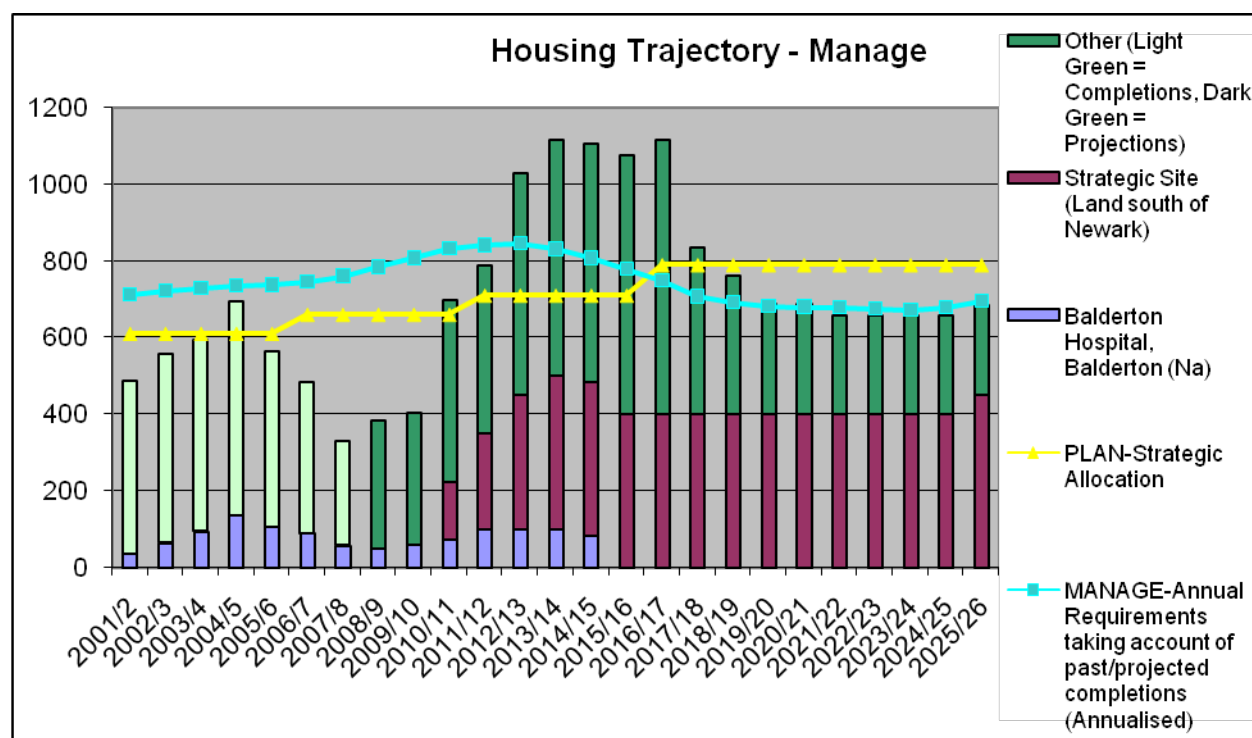
	Newark Area	Southern Area	Western Area
Joint Structure Plan Requirement 2001 to 2021 (20 years)	4300	500	800
Housing completions April 2001 to March 2008 (7 years)	2511	541	908
Number of houses with Planning Permission at March 2008	1966	206	902
Number of additional houses Required	<b>-177</b>	<b>-247</b>	<b>-1010</b>

- 5.18 The JSP strategic housing requirement has now been met in both the Southern and Western sub-areas. Only the Newark sub-area requires further development. Within the District as a whole, the number of houses currently with planning permissions, when combined with the figure for houses completed (i.e. built), already adequately covers the overall housing requirements to 2021.
- 5.19 The JSP strategic requirement for the District as a whole is 5600 dwellings up to 2021, and on the basis of past completions and planning permissions granted, it is only within the Newark area that further development is required. The JSP requires on average 280 dwelling units per year, and the average rate for completions District-wide from April 2001 to March 2008 has actually been 566 dwellings. There has therefore been in recent years a high level of dwelling completions within the District compared to the strategic housing requirements of the JSP. Please see Appendix 5 to see a profile of housing completions broken down by into Sub Areas.

## Housing Trajectory – Emerging RSS

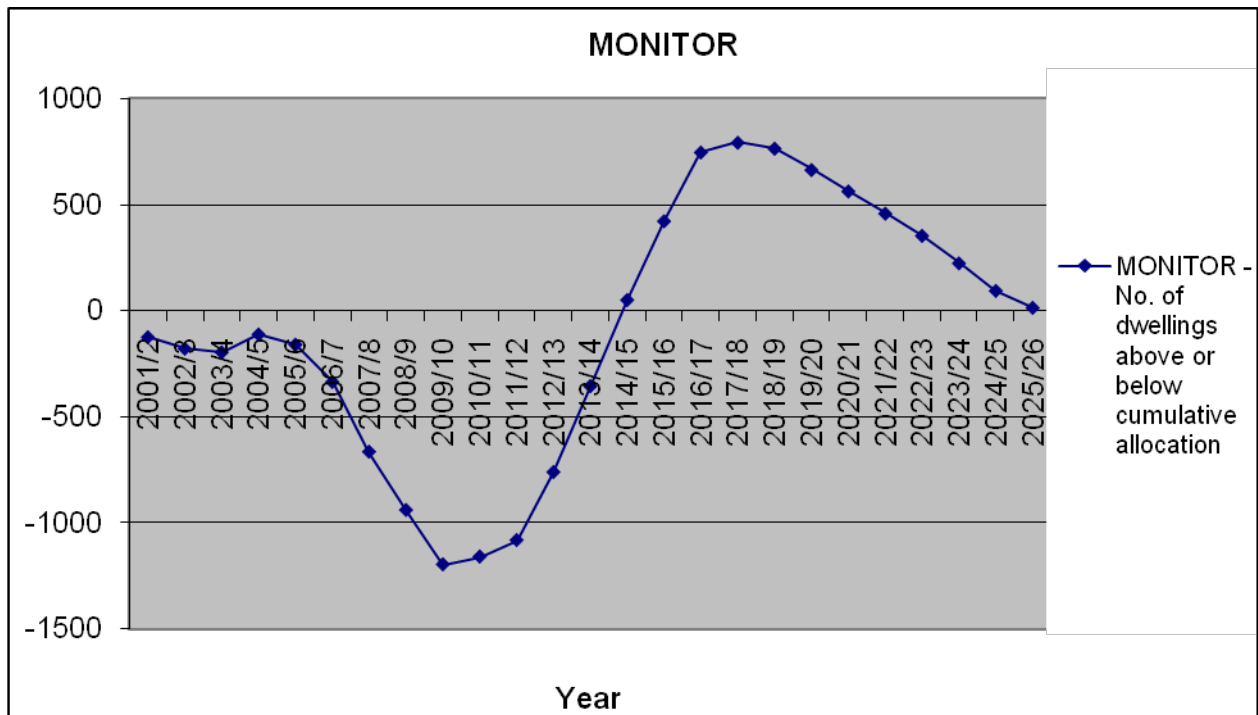
- 5.20 The Nottinghamshire and Nottingham Joint Structure Plan 2001 to 2021 is soon to be superseded by the East Midlands Regional Plan (Regional Spatial Strategy (RSS)). The emerging Proposed Changes to the RSS require the provision of 17800 dwellings for the period 2001 to 2026. Due to the higher dwelling requirement for the plan period, the previous year's completions recorded an under supply of housing. Newark has been designated as a Growth Point, this means there could potentially be 6,000 new houses built on land south of Newark and other strategic sites. A Strategic Housing Land Availability Assessment (SHLAA) is currently being undertaken for the District, this will identify potential land for housing. As part of the Local Development Framework process, appropriate sites will be allocated for housing which will meet the overall strategic plan allocation to 2026.
- 5.21 In comparison to the above Housing Trajectory charts which illustrates the requirement for the JSP, the following charts show the projections for the emerging RSS. The graph below includes a 'Manage' line equating to the effective annual requirement, taking into account actual and projected completions. In view of the high level of house building that is likely to occur in the mid years of the 2001 to 2026 plan period, this manage or effective annual requirement line evens out towards the end of the period.

**Chart 8 Housing Trajectory Emerging RSS - Manage**



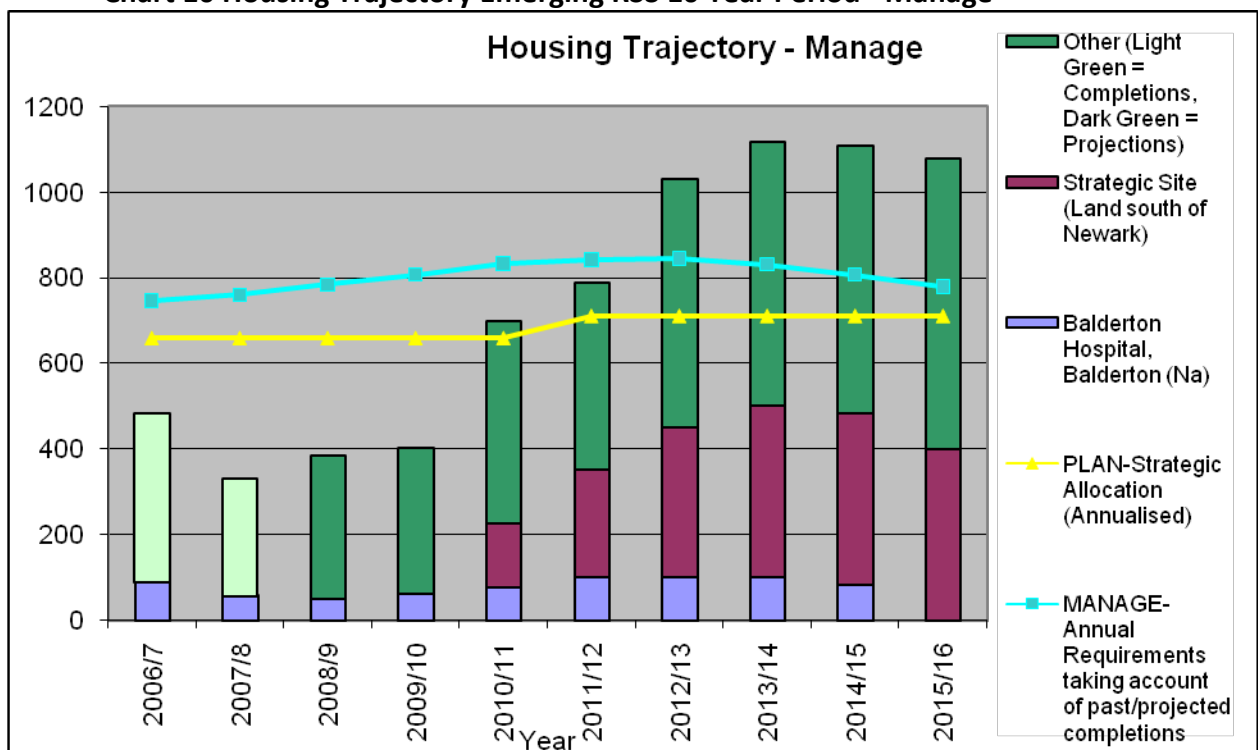
- 5.22 Similarly, the Housing Trajectory chart shown overleaf includes a 'monitor' line, which graphically illustrates that the District Council is below the cumulative allocation for dwellings in the early years of the RSS but will be above by the mid years.

**Chart 9 Housing Trajectory Emerging RSS - Monitor**



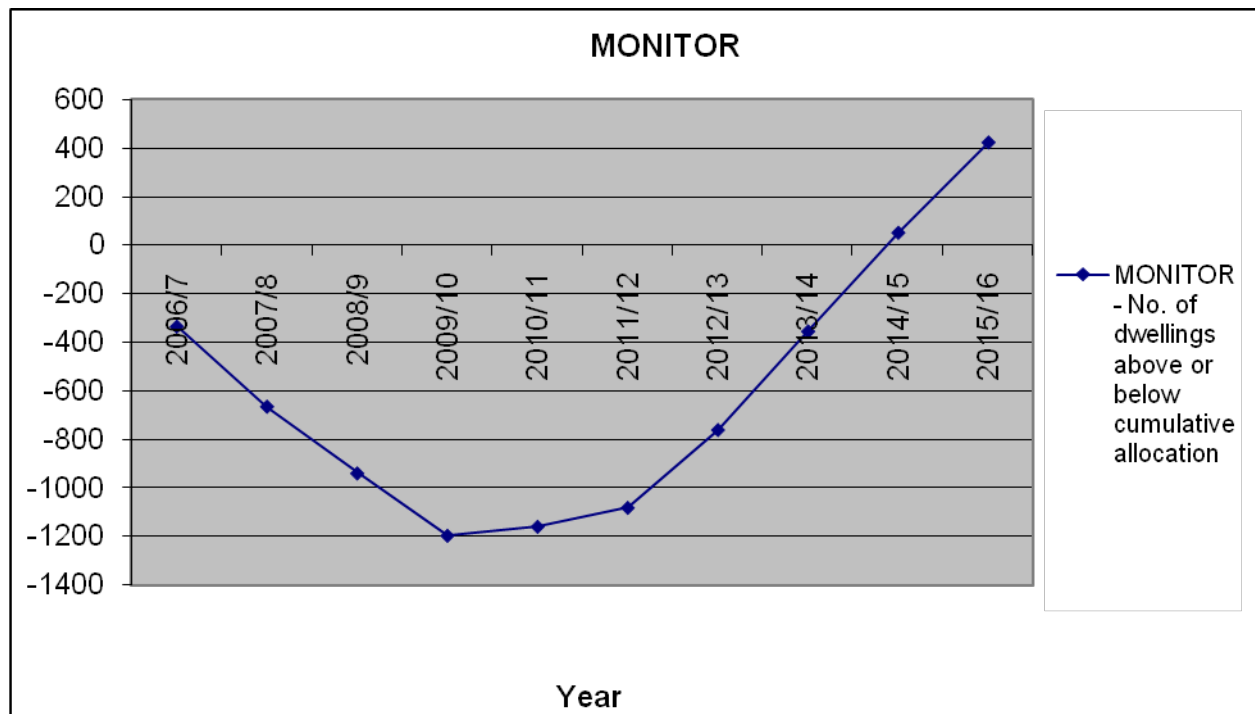
5.23 The Housing Trajectory chart shown below includes a 'manage' line which covers the 10 year period from 2006/07 to 2015/16.

**Chart 10 Housing Trajectory Emerging RSS 10 Year Period - Manage**



- 5.24 The Housing Trajectory chart shown below includes a 'monitor' line which covers the 10 year period from 2006/07 to 2015/16.

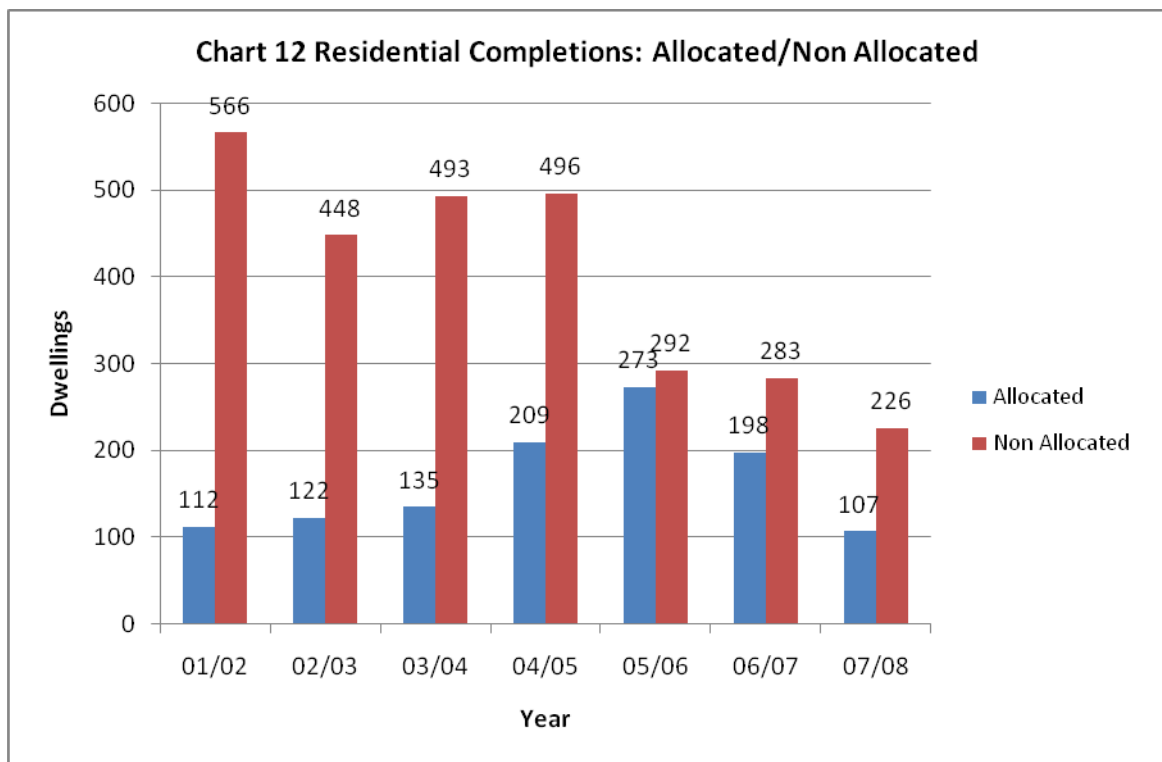
**Chart 11 Housing Trajectory Emerging RSS 10 Year Period - Monitor**



#### Profile of Housing Completions

- 5.25 The chart below shows the numbers of dwellings completed on allocated, and non-allocated sites (the latter also known as 'windfall sites') on an annual basis from April 2001. These figures show that the majority of completions year-on-year have taken place on non-allocated sites rather than via sites allocated for development in the Newark and Sherwood Local Plan. This situation has arisen in part due to the large size of the District and the considerable opportunities that have been present for infilling development within the confines of existing settlements and scope for redeveloping previously developed land.



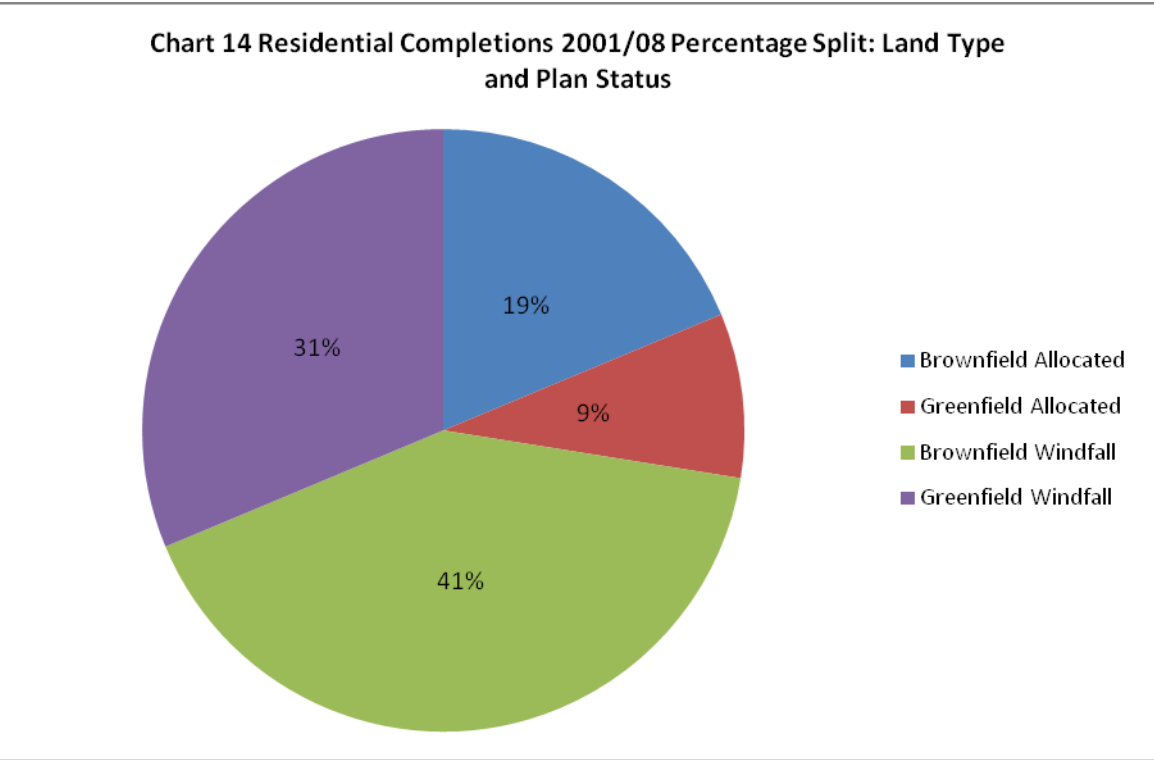
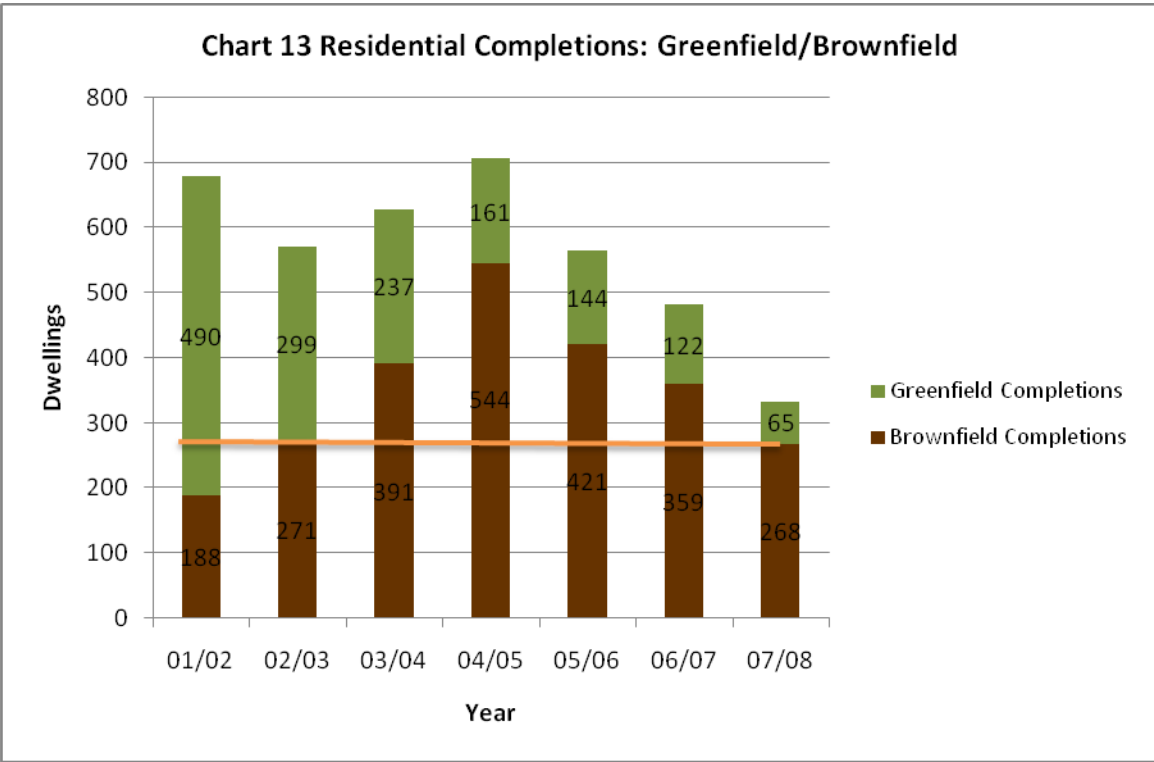


#### Previously Developed Land

**Table 19 Previously Developed Land**

		Total
<b>H3: New and converted dwellings on previously developed land</b>	Gross	268
	% gross on PDL	80%

- 5.26 A major thrust in national planning policy in recent years has been the desire to ensure that additional new housing is provided on previously-developed land (commonly referred to as 'brownfield' land) and through conversions of existing buildings. The national target for this type of development, as set out in Planning Policy Statement 3: Housing (November 2006) is that at least 60% of additional housing should be provided in this way. The table shown below illustrates how annual housing completions have consistently exceeded the strategic requirement in the District, and also the composition of those sites in terms of either 'brownfield' or 'greenfield' land where that new housing has taken place. It clearly indicates an increasing proportion of residential development being delivered from brownfield land, and a reducing contribution from greenfield sites.



- 5.26 The nature of the residential completions since April 2001, is graphically illustrated in the pie chart shown above, which also includes percentages as to whether sites were brownfield/greenfield allocated or brownfield/greenfield windfall category sites. In line with the information given in the preceding paragraphs, the contribution of windfall sites far exceeded that of allocated sites, in the delivery of new housing across the District.

#### Affordable Housing

- 5.27 At the end of March 2008 the number of affordable housing completions was 9.6% (32 homes), compared to 20.2% (72 homes) for the period 2006/07. As there is such a low housing requirement for the current Joint Structure Plan period the number of approvals for dwellings on trigger sites is limited. However the number of sites which meet the affordable housing triggers site has increased as a result of an Interim Policy Note on Planning Provision for Affordable Housing which lowers the threshold for requiring affordable housing provision. This will hopefully improve the situation going forward.

**Table 20 Affordable Housing**

	Social rent homes	Intermediate homes	Affordable homes Total
<b>H5:</b> Gross affordable housing completions	22	10	32

#### Flood Protection and Water Quality

**Table 21 Flood Protection and Water Quality**

	Flooding	Quality	Total
<b>E1:</b> Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	0	0	0

- 5.28 The number of permissions granted contrary to the advice of the Environment Agency was 0, compared to 1 in 2006/07.

Biodiversity (19.9.2007-18.9.2008)

**Table 22 Biodiversity**

	Loss	Addition	Total
<b>E2:</b> Change in areas of biodiversity importance	0	889.0809 ha	6698.277 ha

- 5.29 A total of 889.0809 ha of Local Wildlife Sites (SINCS) were gained during the year for Newark and Sherwood District Council resulting in an overall area of 6698.277 ha. This is the highest gain in local wildlife sites in Nottinghamshire.
- 5.30 The gains recorded above are likely to be a result of new bird, beetle and/or water bug Sites of Importance for Nature Conservation (SINC) mostly in the Trent Valley. These sites relate to surveys carried out by the Nottinghamshire Biological and Geological Records Centre (NBGRC). This figure is the gain between the 19<sup>th</sup> September 2007 and the 18<sup>th</sup> September 2008.
- 5.31 Additional to the work of the NBGRC recording changes to the natural environment the District Council and partners are working hard to improve the biodiversity of the District. Appendix 7 sets out the biodiversity projects which are currently underway and those planned for the future.

Renewable Energy (1.4.2007-31.3.2008)

**Table 23 Renewable Energy**

<b>E3</b>	Renewable energy capacity installed by type.	0
-----------	--	---

- 5.32 12,000 Kilowatt hours of on-shore wind energy came on-line though the provision of a wind turbine during the financial year 04/05. No measurable renewable energy capacity has been installed during the last 12 months.

## SECTION SIX: LOCAL OUTPUT INDICATORS

- 6.1 The role of Local Output Indicators is to address the outputs of policies not covered by the Local Development Framework Core Output Indicators. The following table in this section of the AMR document is devoted to a range of Local Output Indicators in order to facilitate an assessment of on-going policy implementation. The indicators selected cover a range of issues, and these indicators will be added to and refined over time, in subsequent AMR's, as monitoring experience is developed and changes in local policy emerge.

**Table 24 Local Output Indicators**

L.O. INDICATOR	PERFORMANCE	TARGET (if appropriate)	ACTION
1) Percentage of appeals allowed against the Authority's decision to refuse on planning applications	33%	35% or lower	M = Monitor
2) Percentage of appeals submitted relative to applications determined	3.7%		M
3) Affordable housing completions, by number	32		M
4) Percentage of new dwellings which are affordable	9.6%	30% (of qualifying sites)	M
5) Percentage of decisions refused citing Policy NE1 of the Newark and Sherwood Local Plan thereby protecting the countryside from inappropriate development, where no appeal submitted, or in the event of an appeal being submitted, no Secretary of State decision allowing the proposal	7%		M
6) Percentage of decisions refused citing Policy FS9 of the Newark and Sherwood Local Plan, thereby preventing inappropriate development in the Green Belt, where no appeal	4%		M

<b>L.O. INDICATOR</b>	<b>PERFORMANCE</b>	<b>TARGET</b> (if appropriate)	<b>ACTION</b>
submitted, or in the event of an appeal being submitted, no Secretary of State decision allowing the proposal			
7) Percentage of development in urban areas within 400 metres or 5 minutes walk of half hourly bus service	86%		M
8) Percentage of development in rural areas within 800 metres or 13 minutes walk of an hourly bus service	71%		M
9) Newark and Sherwood District Council Business Support scheme (financial assistance)	25 businesses assisted	70	M
10) Newark and Sherwood District Council Business Support scheme (jobs created arising from above indicator)	71 jobs	120	M
11) Percentage of vacant street level property in District's three main town centres	Not recorded 2007/8		M
12) Diversity of main town centre uses (by number, type and amount of floor space) in District's three main town centres	Not recorded 2007/8		M
13) Total number of Conservation Areas in the District	47	48	M
14) Percentage of Conservation Areas in the District with an up-to-date character appraisal	32%	34%	M
15) Percentage of Conservation Areas with published management proposals	19%	20%	M
16) Best Value Indicator 205 Quality of Services checklist including reference to specialist advice on design and historic environment	Not recorded 2007/08		M
17) Number of major District parks to have achieved Green	4	3	M

<b>L.O. INDICATOR</b>	<b>PERFORMANCE</b>	<b>TARGET</b> (if appropriate)	<b>ACTION</b>
Flag status			
18) Percentage of residents satisfied with District Council's management of parks and open spaces	72%		M

- 6.2 Overall Local Output Indicators (LOIs) 1 & 2 show that the authority has relatively few appeals allowed contrary to its own determination, indicating the policies of the plan when tested at appeal are generally sound and being used appropriately. However, 2007/08 figure for LOI 1 is within target, it does show a slight increase of 2 percentage points compared to the previous year.
- 6.3 LOI 3 continues the trend of 2006/07, reporting a drop in affordable housing completions in the last monitoring period. This is because there is such a low housing requirement for the current Joint Structure Plan period the number of approvals for dwellings has fallen and the total number of completions has also dipped slightly. However the number of sites which meet the affordable housing triggers site has increased as a result of the Interim Policy Note on Planning Provision for Affordable Housing which lowers the threshold for requiring affordable housing provision. This should continue to improve the situation in later years.
- 6.4 LOIs 5 & 6 suggest that there is still pressure for inappropriate development within the countryside and Greenbelt. The policies referred to are therefore still a necessary part of the policy framework. One of the key principles of the planning system is to allow for development in a sustainable way. These LOIs demonstrate that the District Council are attempting to address this principle through the determination of planning applications.
- 6.5 The District Council continues to support local businesses with financial assistance provided through the Business Support Scheme. Figures for LOI 11 and LOI 12 have not been recorded this year due to the survey work not being undertaken. It is intended to update them for next year's report. It will need to continue to be monitored to ensure that the trend is towards lower vacancy rates or changes to the current policy on town centre premises will need to be reviewed as part of the LDF process
- 6.6 The District Council has a wealth of historic environments and is constantly striving to improve and maintain the fabric of such areas. As LOI 13 and 14 indicate, our commitment to the Cleaner, Greener initiative the service continues its programme of Conservation Area appraisals. The overall aim, as documented in Planning Services service plan, is to raise public awareness of historical heritage and to protect and enhance listed buildings and conservation areas throughout the district. As part of this commitment, 2007/08 saw the adoption of a number of appraisals for Collingham, Coddington, Winthorpe, Southwell, Besthorpe, Girton and Thurgarton. In turn this has seen an increase in the total number of conservation areas and percentage of

conservation areas with an up-to-date character appraisal.

- 6.7 With the introduction of the Government's new national indicator list, data relating to LOI 16, BVPI 205 Quality of Planning Services Checklist is no longer collected. However, the service is committed to the principles set out in the indicator and will continue ongoing development throughout the service. This indicator will no longer be monitored.
- 6.8 Vicar Water Country Park, Newark Castle Gardens and Sherwood Avenue Park, Newark are all designated as Green Flag sites. This is 45% of the total hectares of open space maintained by the District Council's Parks and Amenities Service. It should however be noted that these figures do not include the Sherwood Heath Nature Reserve. The fourth park to be awarded Green Flag status is Rufford Country Park, maintained by Nottinghamshire County Council. All sites are reviewed on an annual basis.

### Transport

**Table 25 Transport**

1.	Percentage of completed non-residential development complying with car parking standards referred to in the Newark and Sherwood Local Plan.	100%*
2.	Percentage of new residential development within 30 minutes public transport time of a:	
	(i) GP	100%
	(ii) Hospital	33%
	(iii) Primary School	100%
	(iv) Secondary School	100%
	(v) Employment	100%
	(vi) Major Retail Centre.	92%

\* This figure is recorded due to maximum car parking standards being applied in line with PPG13.

- 6.9 These figures are produced by Nottinghamshire County Council using housing data which refers to numbers of dwellings completed 2007-08 on sites which were originally granted planning permission for 10 or more dwellings. This year's figures show that a very significant proportion of new development was built within 30 minutes public transport time of various services. Assumptions used in the model for fastest travel time achieved by public transport (includes rail and bus) on Mondays between 0700-0900 (in line with DfT assumptions). Fastest travel time includes walk time from origin point to bus stop/rail station, waiting time, actual on board vehicle time, and walk time from alighting bus stop to final destination. Although the percentage of new dwellings



built within 30 minutes public transport time of a hospital has dropped from 58% to 33% this year it is worth noting that 100% are within 45 minutes to 56 minutes.

#### 6.10 Service Area achievements:

- **Silver Jubilee Cup winners 2007/08 for Planning Excellence:** At a ceremony held in London on 7 February 2008, Baroness Andrews, Parliamentary Under Secretary of State awarded the Royal Town Planning Institute's Silver Jubilee Cup to the Council for its work in conjunction with the re-development of the Sherwood Energy Village in Ollerton. The Judges considered 87 entries throughout the country in a range of categories. The Award was made both for the category of 'Town Regeneration' and culminated in the overall Award out of all 12 categories in the form of the Silver Jubilee Cup.
- **Allocation of Housing and Planning Delivery Grant for 2008/09:** The Council has been awarded £284,507 in total, made up of £93,063 for the total planning element, and £191,444 for the total housing element. This award is the highest award made to any Council within our family of local Councils.
- **Building Better Communities (BBC):** This groundbreaking initiative was launched back in 2004 by Nottinghamshire County Council, with £25million invested throughout the county over a five year period. Its aim to improve the environment we live in. Particular works have been concentrated in towns and villages where the demise of the coal industry had been most felt, involving re-paving and provision of new street furniture, lighting and planting. The towns of both Newark and Ollerton have seen great improvements within their respective centres.
- **BBC Award Winner for the design of Blidworth War Memorial:** In partnership with local community and businesses the project was designed and built by local residents.
- **E-planning:** As part of the Implementing e-Government agenda Peter Pendleton Associates (PPA) undertook a national web-based survey of local planning authority websites on behalf of what was then known as the Office of the Deputy Prime Minister (ODPM). Our website was surveyed against the 'Pendleton Criteria'. The criteria were designed by PPA to appraise the availability and accessibility of our online development control and planning policy information, and have subsequently been adopted as one of the measures to assist in the allocation of Planning Delivery Grant Funding.

In 2004 Planning Services achieved 14 of 21 criteria in Pendleton's national survey. This equated to fair rating, as indicated below. In December 2005 we successfully achieved the maximum number of points available to a Local Authority, 21 out of the 21 criteria - equating to an excellent rating.

This year the service has experienced our highest number of users on our e-planning on-line Planning Application website, with recorded figures showing on average over 4600 users each month.

Further developments have seen the provision of development control appeals and enforcement notices online and adoption of 1App, the Communities and Local Government (CLG) standard planning application form. Primarily designed as an electronic form, 1APP is available in a number of different options, including online via the Planning Portal - [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

1App in its online form, intelligently determines the planning consent type required and specifies any additional information requirements, significantly increasing the chances of a valid application being submitted first time. This benefits both the user and Local Authority during the processing of an application, potentially resulting in a faster decision.

Future developments will see online information relating to s106 agreements published.

The service recently undertook an active role in the Planning Portals e-consultation pilot with English Heritage. Feedback suggests the pilot could be extended to other statutory consultees throughout the planning application process.

To assist in our delivery of the Local Development Framework, the service has invested both time and financial resources in to a new and exciting online publishing, collaboration and consultation tool. Providing greater access, transparency and flexibility in how we publish and consult with our citizens.

**NEWARK & SHERWOOD DISTRICT COUNCIL**

**Housing Land  
Availability Study  
April 2008**

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- 3. Definitions**
- 4. Newark Sub-Area Commitments' Summary**  
**Western Sub-Area - Commitments' Summary**  
**Southern Sub-Area - Commitments' Summary**
- 5. Housing Land Availability Assessment**
- 6. Housing Sites**

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## **1. Introduction**

- 1.1 The Housing Land Availability Study contains detailed information on large housing sites (i.e. sites with 10 or more dwellings) that have planning permission and all sites, irrespective of size, allocated for housing in the Newark and Sherwood Local Plan. It has been produced as part of the District Council's monitoring of the plan. The information on sites is as at April 2008.

The document deals with the Newark Sub-Area, the Western Sub-Area and the Southern Sub-Area in turn. These areas are identified and described in Section 2. Section 4 contains a summary of commitments (i.e. allocations and all planning permissions) by Sub-Area and Parish. Section 5 assesses the availability of housing land, by Sub-Area, to 2021.

- 1.3 The Study is set out in tables and maps (Section 6). The tables are arranged alphabetically in Parish order. The maps are for identification purposes only. The information in the tables is as accurate as sources permit. However no guarantees can be given in respect of any errors or omissions. In particular the information is taken at points in time and, as such, may now be out of date.

## **2. Description of the Sub-Areas of the District**

- 2.1 For strategic and local plan purposes Newark and Sherwood is divided into 3 Sub-Areas. These are described below.

### **Newark Sub-Area**

- 2.2 The Newark Area covers the eastern part of Newark and Sherwood District, including both the urban and rural areas and contains 49% of the District's population. The Newark Urban Area covers the main built-up area of Newark and Balderton and is home to 36,995 people. The Newark Rural Area forms Newark's hinterland and consists predominantly of open countryside interspersed with 50 parishes ranging in size from Collingham, with a population of 2,730, to Kilvington with a population of 25. It has a total population of 17,230. The Newark Area lies within the East Nottinghamshire Area of the Nottinghamshire & Nottingham Joint Structure Plan Review.

### **Western Sub-Area**

- 2.3 The Western Area has a population of 36,395 and covers the north-western part of Newark and Sherwood District. The area includes the larger parishes of Bilsthorpe, Blidworth, Clipstone, Edwinstowe, Ollerton, Boughton and Rainworth, with populations ranging from 3,210 to 6,580 and once centres of the mining industry, together with the smaller, rural parishes of Eakring, Kirton, Lindhurst, Perlethorpe, Walesby and Wellow. These are set within gently rolling, open countryside which varies from high quality landscape in the Sherwood Forest area to areas of relatively low landscape value where coal extraction has left scars. There are also areas of heathland and ancient woodland that form part of the Sherwood Forest. This area is part of the West and North-West Nottinghamshire Area in the Joint Structure Plan Review.

### **Southern Sub-Area**

- 2.4 Located in the south-west of Newark and Sherwood District the Southern Area accommodates 19,470 people and covers part of the valley of the River Trent between Gunthorpe and Rolleston, together with the more elevated, mainly rural area to the north-west. The area consists predominantly of open countryside interspersed with some 20 parishes ranging in size from Southwell, with a population of 6,785, to Halloughton with a population of 85. The area has strong economic links with the Greater Nottingham conurbation and forms part of the South Nottinghamshire Area in the Joint Structure Plan Review.

### **3. Definitions**

A number of abbreviations are used in the tables. These are explained below.

LPA	Newark and Sherwood Local Plan Allocation
OPP	Outline Planning Permission
DPP	Detailed Planning Permission
UC	Under Construction
PDL	Previously Developed Land (i.e. 'Brownfield')
ha	Hectares

4. **Newark Sub-Area - Dwelling Commitments Summary (April 2007)**

SETTLEMENT	With Outline Permission	With Full Permission	Under Construction	Total Committed	Local Plan Allocation
Alverton				0	
Averham		1	16	17	3
Balderton	325	17	290	632	10
Barnby		1	1	2	
Bathley			10	10	
Besthorpe		1	3	4	
Carlton/Trent		3	2	5	
Caunton		1	1	2	
Coddington		1	8	9	
Collingham	24	7	16	47	
Cotham			1	1	
Cromwell		2	2	4	
E. Stoke		1	2	3	
Egmanton		4		4	
Elston		3	1	4	
Farndon			1	1	
Girton			2	2	
Grassthorpe		1		1	
Harby	1	9	3	13	
Hawton				0	
Hockerton		1	2	3	
Holme			1	1	
Kelham		1	2	3	
Kersall				0	
Kilvington			1	1	
Kneesall				0	
Langford		1		1	
Laxton				0	
Maplebeck		3	2	5	
Meering				0	
Newark	167	531	408	1106	101
N. Clifton			5	5	
N. Muskham		3	12	15	
Norwell		2	2	4	4
Ompton				0	
Ossington		1	2	3	



S. Clifton		2	3	5	
S. Muskham		15	2	17	
S. Scarle					
Spalford		1	1	2	
Staunton				0	
Staythorpe			2	2	
Sutton/Trent		11	7	18	
Syerston				0	
Thorney			3	3	
Thorpe			3	3	
Weston			2	2	
Wigsley				0	
Winkburn		2	3	5	
Winthorpe			1	1	
<b>TOTALS</b>	517	626	823	1966	118

**Western Area - Dwellings Committed Summary (April 2008)**

SETTLEMENT	Outline Planning Permission	Full Planning Permission	Under Construction	Total Committed	Local Plan Allocations
Bilthorpe	9	14	67	90	47
Blidworth	9	41	4	54	
Boughton	8	7	18	33	
Clipstone	22	12	89	123	
Eakring		1	4	5	
Edwinstowe	2	7	72	81	
Kirton	2	3	3	8	
Lindhurst			2	2	
Ollerton	66	20	395	481	
Perlethorpe				0	
Rainworth	1		3	4	
Rufford	1	1	4	6	
Walesby	7	4	4	15	
Wellow				0	
<b>TOTALS</b>	127	110	665	902	47

**Southern Area - Dwellings Committed Summary (April 2008)**

SETTLEMENT		Outline Planning Permission		Full Planning Permission		Under Construction		Total Committed		Local Plan Allocations
Bleasby		2		2		1		5		
Bulcote								0		
Caythorpe				2				2		
Edingley						6		6		
Epperstone				8		29		37		
Farnsfield		1		4		18		23		
Fiskerton				2		5		7		
Gonalston				1		1		2		
Gunthorpe				1		1		2		
Halam				8		1		9		
Halloughton								0		
Hoveringham								0		
Kirklington				2		2		4		1
Lowdham				3		3		6		
Oxton				2				2		
Rolleston		12						12		2
Southwell				29		47		76		20
Thurgarton						2		2		
Upton				2		9		11		1
<b>TOTALS</b>		15		66		125		206		24

5. **Housing Land Availability Assessment (at April 2008)**

	<b>Newark Area</b>	<b>Southern Area</b>	<b>Western Area</b>	<b>District Total</b>
<b><u>Land Required</u></b>				
JSP requirement 2001- 2021 (20 yrs)	4300	500	800	5600
Completions 4/01 to 03/08	2511	541	908	3960
Residual Requirement (13 yrs)	1789	-41	-108	1640
Annual Average Requirement (Residual requirements/Remaining 13yrs)	137.62	0	0	126.15
Annual Average Completions Rate Since 2001	358.71	77.29	129.71	565.71
<b><u>Commitments</u></b>				
No. of dwellings with Outline Permission	517	15	127	659
No. of dwellings with Full Permission or Under Construction	1449	191	775	2415
<b><u>Total</u></b>	1966	206	902	3074
Averaged until 2021 (Total commitments/Remaining 13yrs)	151.23	15.85	69.38	236.46
<b><u>Additional Dwellings Required</u></b>	<b>-177</b>	<b>-247</b>	<b>-1010</b>	<b>-1434</b>
Averaged until 2021 (Additional dwellings required/Remaining 13yrs)				

# HOUSING LAND AVAILABILITY (April 2008)

## Appendix 1

## Section 6

NEWARK SUB-AREA										
SITE REF	LOCATION	GRID REFERENCE (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
						Total	Comp'd	UC	Not St'd	
Av-001	AVERHAM.Pinfold Lane	476299/354552	LPA	No	0.03	*1				Part of site now incorporated into adjacent development
Av-002	AVERHAM.Manor Farm	476428/354448	DPP	No	0.43	11	0	11	0	
Av-003	AVERHAM.Manor Farm	476428/354448	LPA	No	0.08	*2				Some by Change-of-Use?
Ba-002	BALDERTON.Church Lane	482066/351549	LPA	No	0.35	10				
Ba-003	BALDERTON.Warwick Road	481820/351655	DPP	Yes	0.30	34	14	0	20	Acreholm Developments
Ba-004	BALDERTON.Balderton Hospital (PB)	482600/350400	DPP	Yes	33.07	830	582	182	66	David Wilson Homes Ltd/Barratt Homes Ltd
			OPP		13.77	320				
Ba-005	BALDERTON. Main Street	482605/351770	DPP	No	0.55	14	0	0	14	Peveril Homes Ltd
Cd-001	CODDINGTON.Harvey Avenue (PB)	482440/354530	DPP	Yes	11.80	226	225	1	0	Persimmon Homes Ltd. (154 dwellings demolished)
Co-001	COLLINGHAM. Station Road	483213/361477	OPP	Yes	0.76	24				MESSRS Thirwell & Gray
Ke-001	KELHAM.Home Farm	477300/355680	DPP	No	1.58	24	23	1	0	Jelson Ltd. (8 by Change-of-Use)
Ne-003	NEWARK.Lombard Street	479800/353690	DPP	Yes	0.28	49	0	0	49	Priory Rose Properties Ltd. (3 by Change-of-Use)
Ne-005	NEWARK.Cow Lane	479859/354377	LPA	Yes	0.78	40				Bradford Moor(Iron & Steel)Co Ltd
Ne-006	NEWARK.Millgate	479223/353590	LPA	Yes	0.27	5				British Waterways/Newark & Sherwood D.C.
Ne-007	NEWARK.Edward Avenue	479384/353611	LPA	Yes	0.70	25				
Ne-009	NEWARK.Kelham Road	479190/354418	LPA	No	0.45	*16				
Ne-010	NEWARK.Castlegate	479555/353865	DPP	Yes	0.07	10	0	10	0	Kean Homes
Ne-011	NEWARK.Appletongate	480395/354530	DPP	Yes	0.18	12	0	2	10	Messrs Miah
Ne-012	NEWARK.Appletongate	480375/354495	DPP	Yes	0.22	11	0	0	11	Clairmont Construction
Ne-013	NEWARK.Sydney Street	480425/354328	DPP	Yes	0.14	10	0	10	0	Tanvic Group
Ne-014	NEWARK.Barnbygate	480558/353657	LPA	Yes	0.30	15				

\*Estimate

(PB) Planning Brief available

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## HOUSING LAND AVAILABILITY (April 2008)

NEWARK SUB-AREA										
SITE REF	LOCATION	GRID REFERENCE (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/
						Total	Comp'd	UC	Not St'd	COMMENTS
Ne-021	NEWARK.Winthorpe Road	480721/355396	DPP	Yes	0.31	17	0	12	5	Mountside Estates Ltd
Ne-022	NEWARK.Northgate	480127/354556	DPP	Yes	0.99	49	0	0	49	Fletchergate Ltd. (49 Change-of-Use)
Ne-023	NEWARK.Massey Street	480579/353741	DPP	Yes	0.52	27	0	5	22	Persimmon Homes Ltd
			DPP		0.72	38	36	2	0	
Ne-024	NEWARK.Farndon Road	478335/352588	DPP	Yes	0.31	13	0	13	0	Wiverton Properties Ltd
Ne-025	NEWARK. Albion Street	479805/353588	DPP	Yes	0.10	10	0	2	8	Lovell Urban Renewal Ltd
Ne-026	NEWARK. Northgate	480032/354513	DPP	No	0.64	99	0	0	99	Newark Property Development Ltd
Ne-027	NEWARK. Northgate	479894/354255	DPP	Yes	0.17	11	0	0	11	Max Hopewell
Ne-028	NEWARK. Northgate	480076/354483	OPP	Yes	1.01	60				Newark Property Development Ltd
Ne-029	NEWARK. Northgate	485946/370370	DPP	Yes	2.43	225	0	20	205	Barratt Homes/Caunton Management Ltd
Ne-031	NEWARK. Cromwell Road	480831/353452	OPP	Yes	0.33	*20				
Ne-032	NEWARK. Farndon Road	478349/352742	DPP	Yes	0.13	17	0	0	17	
Ne-033	NEWARK. Barnby Gate (Mastercare)	480416/353568	OPP	Yes	1.38	100				Mr Gary Milliner
Ne-034	NEWARK. Beacon Hill Road	481079/353948	DPP	Yes	0.22	16			16	Kingswater Lindum Ltd
Ne-035	NEWARK. Bowbridge Road (The Bearings)	480097/353145	DPP	Yes	1.59	89	0	0	89	Spring Residential Ltd
Ne-036	NEWARK. Farndon Road	478449/352730	DPP	No	1.51	25	0	10	15	Stamford Homes Ltd
Ne-037	NEWARK. Millgate	479157/353551	DPP	No	2.20	69	0	0	69	
No-001	NORWELL.School Lane	477243/361610	LPA	No	0.17	4				
SM-001	SOUTH MUSKHAM. Main Street	478906/356914	DPP	No	0.60	15	0	0	15	Staniforth (inc.s 4 by Change of Use)

\*Estimate

(PB) Planning Brief available

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## HOUSING LAND AVAILABILITY (April 2008)

WESTERN SUB-AREA										
SITE REF	LOCATION	GRID REFERENCE (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
						Total	Comp'd	UC	Not St'd	
Bi-002	BILSTHORPE.Eakring Road	465188/360244	LPA	No	0.38	*7				J Anderson
Bi-003	BILSTHORPE.Eakring Road	465000/360485	DPP	No	0.89	24	0	5	19	Carmalor Homes
Bi-004	BILSTHORPE.Kirklington Road	465175/360160	DPP	No	0.64	18	7	11	0	Ben Bailey Homes Ltd
Bi-005	BILSTHORPE.Mickledale Close	464285/361120	DPP	Yes	0.80	20	15	5	0	Langridge Homes Ltd
Bi-006	BILSTHORPE.Kirklington Road	465296/359801	LPA	No	1.67	40				Requires drainage improvements
Bi-007	BILSTHORPE.Eakring Road	465069/360795	DPP	Yes	0.76	*24	0	12	12	Rippon Homes
Bi-009	BILSTHORPE. The Crescent	464428/360831	DPP	Yes	0.20	14	0	0	14	Rivendell Contractors Ltd
Bl-001	BLIDWORTH.Mansfield Road	459017/356637	DPP	Yes	0.25	16	0	0	16	Clients of Mitchell Associates. (16 Change-of-Use)
Bl-002	BLIDWORTH.Mansfield Road	459272/356031	DPP	Yes	0.41	16	0	0	16	Commercial Properties PLC
Cl-002	CLIPSTONE.Clipstone Drive	458960/363620	DPP	No	13.70	340	302	12	26	Bovis Homes (Central) Ltd/Barratt Homes (EM)/ Gleeson Homes (NE)
Cl-003	CLIPSTONE. Mansfield Road	459474/363397	DPP	Yes	1.21	48	0	10	38	Ben Bailey Homes Ltd
Ed-002	EDWINSTOWE.Occupation Lane	472124/357451	DPP	Yes	0.73	20	18	2	0	Dunmar Developments Ltd
Ed-003	EDWINSTOWE.Mansfield Road	461721/366499	DPP	Yes	5.41	151	85	46	20	Barratt Homes (EM)
Ol-001	OLLERTON.Whinney Lane	466707/368199	OPP	Yes	1.53	65				
Ol-002	OLLERTON.Forest Road	466511/367238	DPP	Yes	5.10	229	29	37	163	Miller Homes Ltd
Ol-003	OLLERTON.Forest Road	466568/367530	DPP	Yes	5.43	184	0	13	171	Sherwood Environmental Village Ltd

\*Estimate

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## HOUSING LAND AVAILABILITY (April 2008)

SOUTHERN SUB-AREA		GRID REF (East/ North)	STATUS	PDL	AREA (ha.)	NO.OF DWELLINGS				OWNERS/DEVELOPERS/ COMMENTS
SITE REF	LOCATION					Total	Comp'd	UC	Not St'd	
Ep-001	EPPERSTONE. Main Street	464980/348510	DPP	Yes	7.54	41	8	13	14	Epperstone Developments Ltd (6 by Change-of-Use)
Fa-001	FARNSFIELD. Chapel Lane	464824/356576	DPP	Yes	0.27	10	1	9	0	Rippon Homes Ltd
Fi-001	FISKERTON.Marlock Close	473600/351145	DPP	No	2.54	29	28	1	0	J S Bloor (Measham) Ltd. (1 by Change-of-Use)
Ki-001	KIRKLINGTON. Main Street	467852/357605	LPA	No	0.18	1				
Ro-001	ROLLESTON.Staythorpe Road	474555/352821	LPA	No	0.18	2				
Ro-002	ROLLESTON.Staythorpe Road	474427/352563	OPP	No	1.70	12			12	West-Meath Homes Ltd (1 by Change-of-Use)
So-002	SOUTHWELL.Nottingham Road	469782/353379	LPA	No	1.69	20				Beckett Builders
So-007	SOUTHWELL.Halam Road (PB)	469644/354123	DPP	Yes	3.03	54	22	1	31	Westbury Homes
So-011	SOUTHWELL, Church Street	470339/353695	DPP	Yes	0.90	13			13	The Governors Of The Minster School
Up-001	UPTON.Main Road	473864/354438	LPA	No	0.05	1				

\* Estimate

(PB) Planning Brief available


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## **Appendix 2i - Adopted LDS Timetable**

[illegible]



## **Appendix 2ii - Draft LDS Timetable updated November 2008**

Year		2008				2009												2010												2011															
Month		S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
KEY																																													
		Pre-Production																																											
		Production																																											
		Examination (E) to Adoption (A)																																											
		KEY	C	Consultation on scope of DPD																S	Submission to the Secretary of State												R	Receipt of Inspector's Report											
		KEY	P	Public Participation in preparation of DPD																M	Pre-Examination Meeting												A	Adoption											
		KEY	D	DPD Publication																E	Examination																								
Local Development Documents																																													
Statement of Community Involvement				SCI Adopted 9 March 2006																																									
Development Plan Documents																																													
Core Strategy			P					P						D			S			M		E			R		A																		
Site Specific Land Allocations & Policies										C								P					D				S			M		E			R		A								
General Development Control Policies						C			P					D			S			M		E			R		A																		
Adopted Proposals Map																																													
Supplementary Planning Documents																																													
Affordable Housing																																					A								
Developer Contributions			A																																										
Sustainable Energy																																					A								
Shopfront & Advertisement Design Guide											A																																		
Other Documents																																													
Annual Monitoring Report					S												S																						S						
Month		S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				

**APPENDIX 3**



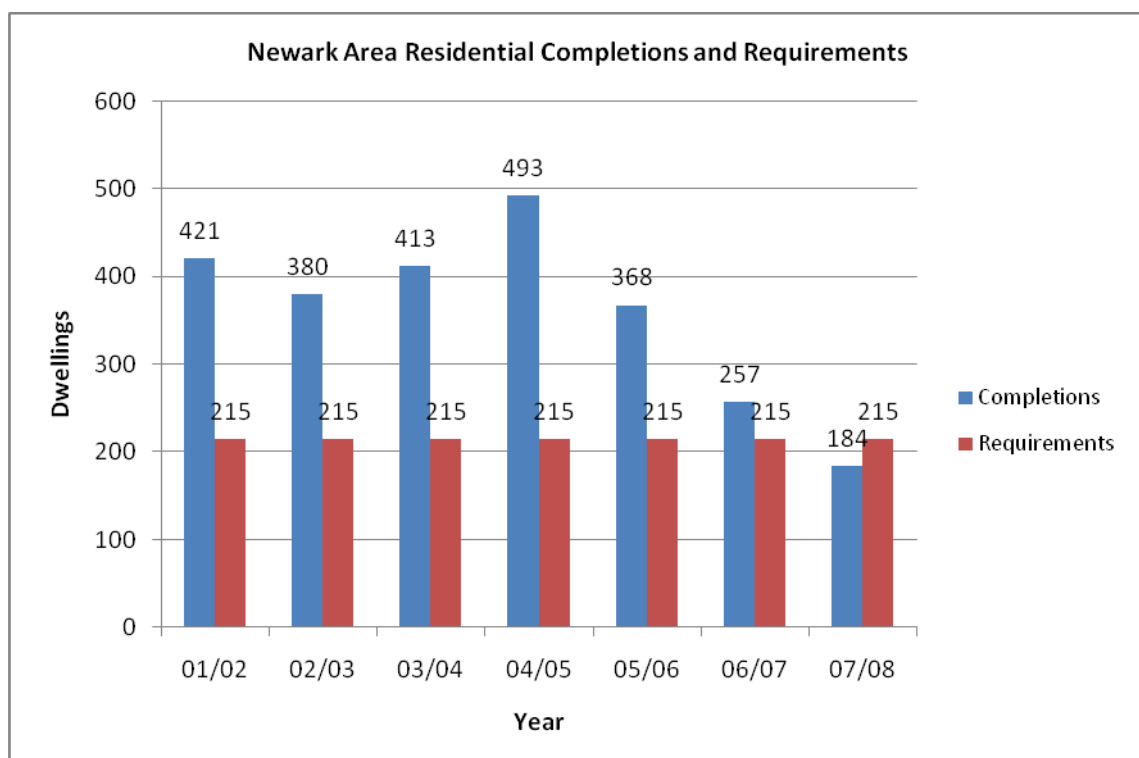
- 1** Newark Area
- 2** Western Area
- 3** Southern Area

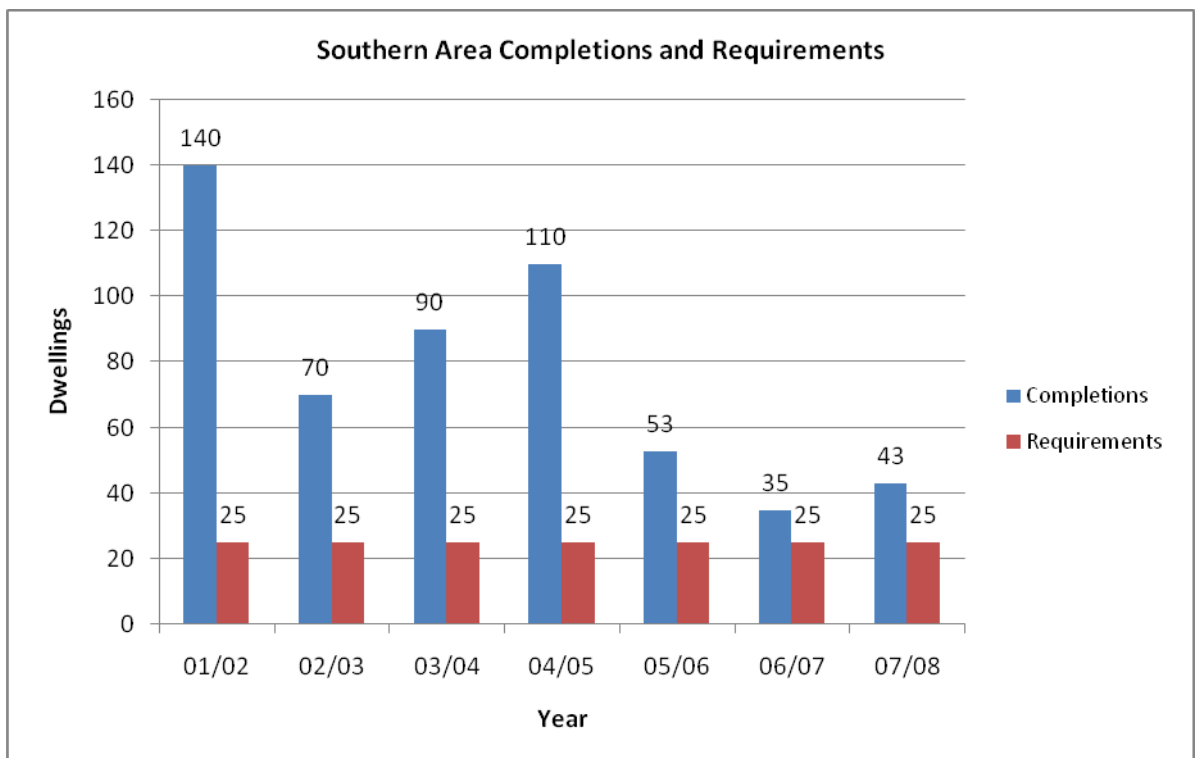
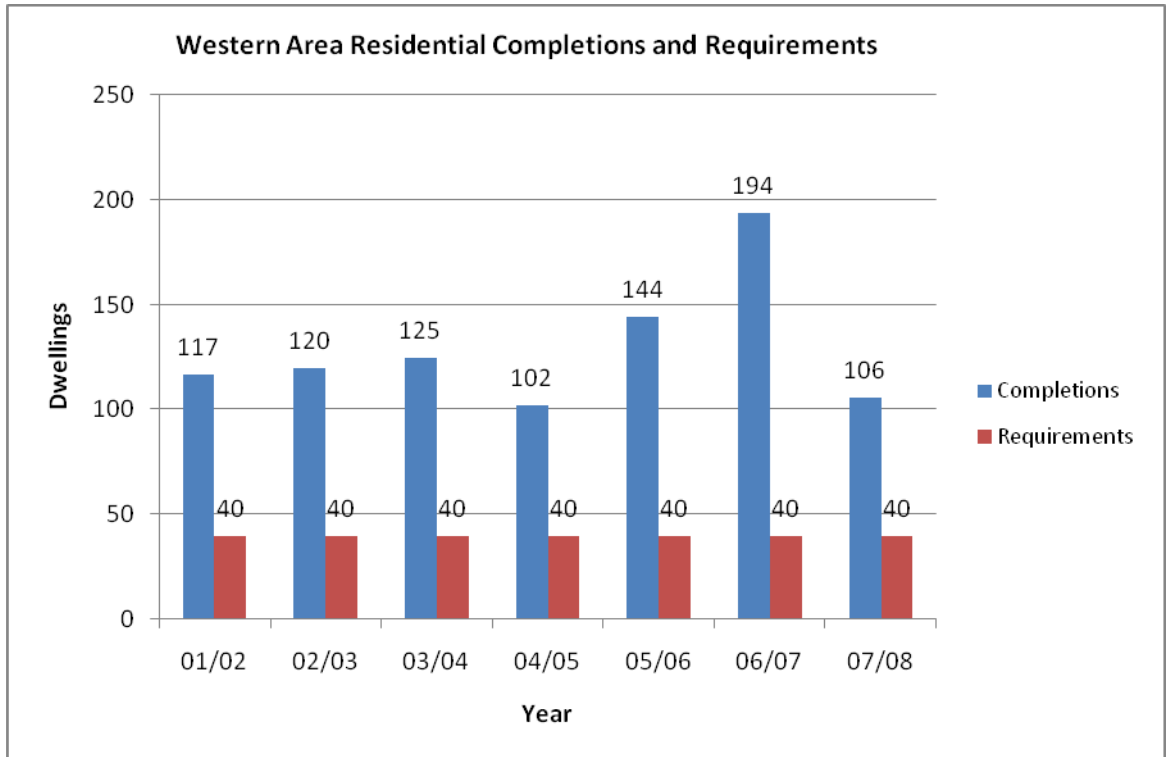
#### Appendix 4 Business Development – Sub-Area Breakdown

<b>(1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008)</b>		<b>Newark Area</b>	<b>Southern Area</b>	<b>Western Area</b>	<b>District Total</b>
Amount of floorspace (m <sup>2</sup> ) developed by type	<b>B1</b>	<b>10262</b>	<b>0</b>	<b>4923.2</b>	<b>15185.2</b>
	<b>B2</b>	<b>557.4</b>	<b>0</b>	<b>2508</b>	<b>3065.4</b>
	<b>B8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Amount of floorspace (m <sup>2</sup> ) developed by type in employment/regeneration areas	<b>B1</b>	<b>5942</b>	<b>0</b>	<b>4923.2</b>	<b>10865.2</b>
	<b>B2</b>	<b>557.4</b>	<b>0</b>	<b>2508</b>	<b>3065.4</b>
	<b>B8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Amount of floorspace (m <sup>2</sup> / %) developed by type on previously developed land	<b>B1</b>	<b>10262/58</b>	<b>0/0</b>	<b>4923.2/100</b>	<b>15185.2/71</b>
	<b>B2</b>	<b>557.4/100</b>	<b>0</b>	<b>2508/100</b>	<b>3065.4/100</b>
	<b>B8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67817/0</b>
Employment land (ha.) available by type	<b>B1</b>	<b>20.42</b>	<b>0.02</b>	<b>14.52</b>	<b>34.96</b>
	<b>B2</b>	<b>8.38</b>	<b>0</b>	<b>0.90</b>	<b>9.28</b>
	<b>B8</b>	<b>1.26</b>	<b>0</b>	<b>0.57</b>	<b>1.83</b>
	<b>Mixed</b>	<b>21.71</b>	<b>0</b>	<b>65.81</b>	<b>87.52</b>
Losses of employment land (ha.) in local authority area		<b>2.79</b>	<b>7.54</b>	<b>1.12</b>	<b>11.45</b>
Losses of employment land (ha.) in employment/regeneration areas		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Amount of employment land (ha.) lost to residential development		<b>2.79</b>	<b>7.54</b>	<b>1.12</b>	<b>11.45</b>

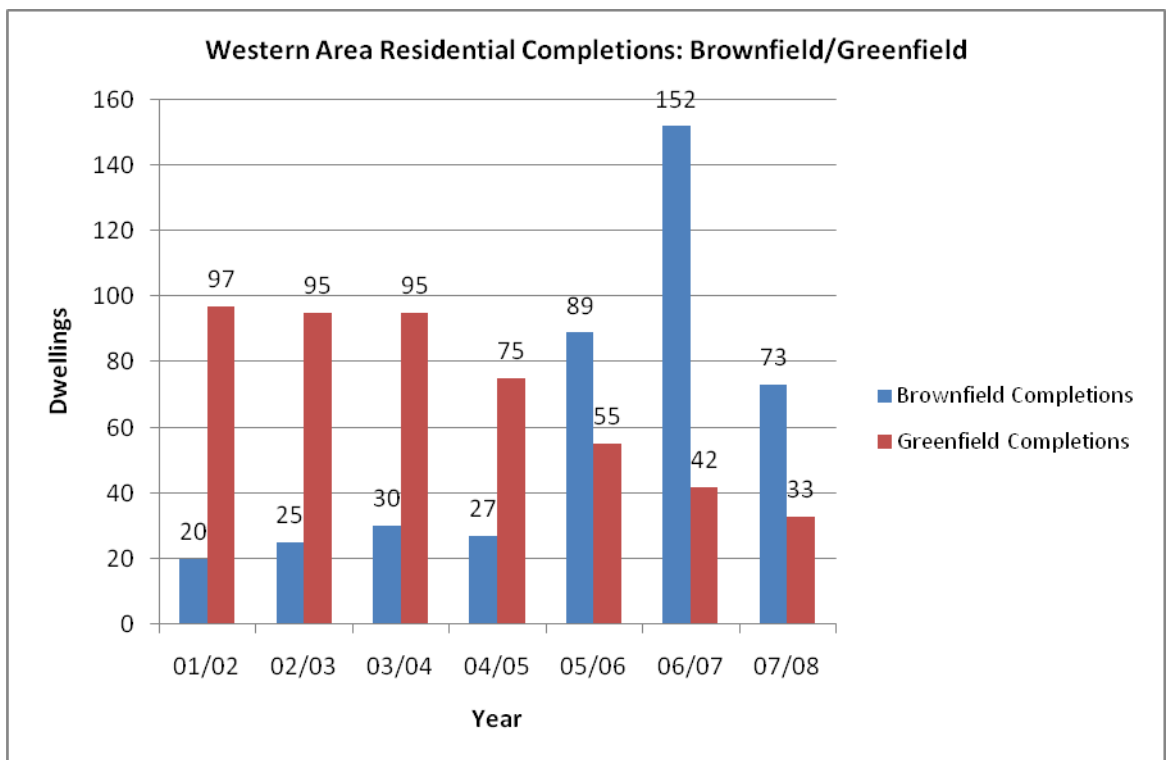
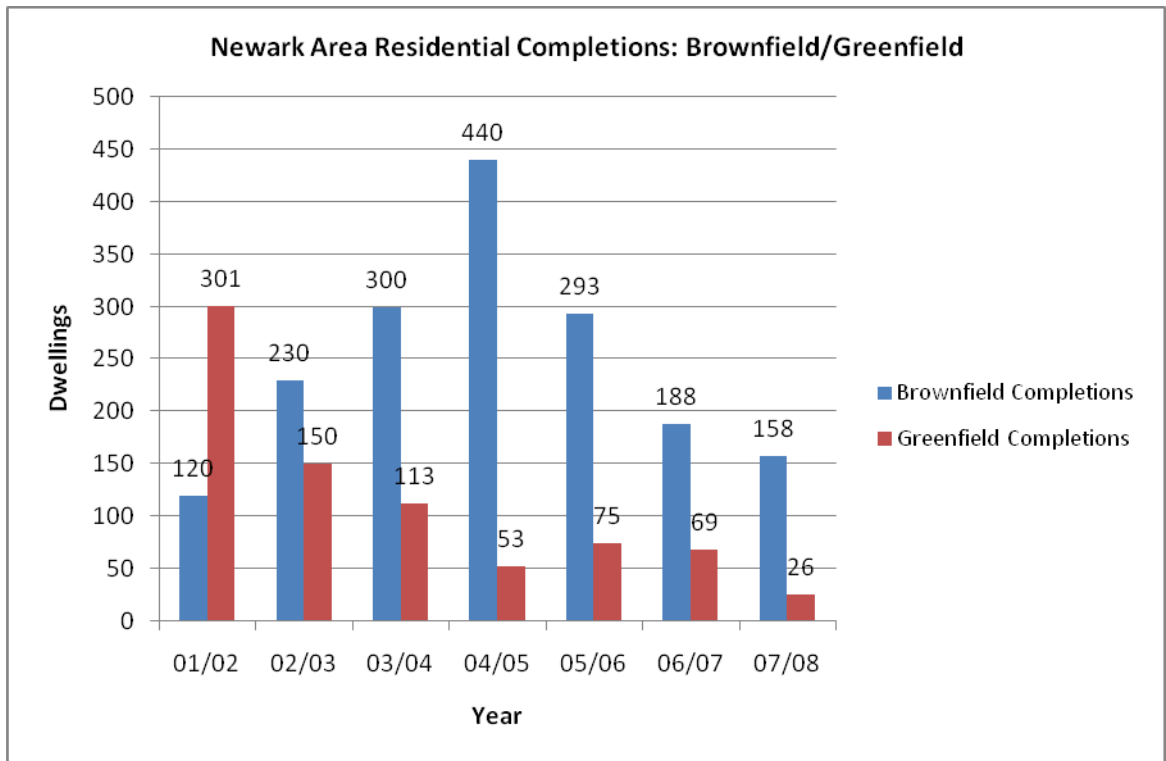
## Appendix 5 - Profile of Housing Completions Sub Area Breakdown

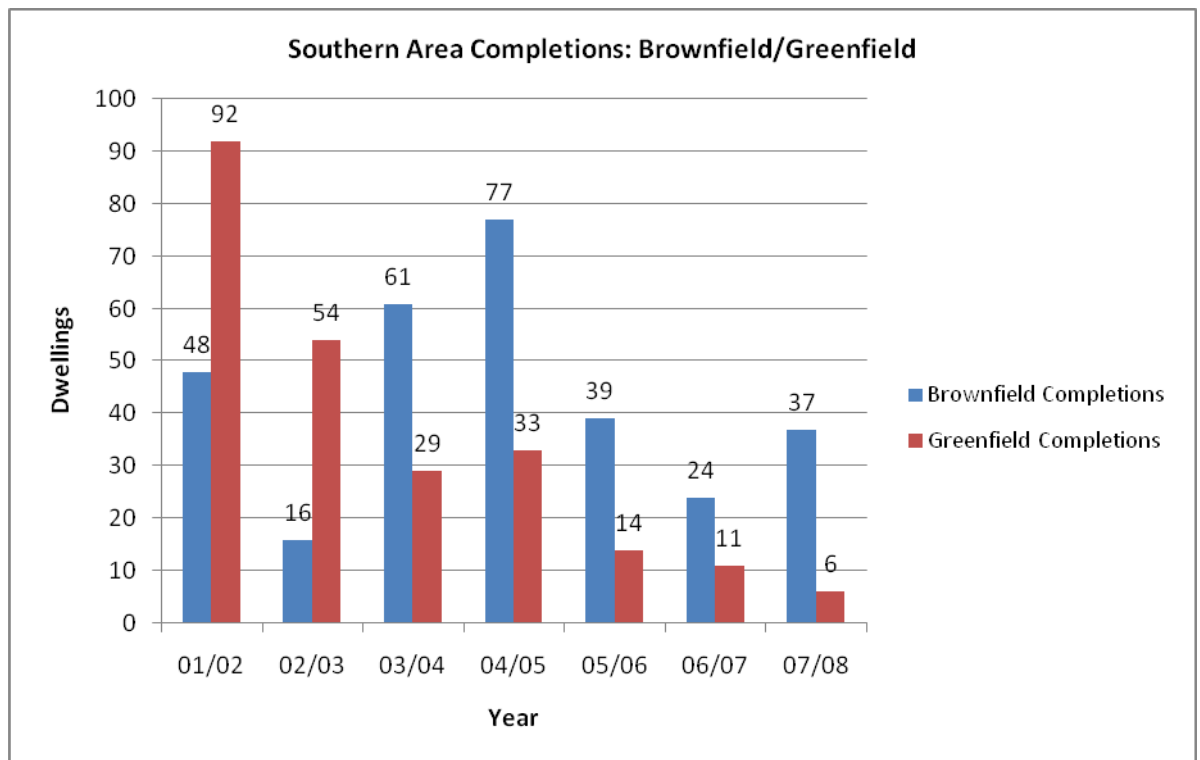
1. While the information in the AMR document so far has largely related to the District as a whole, it is important to examine how past completion rates and development trends have performed on a more localised basis. Newark and Sherwood is a very large District covering 60,000 ha and based on the JSP sub-division of the whole County into policy 'sub-areas', has itself been split into three areas for Local Plan purposes as shown below:
  - (i) the Newark Area (located within the East Nottinghamshire JSP Sub-Area);
  - (ii) the Southern Area (located within the South Nottinghamshire JSP Sub-Area);
  - (iii) the Western Area (located within the West and North-West Nottinghamshire JSP Sub- Area).
2. The distribution of housing requirements through the JSP process has apportioned set figures for new housing to the wider Sub Areas but also within them, to the areas administered by the individual District Councils within the County, including the Newark and Sherwood area. In practice, this has meant that the JSP strategic housing requirement 2001 to 2021 for the District has been most demanding for the Newark Area (4300 dwellings), and less so for the Western Area (800 dwellings) and the Southern Area (500 dwellings). This information has previously been recorded in Table 15 of this document, and compared against the housing completions that have occurred within the three constituent areas making up Newark and Sherwood District. The graphical illustration of how housing completions have performed against strategic requirements on an individual area basis is now shown below, for the Newark, Western and Southern Area.





3. Similarly, how the individual areas have performed in terms of Brownfield Completions as against Greenfield Completions, across the District is illustrated as follows:





4. In relation to future development, it is important to appreciate the extent and nature of existing permissions that have already been granted and have yet to be constructed.

## Housing Land Allocations

[illegible]



Site	Parish	Address	Dwellings Allocated *	Current Status Dwellings		Dwellings			Greenfield/ Brownfield
						COM	UC	NS	
Sa	Bleasby	Rear of Wagon & Horses PH	25	COM	23	23			Greenfield
Sb	Farnsfield	Southwell Road	50	COM	45	45			Greenfield
Sc	Farnsfield	Cockett Lane	30	COM	26	26			Greenfield
Sd	Fiskerton	South of Marlock Close	15	DPP	29	28	1		Greenfield
Se	Fiskerton	Marlock Close	4	COM	5	5			Greenfield
Sf	Kirklington	The Green	2	COM	2	2			Greenfield
Sg	Kirklington	School Lane	2	COM	2	2			Greenfield
Sh	Kirklington	Main Street	1	LPA	1				Greenfield
Si	Lowdham	Southwell Road	70	COM	74	74			Greenfield
Sj	Rolleston	Staythorpe Road	2	LPA	2				Greenfield
Sk	Southwell	The Ropewalk	18	COM	Develope d for non- residenta l				Greenfield
Sl	Southwell	Land to North of Halam Road	70	COM	31	31			Brownfield
				DPP	54	22	1	31	
Sm	Southwell	Lower Kirklington Rd	30	COM	28	28			Greenfield
Sn	Southwell	Nottingham Road	20	LPA	20				Greenfield
So	Thurgarton	Bleasby Road	1	COM	1	1			Brownfield
Sp	Upton	Upton Hall	1	COM	1	1			Brownfield
Sq	Upton	Redland Farm	1	LPA	1				Greenfield

LPA = Allocation

DPP = Detailed Permission

OPP = Outline Permission

COM = Complete

UC = Under Construction

NS = Not Started

\* estimated

^ Larger than Allocation

**APPENDIX 6ii – Status of Employment Allocations (at April 2008)**

Site	Location	Address	Hectares Allocated	Current Status	Hectares	Com	Hectares NS	UC	Greenfield/ Brownfield
Na	Winthorp e	South Airfield Farm	43.0	OPP COM	2.65 40.35		2.65		Greenfield
Nb	Newark	Farndon Road	1.81	LPA COM	0.56* 0.82				Greenfield
Nc	Balderton	Land adj to Balderton Hospital	16.00	OPP DPP	14.38 2.62		14.38	2.62	Greenfield
Nd	Newark	Northern Road Industrial Estate	16.20 0.42	LPA LPA	12.61 0.42	3.59			Greenfield Brownfield
Ne	Newark	Hawton Lane Industrial Area	1.60	COM	#	1.05			Brownfield
Nf	Balderton	Belvoir Iron Works	3.00	LPA	3.00				Brownfield
Wa	Ollerton	Land North of Ollerton Roundabout	21.00	LPA	21.00				Greenfield
Wb	Bilthorpe	Brailwood Road	1.33	LPA	1.33				Greenfield
Wc	Bilthorpe	Bilthorpe Colliery	4.67	LPA	4.67				Greenfield
Wd	Blidworth	Blidworth Industrial Park	0.40	LPA	0.40				Brownfield
We	Boughton	Boughton Industrial Estate	13.08	LPA	12.24	0.84			Brownfield
Wf	Rainworth	Land to West of Colliery Lane	6.12	DPP	5.75^		5.75		Greenfield
Sa	Southwell	Crew Lane	0.69	DPP	0.69	0.20		0.49	Greenfield

LPA Allocation

DPP Detailed Permission

OPP Outline Permission

COM Complete

UC Under Construction

NS Not Started

\*Area reduced. Part developed for Public House

# Remainder of site retained by owner for future use.

^Area reduced. Part incorporated into Rainworth By-pass.

# ANNUAL MONITORING REPORT - BIODIVERSITY APPENDIX 7

## PROJECTS COMPLETE OR STARTED ON SITE 07 - 08

### Partners

NSDC - Newark and Sherwood District Council

NCC - Nottinghamshire County Council

BBC - Building Better Communities

HLF - Heritage Lottery Fund

WGS - Woodland Grant scheme

SFT - Sherwood Forest Trust

NWT - Nottinghamshire Wildlife Trust

SSP - Sub Regional Strategic partnership

FC - Forestry Commission

NE - Natural England

EMDA - East Midlands Development Agency

OT - On Trent

TE - Thoresby Estates

Project Description	Estimated Cost	Funding	Biodiversity Target in BIP	Outcomes Apr 06/07	Outcomes 07/08	Service Area
<b>Maun Valley Trail</b> Proposed bridleway approx 2km with associated native tree and hedgerow planting. Two new areas of woodland created,	£228,000	NCC/BBC £182,000  NSDC £46,000 land TE	<b>Landscape Character Area</b> Sherwood Region <b>Key Biodiversity features</b> Oak Birch woodland LBAP Lowland heathland UKBAP & LBAP Lowland acid grassland UKBAP & LBAP Neutral grassland UKBAP&LBAP Rivers and Streams LBAP <b>Species</b> Bats (some species) UKBAP & LBAP Water Vole UKBAP and LBAP Brown Hare UKBAP Bullfinch UKBAP Woodlark UKBAP Nightjar UKBAP&LBAP <b>Targets</b> Rivers and Streams LBAP Enhance ecological diversity of at least 100km of main river by 2010 Identify a site or series of sites on the river Maun and work with partners on the restoration of these features	Woodland planting 2.2 hectares April 06 Native tree planting 89 Trees - March 07 Native hedge planting 1158m - March 07 Approx 2km of new bridleway to be opened adjacent to River Maun Aug-08	Bridleway complete Oct-08 New bridleway bridge being designed and implemented 09 Additional fencing and planting 08-09 Interpretation 08-09 Additional funding applied for from BBC 08-Sep	NSDC Planning  NCC

<b>Clipstone Vicar Water LNR</b> Landscape Heritage Project Partnership scheme Creation of heathland and woodland restoration with improved access and interpretation.	£26,275	HLF WGS NSDC SFT	<b>Landscape Character Area</b> Sherwood Region <b>Key Biodiversity features</b> Oak Birch woodland LBAP Lowland heathland UKBAP & LBAP Lowland acid grassland UKBAP & LBAP Neutral grassland UKBAP&LBAP Rivers and Streams LBAP  <b>Species</b> Bats (some species) UKBAP & LBAP Water Vole UKBAP and LBAP Brown Hare UKBAP Bullfinch UKBAP Woodlark UKBAP Nightjar UKBAP&LBAP <b>Targets</b> Lowland heathland Bring 80% into appropriate management by 2005 Increase the area by 200ha by 2005 Rivers and streams Maintain/enhance ecological diversity	June 02-March 07 Total area heathland created 30ha Total area woodland restored 30ha Wetlands Riparian zone management, aquatic vegetation control  Area brought into grazing 40ha Total area of site with improved, safe public access, and improved interpretation infrastructure, 80ha  Green Flag Award	To be added	NSDC Housing and Environmental Services  Sherwood Forest Trust
<b>Intake Wood LNR</b> Landscape Heritage Project Partnership scheme Creation of heathland and restoration of woodland with improved access and interpretation and surveys and preparation of management plan.	£40,312	HLF WGS NSDC SFT	<b>Landscape Character Area</b> Sherwood Region <b>Key Biodiversity features</b> Oak Birch woodland LBAP Lowland heathland UKBAP & LBAP <b>Species</b> Bats (some species) UKBAP & LBAP Woodlark UKBAP Nightjar UKBAP&LBAP <b>Targets</b> Lowland heathland Bring 80% into appropriate management by 2005 Increase the area by 200ha by 2005	June 02-March 07 3 ha heathland created 10 ha woodland restored 13 ha with improved, safe, public access 13 ha with improved interpretation infrastructure 13 ha of site survey/management plan	To be added	NSDC Housing and Environmental Services  Sherwood Forest Trust

[illegible]

POTENTIAL FUTURE PROJECTS TO BE MONITORED						
Project Description	Est cost	Funding	Biodiversity Targets in BIP	Description	Timescale	Service Area
<b>Southwell Riverside</b> Proposed improvements to a footpath and water meadows alongside the river Greet. The scheme includes improves access for disabled, new community orchard and wild flower meadow, an existing area of woodland restored and replanted, and a management plan produced for the site.	£22,290.90	BBC £19,041  NSDC £2,250  Public Subscription £1,000	<b>Landscape Character Area</b> Mid Nottinghamshire Farmlands <b>Key Biodiversity features</b> Rivers and streams LBAP Mixed Ash Woodland LBAP <b>Species</b> Water Vole UKBAP and LBAP Bats (some species) UKBAP & LBAP Barn Owl LBAP Bullfinch UKBAP <b>Targets</b> Rivers and Streams LBAP Enhance ecological diversity of at least 100km of main river by 2010	Bid submitted October 07	Work commenced on site Sep-08 Wildflower meadow stripped Sept 08 Community orchard planted Oct 08 Tree clearance and work in woodland Oct 08 Grading and seeding of wild flower meadow Mar-09 Work on footpaths Mar-09	NSDC Planning  Southwell Town Council
<b>Sconce and Devon Park</b> NSDC owns and manages Sconce and Devon Park, a 12ha park to the west of Newark. The area is of both historic and ecological interest, containing a civil war earthwork and a Local nature Reserve alongside the river Devon.	£2.3M	HLF NSDC	<b>Landscape Character Area</b> Trent Washlands <b>Key Biodiversity features</b> Rivers and streams LBAP Unimproved neutral grassland Lowland wet grassland <b>Species</b> Water Vole UKBAP and LBAP Otter UKBAP and LBAP Bats (some species) UKBAP & LBAP Barn Owl LBAP Reed bunting UKBAP <b>Targets</b> Maintain/enhance ecological diversity As NLBAP Rivers and Streams LBAP Enhance ecological diversity of at least 100km of main river by 2010	£89,000 development grant received Sept 07. Work on development to continue with start on site 08/09  Ecological surveys of waterbodies as well as bats birds and other protected species in advance of any tree works Development of ten year management and maintenance plan	Lottery gant confirmed total cost of project 2.3M Work on final design stage 08-March 09 Commence on site Apr-09	NSDC Housing and Environmental Services

<b>Trent Vale</b> The HLF has recently annouced a major award of 1.76m for the Trent Vale Partnership conservation scheme. The scheme will benefit the area nicknames the lost Vale, defined by its historic connection to the river Trent. The first scheme the partnership are hoping to undertake is the proposed enhancement of wetland at North Muskham Nature Reserve. This will involve realignment works to the northern and eastern banks of the wetland. Creation of wet grassland,	1.76m	HLF NWT NSDC OT	<b>Landscape Character Area</b> Trent Washlands <b>Key Biodiversity features</b> Lowland wet grassland <b>Species</b> Water Vole UKBAP and LBAP?? Bats (some species) UKBAP & LBAP Reed bunting UKBAP <b>Targets</b> Maintain/enhance ecological diversity As NLBAP	Feb 08 to May 08 remove 4000m2 of scrub/trees Strip 11,600m2 from northern and eastern banks, create a new shallow bank profile and use spoil to form new low shelves around margins of lake. Bund and in-fill north eastern corner of the lake, to create 1000m2 of shallow water suitable for reedbed creation. Create a new 260mx1m path	North Muskham Nature Reserve scheme complete	NWT
<b>Other Trent Vale Projects</b>						
<b>Girton Angling pegs</b>			The projects will improve the river habitat such as reed beds and wetlands as listed in the NBAP The projects will also benefit several species listed in Section 41 of the Natural Environment and Rural Communities Act 2006, including European Eel, River Lamprey, Smelt Sea Lamprey and Atlantic salmon	Improvements of angling facilities at Girton	Oct 09-Sept10	EA
<b>Winthorpe habitat and angling enhancements</b>				Creation of a lake 0.8hectare in size near Winthorpe and connect it to the river Trent. The spoil will be used to create a reedbed 0.8ha at a lake some short distance down stream. A total of 5 new angling pegs will be created along with a 100m car access track and car park suitable for 5 vehicles	Oct09-March11	EA
<b>Disabled angling pegs</b>				There is an opportunity to create further improvements for disabled angling facilities at the confluence of the River Devon and River Trent Improvements to the river habitat such as reeds and wetlands	Oct 09-March10	EA
<b>Langford Lowfields new car park and footpath</b>				Provision of visitor car park and footpath for circular route around Langford Lowfields nature reserve together with signage along route and interpretation boards	Oct 09-March 10	RSPB

Biodiversity Action Plans		Tarmac	<p>Biodiversity Action Plans have been prepared and are being implemented for Langford and Girton Quarries</p> <p><b>Landscape Character Area</b> Trent Washlands</p> <p><b>Key Biodiversity features</b> Lowland wet grassland</p> <p><b>Species</b> Water Vole UKBAP and LBAP?? Bats (some species) UKBAP &amp; LBAP Reed bunting UKBAP</p> <p><b>Targets</b> Maintain/enhance ecological diversity As NLBAP</p>			
			<p><b>Langford Quarry</b></p> <p>24 ha eutrophic and mesotrophic standing waters 4.5ha Fens, marshes and swamps 8ha Lowland wet grassland 53.5ha reedbed 50ha Unimproved neutral grassland 5.5ha Oak-Birch woodland</p> <p><b>Girton Quarry</b></p> <p>83.9 ha Eutrophic and mesotrophic standing waters 22.5 ha Farmland 7.6 ha Fens, marshes and swamps 25.2ha Lowland wet grassland 10.0 ha Oak Birch Woodland 8.0ha reedbed 4.0ha Wet broadleaved woodland 60.2ha Unimproved neutral grassland 1.9km hedgerows</p>	2009-2014		Tarmac



Restoration of Besthorpe Buffer Lagoon		NWT EA Lafarge	<b>Landscape Character Area</b> Trent Washlands <b>Key Biodiversity features</b> Lowland wet grassland <b>Species</b> Water Vole UKBAP and LBAP?? Bats (some species) UKBAP & LBAP Reed bunting UKBAP <b>Targets</b> Maintain/enhance ecological diversity As NLBAP	The Besthorpe Buffer lagoon is part of a much larger site including gravel workings in Girton and Besthorpe removal of all hard structures in lagoon, remove the east and south bunds, regrade the north and west bunds to blend into the surrounding landscape, construct two viewing screens in line with NWT specification and reinstate fencing	March 08-August 08	NWT EA Lafarge
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Living Legends	50M	HLF NCC SSP EMDA FC NE	<b>Landscape Character Area</b> Sherwood Region <b>Key Biodiversity features</b> Oak Birch woodland LBAP Lowland heathland UKBAP & LBAP <b>Species</b> Bats (some species) UKBAP & LBAP Woodlark UKBAP Nightjar UKBAP&LBAP <b>Targets</b> Lowland heathland Bring 80% into appropriate management by 2005 Increase the area by 200ha by 2005 Oak Birch woodland Develop an inventory then formulate a target for expansion by 2005.	Bid submitted to HLF for public vote Dec 07 300 hectares of new woodland 250 km network of footpaths and bridleways to connect to national cycle network and 20 railway stations. New visitor complex  Bid failed - smaller scheme to be considered	No further information	NCC
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## Appendix 8 Five year housing land supply in the District @ April 2008 - JSP

1. In response to Planning Policy Statement 3 (PPS3), Housing, from the 1<sup>st</sup> April 2007 the Council is required to identify and maintain a rolling 5 year housing land supply. This is the formal 5 year land supply statement for the District which covers the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2013.
2. Advice produced by the Department for Communities and Local Government states that "Local Planning Authorities should use, where available, housing provision figures in Adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan)." In terms of identifying a rolling 5 year supply of 'deliverable' land for housing (PPS3, para 71 refers), this is the position for the Newark and Sherwood District based on the housing land requirements of the existing RSS8/Joint Structure Plan.
3. The total strategic dwelling requirement from 2001 to 2021 is 5600 dwellings of which, at April 2008, 3960 had been completed, leaving a residual requirement of 1640 dwellings to 2021; this equates to 126.15 per year. Based on this figure, the 5 year land requirement would be 631 dwellings in total. I believe the figures below demonstrate that there is an identified supply of 'deliverable' dwellings that more than covers this requirement.
4. At April 2008 there was planning permission for 3074 dwellings in the District, which in Table 1 is broken down between those sites that have full planning permission and site construction has started, sites that have full planning permission but site construction has not started, and sites with outline planning permission only.

**Table 1: Extant planning permissions at April 2008**

Status of sites	Number of dwellings (Net)
Full planning permission and site construction started	1614
Full planning permission but site construction has not started	801
Outline planning permission only	659
Total	3074

5. The 5 year land supply is available just from the sites which have already commenced.
6. Looking at the individual permissions, it can reasonably be expected that development will come forward on most sites with full planning permission without undue delay. I believe that this view is supported by the fact that a good proportion of the identified supply is made-up of relatively small sites (less than 50 dwellings), where there are stronger grounds to assume delivery will generally be achieved without undue delay; even if there are complications in respect of individual sites, impact on overall supply would obviously be minimal.
7. Even in respect of the larger sites, including Balderton Hospital, their size does not necessarily mean delivery will be unduly slow, but it is reasonable to expect that

development of the whole site will take longer to complete. In the case of Balderton Hospital specifically, figures below demonstrate that annual housing delivery is now at a high rate and there is no reason to expect that strong, consistent delivery will not continue to be achieved over coming years; to the extent that it will deliver a good proportion of the total completed housing development each year.

### **Profile of full planning permissions**

8. Of the 2415 dwellings with full planning permission (including both sites where construction has started and those where it has not), there are:
  - i. 373 sites where permission remains to develop between 1 and 9 dwellings – totaling 623 dwellings;
  - ii. 18 sites where permission remains to develop between 10 and 19 dwellings – totaling 222 dwellings;
  - iii. 13 sites where permission remains to develop between 20 and 49 dwellings – totaling 319 dwellings;
  - iv. 4 sites where permission remains to develop between 50 and 99 dwellings – totaling 289 dwellings; and
  - v. 7 sites where permission remains to develop 100 or more dwellings – totaling 962 dwellings

### **Profile of outline planning permissions**

9. Totaling 659 dwellings, outline permissions make up 21% of all planning permissions in the District. The fact that there are, therefore, more than twice as many dwellings with full planning permission, further strengthens the view that there are more than enough deliverable dwellings with planning permission for the next 5 years. Furthermore, as at the start of April 2008, just under 50% of dwellings with outline permission were at Balderton Hospital, where development is now progressing well, with no reason to believe that this will not continue.
10. In respect of those sites with outline planning permission, the total of 659 dwellings breaks down as follows:
  - i. 33 sites with permission to develop between 1 and 9 dwellings – totaling 59 dwellings;
  - ii. 1 site with permission to develop between 10 and 19 dwellings – totaling 11 dwellings;
  - iii. 2 sites with permission to develop between 20 and 49 dwellings – totaling 44 dwellings;
  - iv. 2 sites with permission to develop between 50 and 99 dwellings – totaling 125 dwellings; and
  - v. 2 sites with permission to develop 100 or more dwellings – totaling 420 dwellings

### **Balderton Hospital**

11. The supply and delivery situation at the former Balderton Hospital is set out below in Table 2. It shows that outline permissions are translating into full permission and then into completed dwellings at a steady rate.

12. It is useful also to note that, since April 2006, reserve matters applications have been approved on two areas of land to give a total of 202 further dwellings with full planning permission (reducing the number with outline permission to 320). This, again, illustrates the fact that site delivery is progressing well.

**Table 2: Housing supply at the former Balderton Hospital**

	<b>Outline permission</b>	<b>Full permission</b>	<b>Completed (cumulative)</b>	<b>Total</b>	<b>Annual completion</b>	
<b>As at:</b>					<b>Year</b>	
April 2001	1097	53	0	1150	-	-
April 2002	1044	71	35	1150	01-02	35
April 2003	606	445	99	1150	02-03	64
April 2004	598	359	193	1150	03-04	94
April 2005	592	229	329	1150	04-05	136
April 2006	522	193	435	1150	05-06	106
April 2007	320	305	525	1150	06-07	90
April 2008	320	248	582	1150	07-08	57

## Appendix 9 - Five year housing land supply in the District @ April 2008 - RSS

1. In response to Planning Policy Statement 3 (PPS3), Housing, from the 1<sup>st</sup> April 2007 the Council is required to identify and maintain a rolling 5 year housing land supply. This is the formal 5 year land supply statement for the District which covers the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2013.
2. Advice produced by the Department for Communities and Local Government states that "Local Planning Authorities should use, where available, housing provision figures in Adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan)." In terms of identifying a rolling 5 year supply of 'deliverable' land for housing (PPS3, para 71 refers), this is the position for the Newark and Sherwood District based on the housing land requirements of the emerging Regional Plan. This document is currently at the Proposed Changes stage and will not become part of the Development Plan until it is formally adopted. This is expected to take place early in the New Year.
3. The strategic allocation for the plan period is broken down into blocks of 5 years as follows:  
  

2001/2 to 2005/6	610
2006/7 to 2010/11	660
2011/12 to 2015/16	710
2016/17 to 2025/26	790
4. The total strategic dwelling requirement from 2001 to 2026 is 17,800 dwellings of which, at April 2008, 3,960 had been completed, leaving a residual requirement of 13,840 dwellings to 2,026. The five year supply is made up of 660 dwellings per year for 3 years and rises to 710 for 2 years. As there is already a shortfall up to the current year of 665 the 5 year land requirement would be 4065 dwellings in total. The figures below demonstrate that there is an under supply of 'deliverable' dwellings.
5. At April 2008 there was planning permission for 3074 dwellings in the District, which in Table 1 is broken down between those sites that have full planning permission and site construction has started, sites that have full planning permission but site construction has not started, and sites with outline planning permission only.

**Table 1: Extant planning permissions at April 2008**

Status of sites	Number of dwellings (Net)
Full planning permission and site construction started	1614
Full planning permission but site construction has not started	801
Outline planning permission only	659
Total	3074

6. Currently there are 2,415 dwellings with full planning permission (including both sites where construction has started and those where it has not) and 659 dwellings with outline permission. Based on previous experience it can be assumed that approximately 10% of these sites will not be delivered. This therefore means that a figure of 2,766 dwellings can be offset against the five year supply leaving an undersupply of 1,299 dwellings.
7. A Strategic Housing Land Availability Assessment (SHLAA) is currently being undertaken for the District which will identify potential land for housing on sites of 0.25 Hectares and over. Following on from the SHLAA process, as part of the Local Development Framework process, appropriate sites will be allocated for housing which should more than meet the 5 year land supply.

## **APPENDIX 10 GLOSSARY OF TERMS**

Area Action Plan (AAP)	A document providing a planning framework for areas of change including intensive growth, or regeneration, and areas of conservation.
Annual Monitoring Report (AMR)	A report, the District Council is required to produce annually, to assess the implementation of the LDS and the extent to which the policies in Local Development Documents (LDDs) are being achieved.
Community Plan	The Newark and Sherwood Partnership Community Plan 2006-2016, published in mid 2006 is the Community Strategy document for the District (see Community Strategy below).
Community Strategy	A strategy required to be prepared by local authorities such as the District Council, under the terms of the Local Government Act 2000. A Community Strategy should promote economic, social and environmental well-being, enhance quality of life and help deliver local aspirations.
Core Strategy (CS)	Sets out the long-term spatial vision for the Local Planning Authority area and the strategic policies and proposals to deliver that vision.
Developer Contributions	Developer Contributions, also known as Planning Contributions, arise from a form of legal agreement entered into between the Local Planning Authority and a developer, and attached to particular planning permission. Under the agreed terms, the developer will either directly provide or contribute towards the provision of services, facilities, infrastructure or other development of benefit to the community. Such Contributions will be used to ensure that any social, economic, environmental or infrastructure needs arising from the development are met.
Development Control Policies	A suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in

	the core strategy.
Development Plan (DP)	For this area the Development Plan will consist of the Regional Spatial Strategy (RSS) prepared by the East Midlands Regional Assembly (EMRA), and the Development Plan Documents (DPDs) prepared by the District Council, and in the case of the Joint Structure Plan and the Minerals and Waste Development Plan documents, prepared by the Nottinghamshire County Council (in conjunction with Nottingham City Council). While the RSS contains broad strategic policies, the LDDs will have locally focussed and detailed policies. The statutory Development Plan is an important document since it is the starting point in the consideration and assessment of planning applications for the development or use of land, providing a framework for planning decisions across the District.
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination conducted by an Inspector appointed by the Secretary of State. There will be a right for those making representations seeking change to be heard at this independent examination. DPDs are the documents prepared by the District Council as the Local Planning Authority, that will have development plan status.
Key Diagram	Diagrammatic interpretation of the spatial strategy as set out in the core strategy. To illustrate the broad strategy for the area in a similar fashion to existing Structure Plan's key diagrams. It is most likely to be appropriate to an area of significant change where the general location of broad areas of future development can be identified together with linkages between such areas and the relationship to other strategies and neighbouring areas. Broad areas of protection/little anticipated change can also be shown.
Key Milestones	Important dates in the production cycle of Local Development Documents. The Key milestones



	<p>are:</p> <ul style="list-style-type: none"> <li>i. commencement of the preparation process of a development plan document;</li> <li>ii. public participation on preferred options;</li> <li>iii. submission of development plan document;</li> <li>iv. pre-examination meeting;</li> <li>v. commencement of the examination; and</li> <li>vi. adoption of the development plan document.</li> </ul>
Local Development Document (LDD)	A document that forms part of the Local Development Framework. Can be a Development Plan Document (DPD) or a Supplementary Planning Document (SPD), but will also include the Statement of Community Involvement (SCI), the Sustainability Appraisal (SA), and the Strategic Environmental Assessment (SEA).
Local Development Framework (LDF)	A portfolio of Local Development Documents prepared by the District Council, which will provide the framework for delivering the spatial planning strategy for the area, as required by the new Planning and Compulsory Purchase Bill. In the new system, the Local Development Framework will eventually take the place of the Local Plan.
Local Development Scheme (LDS)	Sets out the programme for the preparation of the Local Development Documents (LDDs). Must be submitted to Secretary of State for approval within six months of the commencement date of the Act regardless of where a Local Planning Authority is in terms of their current Development Plan. Will be subject to periodic review to ensure an up-to-date version of the LDS is available.
Planning Policy Statement (PPSs)	Central Government statements of national planning policy guidance. The RSS and the LDF must be consistent with PPSs. Previously known as Planning Policy Guidance Notes (PPGs).
Proposals Map	Illustrates the policies and proposals in the Development Plan Documents (DPDs) and saved policies that are included in the Local Development Framework.

Regional Spatial Strategy (RSS)	Prepared by the regional planning body, the East Midlands Regional Assembly (EMRA). It will set out the strategic policies in relation to the development and use of land in the region and will be approved by the Secretary of State. (Previously known as Regional Planning Guidance RPG). The RSS provides a spatial framework to inform the preparation of LDDs.
Saved Plan	Existing adopted plans or parts of them (e.g. the Newark and Sherwood Local Plan) can be saved for three years from the date of commencement of the new Planning and Compulsory Purchase Act 2004.
Site Specific Allocations and Policies	Allocations of sites for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals.
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. The SCI will not be a Development Plan Document but will be subject to independent examination. A consultation statement showing how the Local Planning Authority has complied with its statement of community involvement will be required for all LDDs.
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.
Supplementary Planning Document (SPD)	Policy guidance to supplement the policies and proposals in Development Plan Documents. They will not form part of the Development Plan (and therefore not have Development Plan status), or be subject to independent examination. (Such additional Policy guidance under the old planning system was previously

	known as Supplementary Planning Guidance SPG.)
Supplementary Planning Guidance (SPG)	An SPG, produced under the pre-reformed planning system may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan. SPGs can be saved in the reformed planning system when linked to saved policy under agreed transitional arrangements.
Sustainability Appraisal (SA)	An Appraisal to ensure that all policies and proposals in Development Plan Documents (DPDs) reflect sustainable proposals. This will be carried out at the same time as the Strategic Environmental Assessment (SEA). The SA will assess the social, economic, and environmental impacts of the policies and proposals of the LDF.
Sustainable Development (SD)	<p>Section 39 of the new Planning and Compulsory Act 2004 requires LDDs to be prepared with a view to contributing to the achievement of sustainable development. PPS 12: Local Development Frameworks states that at the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.</p> <p>A widely used definition was drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".</p> <p>Central Government has set out four aims for sustainable development in its strategy: A Better Quality of Life, a Strategy for Sustainable Development in the UK. A Better Quality of Life - A Strategy for Sustainable Development for the UK-CM 4345, May 1999.</p> <p>The four aims are:</p> <ul style="list-style-type: none"> <li>i. social progress which recognises the needs of everyone;</li> <li>ii effective protection of the environment;</li> <li>iii. the prudent use of natural resources; and</li> </ul>

	iv. Maintenance of high and stable levels of economic growth and employment.
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