



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**NEWARK & SHERWOOD LOCAL DEVELOPMENT
FRAMEWORK**

Plan Review

Issues Paper

October 2015

Document Passport

- Title:** **Newark and Sherwood Plan Review – Issues Paper**
Review of the Newark & Sherwood Local Development Framework Core Strategy and Allocations
- Status:** Consultation document on the review of the Core Strategy and Allocations
- Summary:** This document sets out the scope of the review into the progress of the Core Strategy DPD and Allocations & Development Management DPD to ensure that the policies and proposals within the DPDs are still fit for purpose and to prepare policies and allocations to meet pitch provision for Gypsies & Travellers.
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Consultation Summary: As part of the Issues Paper consultation, the District Council will organise a series of public consultation events and meetings with various consultees including Hard to Reach Groups.

Date of Approval for Consultation: 9 September 2015

Route of Approval for Consultation: LDF Task Group 27 August and 24 September and Economic Development Committee on 9 September 2015.

Consultation period: 5 October 2015 until 16 November 2015, at 5.15 p.m.

Copies are to be deposited at Kelham Hall (open between 8.30 a.m. and 5.15 p.m. Monday to Thursday and 8.30 a.m. to 4.45 p.m. on Friday), the District's libraries and the Council's website: www.newark-sherwooddc.gov.uk/planreview

After the consultation: The District Council will consider the responses made to this document which will inform the preparation of a 'Preferred Approach' Document which will itself be subject to public consultation in early 2016. This will lead to the development of a Draft Plan which will be subject to a period of representation in spring 2016. The finalised document will be submitted to the Secretary of State for examination by an independent Planning Inspector.

Estimated Date of Final Adoption: February 2017

Planning Policy Business Unit
Newark and Sherwood District Council
Kelham Hall
Newark
Nottinghamshire NG23 5QX

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Section 1 - Introduction

- 1.1 The District Council is responsible for the planning system at the local level in Newark & Sherwood. Through the development of planning policy and the decision making on individual planning applications we aim to promote sustainable development. In order to ensure that this continues to be the case we regularly review our planning policy. This Issues Paper is the first formal stage in the review of our current planning policy. The Issues Paper sets out the scope of our review and potential approaches to addressing them.
- 1.2 During October and November the District Council will be consulting widely on the Issues Paper and the Issues we have identified as important for our Plan Review; as well as publishing this document we will be holding public drop in sessions in various communities within the District, attending stakeholder meetings and publicising the issues via social media and we will inform the nearly 2000 people on our consultation database. If you want to find out about the latest consultations please register with us via: planningpolicy@nsdc.info or by ringing 01636 650000.
- 1.3 If you want to comment on the Issues Paper and the Issues we have identified and the questions we are posing then there are a number of ways to respond:

Online: on our consultation website which can be reached by logging on to: www.newark-sherwooddc.gov.uk/planreview

Email: Email us via planningpolicy@nsdc.info electronic comments forms are available on the website

Post: Write to Planning Policy, Newark & Sherwood District Council, Kelham Hall, Newark, Nottinghamshire, NG23 5QX

Section 2 Context and Proposed Review Approach

What Planning Policy covers Newark & Sherwood?

- 2.1 Planning Policy is set out by government in its National Planning Policy Framework (NPPF), and accompanying National Planning Practice Guidance. These set the principals for local policy making. Local policy prepared by Newark & Sherwood District contained in Development Plan Documents (DPDs) are the most important documents when making planning decisions regarding development proposals because Section 38(6) of Planning & Compulsory Purchase Act 2004 requires that determination "be made in accordance with the plan unless material considerations indicate otherwise". Alongside DPDs the District Council also produces supplementary guidance known as Supplementary Planning Documents (SPD); together these make up the Newark & Sherwood Local Development Framework. Parish and Town Councils and Neighbourhood Forums (where there is no Parish

Council) can now prepare Neighbourhood Plans at Parish Level as well. Once approved by local referendum they also become part of the Framework.

2.2 The Newark & Sherwood Local Development Framework is currently made up of the following documents:

Core Strategy DPD	Adopted March 2011
Allocations & Development Management DPD	Adopted July 2013
SPDs on Developer Contributions, Affordable Housing, Landscape Character Assessment, Wind Energy, Householder Development, Conversion of Traditional Rural Buildings, Shopfront & Advertisement Design Guide	Adopted at various points over the last three years.
Statement of Community Involvement	Adopted January 2015
Local Development Scheme	Adopted September 2015

2.3 The diagram below sets out the contents of the two DPDs currently in place in the District;



- 2.4 The principal aim of this review is to ensure that the allocations and policies contained within the two DPDs continue to be appropriate, up-to-date and effective. The Inspector who examined our Allocations & Development Management DPD concluded that because the plan had been prepared during the recession that an early review should be conducted to test if the market had recovered enough to continue to deliver the various elements of the plan.
- 2.5 Significantly since the Core Strategy was adopted the NPPF has been adopted. This national policy includes requirements to prepare a single DPD called a 'Local Plan' rather than a number of smaller separate documents and to prepare housing targets in a different way. Housing targets must be worked out at a Housing Market Area level by Local Planning Authorities working together rather than by the Regional Plan setting a figure for Council's to follow. Therefore because our other development targets are linked to housing targets we will need to review their continuing suitability as well. We will also review the various elements of the evidence base which support the plan especially in relation to infrastructure and viability.
- 2.6 The NPPF requirement to produce a single Local Plan rather than a series of DPDs means that we propose to integrate our Plan Review work with the work we are doing on producing a Gypsy and Traveller DPD. This will allow us to do future consultation at the same time and have this element of planning considered as part of the broader strategy.
- 2.7 Our overall approach to the Plan Review is that we will only seek to amend or replace those elements of the DPDs where they are no longer appropriate. Those remaining elements of the Plan will remain in place. However it is proposed that a composite Local Plan document will be prepared to show all the elements in one place (a full list of current policies and allocations is included in Appendix B). We will also subject those elements of the plan under review to testing for sustainability, equality and health impacts (an Integrated Impact Assessment - IIA), and its impact on nature conservation site protected by international legislation (a Habitats Regulation Assessment - HRA).
- 2.8 It is proposed that the following stages are undertaken for the Plan Review:

First Stage

- Review the Policies of the Core Strategy to ensure consistency with the NPPF including housing, employment and retail targets.
- Commission Evidence Base updates to assist in the review of the Plan.
- Review the deliverability of the Allocations.
- Consult on the Issues Paper and IIA Scoping Report

Second Stage

- Consider results of consultation and the results of evidence base work
- Prepare amendments to policies
- Propose deallocations of undeliverable allocations and where necessary propose replacement options for allocations
- Prepare new Gypsy and Traveller policy and allocation options
- Consult on the Preferred Approach alongside the Integrated Impact Assessment of Options and HRA of Options

Third Stage

- Prepare formal amendments to Policies and Allocations
- Prepare additional policies and allocations as required (including for Gypsy & Traveller matters).
- Seek Representations on these and IIA and HRA

Fourth Stage

- Submit amendments, new policies and allocations to the Planning Inspectorate for formal examination.
- Inspector examines amendments to the Plan and any additional policies and allocations and prepares a report on the soundness and suitability of them.

Fifth Stage

- Inspector publishes their report the District Council consider its recommendations including any proposed modifications
- Council Adopts Plan Review proposals and represents all the DPDs in a composite consolidated Newark & Sherwood Local Plan.

Duty to Cooperate

2.9 In implementing the above stages the Council will work with neighbouring authorities, statutory bodies, interest, and stakeholder groups appropriate to the subject area to meet our statutory Duty to Cooperate.

Question 1: Do you agree with the Council's approach to reviewing the various elements of the development plan and integrating Gypsy and Traveller elements into the wider Plan Review?

2.10 It is proposed that because our evidence regarding housing targets and employment targets runs to 2033 that a new plan period should be adopted to reflect this and that the Plan Period should be 2013 to 2033.

Question 2: Do you agree that the Plan Period should be 2013 to 2033 to reflect the latest evidence or do you think other dates would be more appropriate?

Section 3 Reviewing the Spatial Strategy

3.1 The Core Strategy contains a vision that by 2026 the district will become “An area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work.” The Vision is supported by 14 Strategic Objectives and 12 Area Objectives. The Spatial Strategy sets out how the Vision and Objectives will be delivered through the location and amount of growth in Newark & Sherwood.

3.2 The Strategy seeks to locate development in the most sustainable locations and attempts to gain the maximum sustainability benefit (in terms of new infrastructure) from delivering strategic urban extensions on the south and east of Newark Urban Area. Beyond Newark Urban Area growth is distributed to Service Centres and Principal Villages according to the need to promote sustainable communities and to support regeneration. The Strategy is made up of 5 policies:

Spatial Policy 1 Settlement Hierarchy	Identifies the main communities which will be a focus for new development in Newark & Sherwood
Spatial Policy 2 Spatial Distribution of Growth	Sets out the distribution of housing and employment development in the main communities based on three themes <ul style="list-style-type: none"> • Supporting the Sub Regional Centre • Regeneration • Securing Sustainable Communities
Spatial Policy 3 Rural Areas	Sets out the policy approach for communities beyond those identified in Spatial Policy 2
Spatial Policy 4A Extent of the Green Belt	Sets out the extent of the Green Belt in Newark & Sherwood
Spatial Policy 4B Green Belt Development	Sets out the policy approach for communities in the Green Belt

3.3 This strategy was developed before the introduction of the NPPF; however the Council believes that the sustainability and locations elements of the strategy remain fundamentally sound when examined against the requirements of the national policy. The NPPF sets out that Local Planning Authorities should “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made

sustainable.” The District Council believes that the approach in the Spatial Strategy delivers on this core planning principle in the NPPF.

3.4 Notwithstanding this there are a number of specific issues to address as part of the Plan Review:

- The hierarchy in Spatial Policy 1 does not identify settlements below principal villages as locations suitable for development without the requirement to satisfy a number of criteria (location, scale, need, impact and character). A number of communities are concerned that this does not always allow for development to support sustainable development.
- The overall amount of housing and employment development included within the plan is derived from the former East Midlands Regional Plan. The NPPF now requires Councils to set our own Housing and Employment Targets.
- Whilst the strategy promoted housing in Blidworth and Lowdham, the Green Belt review in these settlements, carried out as part of the allocations process did not identify sufficient housing to meet those targets. Given the lower requirement for housing overall we may need to review the targets in these locations to reflect the actual land supply situation.

Settlement Hierarchy

3.5 Development is currently directed to settlements which are recognised as central to delivering the spatial strategy. They are arranged into three categories based on their function, level of service provision and accessibility. The hierarchy is:

Title	Settlement	Features and Function
Sub Regional Centre	Newark Urban Area (Newark, Balderton and Fernwood)	Major Centre in the area containing services and facilities for the District
Service Centres	Ollerton & Boughton, Southwell, Clipstone, Rainworth	A good range of local facilities including a secondary school good public transport and local employment
Principal Villages	Collingham, Sutton on Trent, Farnsfield, Lowdham, Bilsthorpe, Edwinstowe, Blidworth	Good range of day to day facilities – primary school, food shop, health facilities and employment or access to nearby employment.

3.6 The identification and selection of this hierarchy followed a review of settlements and service provision in the District, the following key conclusions emerged:

1. Services, such as employment and secondary education, are focused in settlements which serve a rural hinterland and/or a large local population.

2. There are a number of villages which have a range of services which attract people from the local area, such as libraries and doctor's surgeries
3. Beyond these villages are a range of villages which have a limited range of services, some of which have a primary school and other shops and facilities.
4. A large number of villages have no facilities beyond a public house or a village hall.
5. Public transport is focused on key routes between Newark, Mansfield, Nottingham, Southwell and Ollerton & Boughton.

In overall terms we believe that this still remains the position in the district. It may be that services have changed to some extent; but the general characteristics of the settlements in the hierarchy remains the same and therefore these settlements should continue to be those which are identified as central to delivering the spatial strategy. Beyond those named settlements current policy allows for development to be considered against sustainability criteria contained in a policy on rural areas - Spatial Policy 3. Different policies apply to settlements in the Green Belt and these are discussed separately at 3.35 below.

3.7 Spatial Policy 3 Rural Areas set out criteria for the consideration of development proposals these are:

- *Location* – New development should be within the main built-up areas of villages, which have local services and access to Newark Urban Area, Service Centres or Principal Villages
- *Scale* – New development should be appropriate to the proposed location and small scale in nature.
- *Need* – Employment and tourism which requires a rural/village location. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to meet identified proven local need.
- *Impact* – New development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network.
- *Character* – New development should not have a detrimental impact on the character of the location or the landscape setting.

The policy goes on to state “Within the main built-up area of villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. The scale of such enabling development should be appropriate to the location of the proposal.”

- 3.8 In developing the policy there was support from communities who felt that whilst the policy is flexible it protected them from disproportionate levels of development. Some Parish Councils and residents were concerned that the previous system of defining the main built up area on a map with a 'village envelope' offered further protection, and therefore to reflect this, the plan makes provision that these can be drawn up by communities who wish to. Since this approach was established Neighbourhood Planning has been introduced as a concept which allows Parish Councils (and other similar bodies where no Parish Council exists) to produce Neighbourhood Plans setting out their own local policy.
- 3.9 At present no village covered by Spatial Policy 3 has progressed very far in producing a Neighbourhood Plan and no village has proposed their own Village Envelope. However a number of Parish Councils are concerned that local need should be catered for and are commissioning their own housing need's surveys to address the need criteria. Therefore the Council considers that there could be merit in identifying such villages within policy rather than establishing need through decision making on individual planning applications. This would also assist in developing their Neighbourhood Plan making or negate the need for them to carry it out.
- 3.10 In identifying such villages the District Council would need to be sure that they had a level of local services, the capacity to support limited growth and access to larger communities already in the settlement hierarchy. It is proposed that to judge the suitability of villages a series of criteria for identification will be developed.

Question 3: Do you agree that the Settlement Hierarchy should identify villages below Principal Villages so that they can accommodate limited development?

Question 4: What considerations do you believe should be included in any criteria to select such villages?

Question 5: Do you have any suggestions as to which villages the council may include?

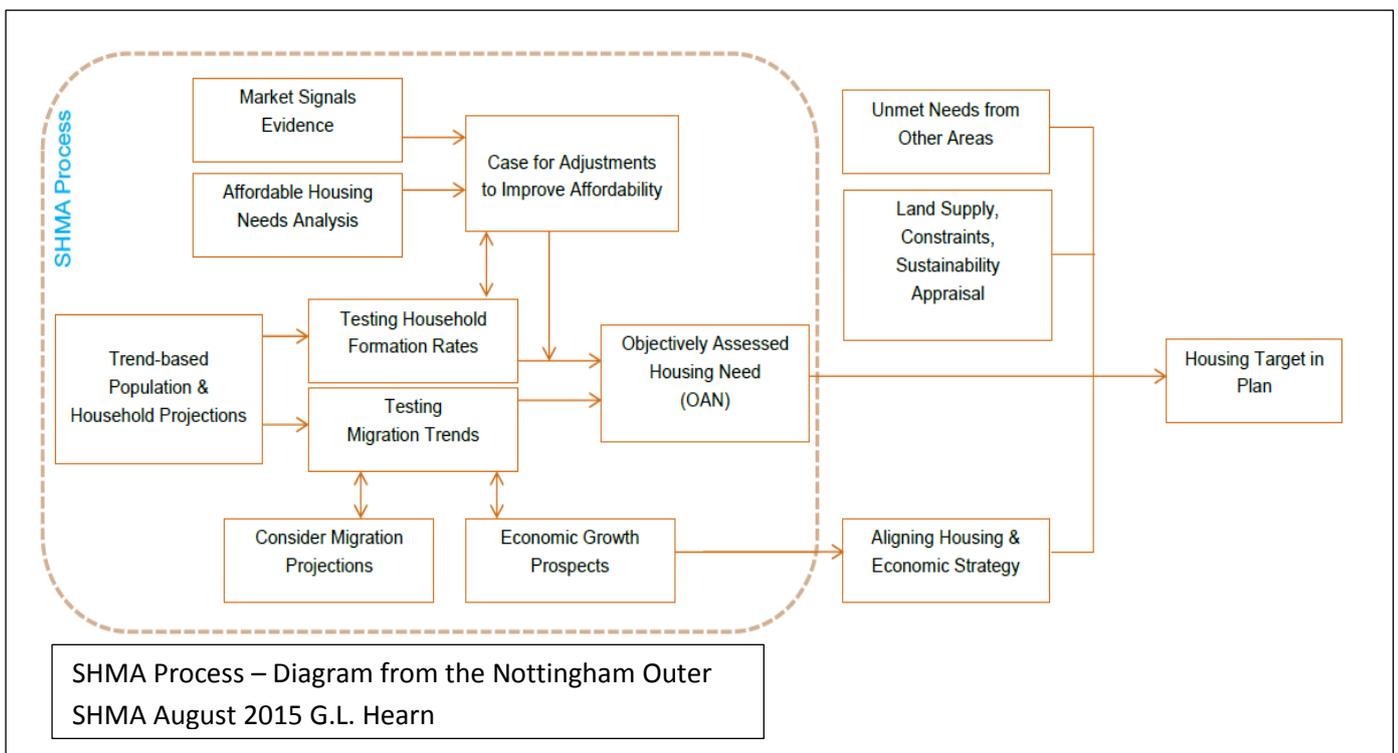
Housing & Employment Targets

- 3.11 The current housing and employment targets in our Core Strategy are based on figures from the former East Midlands Regional Plan. The target is for the twenty year period that the Plan covers, 2006 to 2026; it requires 14,800 dwellings to be built at a rate of 740 dwellings per annum and between 97 and 106 hectares of employment land to be provided. The employment targets have been developed to support the level of housing growth proposed and were derived from the housing land review which supported the Regional Plan.
- 3.12 The system of Regional Plans has been removed and it is now the responsibility of Local Planning Authorities to set development targets. Housing targets must be worked out at a Housing Market Area level by Local Planning Authorities working together rather than by the Regional Plan setting a figure for Council's to follow. The NPPF states that Council's should "use their evidence base to ensure that their Local

Plan meets the full objectively assessed needs for market and affordable housing in the housing market area”

Housing Target

3.13 The way to identify the amount of housing required for the District its, Objectively Assessed Need (OAN), is through a Strategic Housing Market Assessment (SHMA). The guidelines for what factors to take into account when producing a SHMA are set out in the NPPF and national planning practice guidance. It requires Councils to establish there OAN by looking at future population and household projections, taking into account migration in and out of the HMA (and between Districts), affordable housing needs and economic growth prospects. The flow chart of the process is set out below:



3.14 It is important to understand that the key difference between a housing target set as part of a Regional Plan process and a target derived from a SHMA and OAN is that the OAN is not influenced by anything other than the factors outlined in the dotted line of the diagram above. Put simply the OAN is not influenced by constraints such as existing planning policy and land supply. That must be considered once the OAN is identified.

3.15 Newark & Sherwood sits within the ‘Nottingham Outer’ Housing Market Area, alongside the Districts of Mansfield and Ashfield. All three districts have linkages to Nottingham as the major city in the County (especially Hucknall in Ashfield) and have their own linkages to surrounding Districts; however linkages between Mansfield, Ashfield and the west of Newark and Sherwood mean that the three authorities can fairly be described as a single Housing Market Area.



Together the three Councils have commissioned G.L. Hearn to undertake a SHMA. The full report is available to view on our website at www.newark-sherwooddc.gov.uk/planreview

- 3.16 The SHMA contains an assessment of the various **population and household projections** which should be the starting point for assessing OAN in the Housing Market Area and the District. The 2012 – based subnational population projections are the basis for the setting of the OAN. The 2012-based population and household projections suggest a need for about 1,074 dwellings per annum to be provided across the HMA (taking into account the 2013 midyear population data). In order to test the suitability of these figures a review of past migration trends and un-attributable population growth was undertaken. Combining these projections suggests a housing need of 1,271 dwellings across the HMA, with figures of 469 in Ashfield, 356 in Mansfield and 446 in Newark & Sherwood. These are a reasonable alternative to the nationally produced projections.
- 3.17 The demographic projections need to be tested against various other factors which impact upon housing need. The first of these is **economic growth** and the impact on jobs and therefore housing requirements. The SHMA has been produced at the same time as our Economic Land Feasibility Study which will look at employment land requirements. G.L. Hearn has used jobs data from this study to inform the SHMA. Analysis indicates that there would not be a need to adjust upwards the housing need (from the demographic-led projections) to take account of economic factors and that the likely job growth could be met by the expected demographic growth.

- 3.18 The second element is to ensure that any OAN takes account of the **performance of the housing market** and any signals that this may give. The SHMA concludes that:
- House prices in the HMA are below the national average. With regard to rents in the HMA they are average compared the wider region.
 - Housing delivery has fallen since 2008, as is the case across the region and nationally. The evidence points to this being a function of effective demand and market circumstances. Market conditions however improved in 2014 and we would expect completions to begin to pick-up. Sales volumes for market homes however remain notably below pre-recession levels.
 - Looking at wider evidence, there are some signs of affordability pressures, with the evidence suggesting that over the 2001-11 period the number of people renting increased, as did house sharing and levels of overcrowding. However the evidence is inconsistent and provides only a modest case for considering an adjustment to housing provision relative to the demographic-led projections
- 3.19 The SHMA considers the **need for affordable housing**. The evidence provides clear justification for policies seeking new affordable housing in residential and mixed tenure developments and this is discussed further in section 4 of the issues paper. Once account is taken of the fact that many of the households in need are already living in accommodation (existing households) and the role played by the private rented sector, the analysis does not suggest that there is any strong evidence of a need to consider additional housing to help meet the need. However in combination with the market signals evidence the SHMA concludes that some additional housing might be considered appropriate to help improve affordability for younger households.
- 3.20 Taking into account the need for a modest uplift the Study identified that the final Objectively Assessed Need for Newark & Sherwood is **454 dwellings per annum**, which over the period the SHMA covers, 2013 to 2033, is 9,080 dwellings.

Converting the OAN into a housing target

- 3.21 Once an OAN is established it is then necessary to establish if any constraints will prevent this figure from becoming the Housing Target in the Plan. The NPPF states that in order to be regarded as positively prepared “the plan should be prepared based on a strategy which seeks to meet objectively assessment development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development” (NPPF Paragraph 182). The National Planning Practice Guidance states “The assessment of development needs is an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the **supply of land** for new development, **historic under performance, viability, infrastructure or environmental constraints**. However, these considerations will need to be

addressed when bringing evidence bases together to identify specific policies within development plans” (NPPG Paragraph 2a-004-20140306).

3.22 Therefore taking the various issues identified in national policy and guidance as potential constraints:

- At this time no neighbouring authority wants the district to accommodate any unmet housing need. We engage with our neighbours on a regular basis to ensure that we understand their current planning positions. Specifically within the HMA it is anticipated that each authority will meet its own need.
- We currently have in place a plan which looks to provide enough homes for 14,800 dwellings. As part of this Plan Review we will be engaging with landowners and developers to ensure that the identified sites continue to be suitable and deliverable. We currently believe that there are no constraints in land supply which will mean that we cannot meet our OAN.
- The SHMA is base dated to 2013 therefore under performance prior to this date is considered as an integral part of the OAN. The district suffered a decline in house building as a consequence of the recession, however house building levels are now increasing as the economy begins to recover.
- The proposals in the Plan Review will be subject to a Viability Assessment; however we do not anticipate that the levels of housing proposed will be negatively affected by viability.
- In conducting the Plan Review we will consider infrastructure and environmental constraints. We do not anticipate that capacity issues will prevent meeting the OAN figure, particularly given the current strategy and its acceptability in infrastructure and environmental terms. Both these elements will be tested as the Plan Review develops.

3.23 Therefore it is proposed that the OAN derived from the Nottingham Outer SHMA should be the Housing Target for Newark & Sherwood District. That is **454 dwellings per annum** over the period 2013 to 2033. Therefore **9,080 dwellings** need to be built over the twenty year period.

Question 6: Do you agree with the District Council’s assessment that the Objectively Assessed Need is the appropriate figure to become the District housing target?

Employment Target

3.24 Ensuring that the employment targets which we plan for are aligned with the houses we plan for is very important. Therefore alongside the production of the Nottingham Outer SHMA we have jointly commissioned with the Nottingham Core and Outer Housing Market Areas, NLP to produce an Employment Land Feasibility Study (ELFS). This study analyses the economic prospects of Nottingham HMAs and identifies future employment land requirements for office and industrial development. It takes into account the changing nature of work – for instance increase in flexible working –

which means less space requirements are generated than previously by job requirements.

3.25 The Study reviewed the economic performance of the area and modelled three scenarios for future growth based on jobs or labour supply:

1. Job growth based on Experian Data Baseline – Forecasts of job demands in each sector of employment
2. Job growth – based on Experian Data but including the ambitions of the Local Enterprise Partnership and its Growth Plan
3. Labour Supply Housing Requirements – Growth of workplace population assuming current commuting rates continue

In order to ensure that the implications of these various scenarios are reasonable consideration of past completion rates – the amount of industrial and employment land developed have been undertaken and used as a sensitivity test.

4. Past Completions continue (Sensitivity Test) – Net annual completions of industrial and office space.

3.26 The full study is available to view at www.newark-sherwooddc.gov.uk/planreview the conclusions in terms of future employment land requirements in relation to the four scenarios are set out in the table below. The table refers to types of employment land as classified for planning purposes, but put simply B1c refers to industrial process that could occur in any location, B2 refers to general industry and B8 refers to Storage and Distribution, therefore they would generally be regarded as the type of development on an industrial estate (e.g. Newark Industrial Estate) or a distribution centre (e.g. Know How). B1a/b is set out in square meters because this refers to offices and research establishments.

	1. Job Growth based on Experian Baseline	2. Job Growth with Experian Data and LEP jobs target	3. Labour Supply Housing Requirements	4. Projections Based on Past Completions continue
Hectares for B1c/B2 and B8	66.4	71.36	74.53	62.60
B1a/b Floorspace Square Metres	91,192	93,770	96,877	113,040

3.27 The range of provision for new employment land therefore is **62.6 ha to 74 ha** for **B1c/B2 and B8** development and **91,192 sqm to 113,040 sqm** for **B1a/b**. As with the current plan we intend to set a target range based on the figures produced in the ELFS.

3.28 In order to allocate land for office and research use the Council will need to convert the figures into hectares. This requires the Council to consider the location of this

future provision. Office use is encouraged in town centres however it is unlikely that all future provision can be accommodated in these locations. As part of this review we will have to establish if there are any potential locations for office development in town centre and edge of centre locations other than the sites we currently know about. Such locations are likely to be able to accommodate denser development, whereas our main allocation of B1a/b is currently at Fernwood, where the Council wishes to see high quality landscaped business park development of the sort that will be of a lower density.

Question 7: Do you agree that the District Councils approach of setting a target range for new employment land requirements?

Impacts of the proposed housing and employment targets

- 3.29 Clearly there are impacts from having reduced housing and employment targets; those will have to be factored in both in our infrastructure planning and in projecting new retail requirements to reflect lower levels of future need (these matters are discussed at 4.25. The Infrastructure Delivery Plan (IDP) which accompanies the plan will have to take into account the levels of development which are proposed to reflect what new facilities will be required. We will do this in discussion with the various infrastructure providers and utility providers; this is also the case in relation to the transport study and the various mitigation measures which the Council is required to plan for.
- 3.30 Another major impact could be on the current housing and employment sites allocated in the Core Strategy and the Allocations & DM DPDs. In round terms the difference in figures is set out below:

	Core Strategy Target	Current Evidence Base Targets
Housing	14,800 dwellings	9,080 dwellings
Employment	97-106 hectares	62.6 ha to 74 ha 91,192 sqm to 113,040 sqm

We have actually allocated land to accommodate 9,118 dwellings and 74.72 hectares of employment land on 60 sites; this is lesser than the Core Strategy targets because in making the allocations we had to take into account houses and employment land that had already been developed from 2006, sites with planning permission and serviced employment land all of which counts towards the development targets.

- 3.31 It is proposed that rather than state now that sites will need to be de-allocated the Council should go through a process of reviewing sites. The process is set out below:

Stage 1 – Establish Baseline target – consult on new housing and employment targets to establish a baseline.

Stage 2 - Review current allocations and sites with planning permission to understand if the sites are still deliverable. Some sites may not now be deliverable, others will be delayed or have new identified impediments to delivery, and in terms of housing some may now be delivering more dwellings others less. This process includes talking to site owners and developers and also re-evaluating the suitability of the sites through updated housing land availability assessments.

Stage 3 - Understand potential new supply of sites – we will need to understand if new sites are available and will therefore make a call for sites. These may be required in some locations where other sites cannot now be developed.

Stages 4 - Using the information gathered prepare a Strategic Housing and Employment Land Availability Assessment to set out sites suitability and inform decision making.

Stage 5- Identify any changes to allocated sites. Any sites which are no longer deliverable should be proposed for de-allocation or removed from the supply of housing and employment land. Some sites may need to be amended to reflect changes in site circumstances.

3.32 Once we have gone through this process we should have a good understanding of any difference between the new development targets and our allocated sites. We may need to consider new allocations if some locations do not have enough deliverable land. We may also need to consider whether we re-apportion the percentage of development between the different settlements.

Question 8: Do you agree with the Council's approach to reviewing development allocations or do you think there is a better approach which should be considered?

Call for Sites

3.33 As set out in stage 3 above in order to have as full a picture as possible of the housing and employment land supply in the District we will need to have an understanding of any potential new sites which could be available for development. Therefore we are launching a 'Call for Sites.' This means that if you have a potential site which you think the Council should consider for future development that you should submit this to the Council so that it can be assessed for suitability. Forms are available on the website at www.newark-sherwooddc.gov.uk/planreview or via writing to us at the address in the document passport.

3.34 The Council is particularly keen to hear if you have a brownfield site (i.e. one that has been developed already) as the government wants to implement new simplified planning rules on such sites. An up-to-date understanding of available sites will help the Council to focus on delivering the development the government is seeking.

- 3.36 Since the Core Strategy was adopted the Government has restated Green Belt policy in the NPPF. The Government has placed an increased emphasis, particularly in its decision making, on ensuring that the exceptional circumstances required to change Green Belt boundaries are just that – exceptional. Therefore it is unlikely that a review such as was completed by the Council in 2013 would now be undertaken. This reinforces the Council’s position at the Allocations & Development Management DPD set out in the introduction - namely that once the review was undertaken there would be no further review to release more land in the green belt. This also of course means that we cannot put site back into the Green Belt that has previously been taken out.
- 3.37 The results of the Green Belt review failed to identify enough suitable housing sites around Lowdham and Blidworth to meet the settlement housing targets, although enough housing was allocated in the District as a whole. It was agreed by the Inspector that consideration would be given to reducing housing targets in these settlements as part of the Plan Review. The current targets are set out in the table below:

Settlement	Percentage of Principal Village Growth	Requirement Planned for at the time of the Green Belt Review
Lowdham	5%	60 dwellings
Blidworth	25%	299 dwellings

- 3.38 Notwithstanding the debate on housing figures and site delivery elsewhere in this Issues Paper, if following the review of available sites within Lowdham and Blidworth, both those currently allocated and any new sites which may emerge as part of any ‘call for sites’, it is still not possible to meet the housing targets set out in the Core Strategy then it is proposed that the housing figures are reduced in these settlements to reflect the reality on the ground.

Question 9: Do you agree that no further amendments to the green belt should be made and that if no additional sites are found within Lowdham and Blidworth that their housing figures should be lowered?

Minor amendments to Spatial Policies

- 3.39 In addition to the Spatial Policies covered in detail above, there are a number of others that will require amendment in order to be NPPF compliant. In preparation for the review, the Planning Advisory Service (PAS) assisted the District Council by reviewing the Core Strategy for compliance with the NPPF and any other relevant Government policy or advice. As well as checking for compliance the review has also checked for omissions. Those policies likely to require minor amendment are summarised in the table set out below. Those policies, or the parts of them, not identified in this document are considered to be in conformity.

Policy	Areas of consideration
Spatial Policy 7 Sustainable Transport	The NPPF appears to be firmer on the requirement for Travel Plans (para 36) than Spatial Policy 7 . The NPPF states that 'All developments which generate significant amounts of movement should be required to provide a Travel Plan' whereas Spatial Policy 7 (first bullet point) mentions travel plans as one of a number of alternatives, and therefore appears to be not fully in conformity with the NPPF. Bullet points 2-6, and all other policy text appears to be in general conformity with paras 29-32 and 34-41 of the NPPF.
Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities	The NPPF allows more flexibility and freedom than Spatial Policy 8. Specifically, Spatial Policy 8's bullet point criteria are linked by 'and' whereas the NPPF goes no further than promoting the retention of community facilities (para 70). Some of Newark's community and leisure facilities will be open space (e.g. sports grounds) and here, NPPF paragraph 74, covering open space, sports and recreational buildings and land, makes it clear that loss is acceptable subject to any of three alternative bullet point provisions (i.e. linked by 'or' rather than 'and'). Additionally, Spatial Policy 8's bullet points relate well to the first two bullet points of paragraph 74, but the final bullet point of paragraph 74 is not currently reflected in the Core Strategy.
Spatial Policy 9 Selecting Appropriate Sites for Allocation	Spatial Policy 9 sets out 9 bullet points. Of these, 1-6 and 8 are considered in conformity with the NPPF. However, point numbers 7 and 9 may both need to be strengthened to ensure full consistency with the NPPF. Point 7 seeks that allocations would not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites, whereas the NPPF seeks that allocations should 'prefer land of lesser environmental value', which is much broader, covering, for example, landscape and agricultural land classification impacts as well- also, para 109 refers to minimising impacts on biodiversity . Point 9, while broadly consistent with the NPPF, could be made more so by referencing the sequential, risk-based approach (including the Exception Test) required in respect of flood risk (para 100).

Question 10: Do you agree with the areas of minor amendment to Spatial Policies set out in the above table?

Section 4 Reviewing Core Policies

4.1 In addition to the Spatial Strategy, the Core Strategy contains a range of Core Policies that apply to District-Wide issues. In the same way as the Spatial Strategy, these policies were developed before the introduction of the NPPF but remain fundamentally sound when examined against it. Some of the policies were however target and time based and have therefore become superseded by more up to date information or time expired. It is these policies that require re-visiting as part of the review of the plan.

Addressing Housing Need

- 4.2 The District Council is committed to delivering housing for all sections of the community. The Council, through its planning policies and housing strategies seeks to secure an appropriate mix of dwellings (flats, terraces, semi-detached and detached houses) and bedroom sizes, along with affordable housing and specialist housing for the disabled and older people. Currently the Core Strategy sets the following policy on housing:

Policy	Requirements
Core Policy 1	Provision of 30% Affordable Housing in new housing development, in Newark Urban Area on sites of 10 dwellings or more and in the rest of the District 5 dwellings or more. There is also a requirement that normally 60% should be for rent through a housing association or Council and 40% 'intermediate' allowing the tenant to own a percentage of the dwelling
Core Policy 2	Encourages rural affordable housing, including what are known as 'exceptions sites'
Core Policy 3 (see 4.27 below for proposed minor amendments to these policies)	Requires in most circumstances a minimum density of 30 dwellings per hectare on new housing sites. Sets out that to meet the needs of the District, family Housing of 3 bedrooms or more, smaller houses of 2 bedrooms or less and housing for the elderly and disabled population should be secured. It also sets out that the Council will seek to secure an appropriate mix of housing types to reflect local housing need. Mix should be dependent on local circumstances, viability of the development and localised housing need.

- 4.3 The NPPF continues to provide support for the policy approach contained within the plan, it states at Paragraph 50 that Council's should "plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community" and that they should "identify the size, type tenure and range of housing that is required in particular locations reflecting local demand." However to ensure conformity we will address matters relating to self-build and densities in update the policies.
- 4.4 In order to inform this approach the Council undertakes and commissions a range of research on housing issues. The SHMA provides a broad overview of housing need and it concludes that:
- There is clear justification for seeking affordable housing in new residential development
 - There is a need for the majority of dwellings to be 2 and 3 bedroom properties

- An increase in the number of people over 65 will see a need for more additional levels of care and support along with the provision of specialist accommodation.

4.5 Alongside these strategic conclusions the Council’s Housing Market and Needs Assessment (HMNA) has carried out more detailed studies of housing need in the District, including a postal survey. It is available to view on the Council’s website. It identifies the following key issues that need to be addressed:

- The report recommends continuing with the existing overall target of 30% housing, subject to viability and a mix of 60% Social Rent and 40% Intermediate Housing
- The future type of housing should aim to meet the following bedroom numbers across the district:

Tenure	Bedroom number in %			
	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Social Rent	40	30	20	10
Intermediate	10	75	15	0
Market	50		50	

- The demand for supported housing is reflected in both market and the more traditional affordable sector:

Supported Housing number required	Market	Affordable	Total
	430	1,002	1,432

4.6 In presenting the findings of the studies it is important to understand that in setting targets to meet affordable housing requirements and tenure mix of all dwellings are heavily influenced by a number of factors other need the most important of which is viability. This applies both to the setting of a plan target which must be demonstrated to be viable against the other provisions of the development plan and the market circumstances of the area and in the consideration of individual planning applications.

4.7 The second factor is the particular circumstances that exist in the locality and the site. The HMNA study provides detailed information on the various areas of the District breaking down the overall requirements into more localised ones. The need for different house types in different locations is a reflection of existing stock and demographics and income of each area. The tables below show the breakdown for both market and social housing in these areas:

Market Sector demand by bedroom number %	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more bedrooms
Newark Area	4.5%	33.5%	41%	15%	6%
Sherwood Area	0	52%	38%	10%	0
Mansfield Fringe Area	17%	32%	25%	14%	12%
Southwell Area	10%	38%	16%	33%	3%
Nottingham Fringe Area	0	36.5%	37%	15%	11.5%

Social Housing demand by bedroom size %	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more bedrooms
Newark Area	29%	54%	17%	0	0
Sherwood Area	27.5%	58%	6.5%	8%	0
Mansfield Fringe Area	25%	75%	0	0	0
Southwell Area	57%	43%	0	0	0
Nottingham Fringe Area	39.5%	20%	40.5%	0	0

4.8 Each site also has its own circumstances; it may not be able to support affordable housing because of the type of development proposed or its location. In these circumstances the Council will seek to an off-site contribution. It is also the case that site condition may be the main reason for viability issues on a particular site because of the cost of remediation.

4.9 Therefore in order to deliver the maximum amount of affordable housing against our targets as well as having the catch all requirement of viability testing in each policy we are considering setting different targets for affordable housing for different parts of the district based sub area requirements and viability testing. We are also considering including more detailed information regarding type of housing required within updated policy.

Question 11: Do you agree that the Council should consider area and sub area targets for affordable housing in different parts of the District?

Question 12: Do you agree that the Council should include more detail in its policies regarding type of new housing required within an updated policy?

4.10 Currently the Government are considering a range of changes to the affordable housing sector which could impact on the delivery of such housing. A number of changes to the financial regime have already occurred; this has meant that some Housing Associations are not able to take on additional units at the present time. The District Council is currently considering stepping in and taking the units themselves.

4.11 The Government is also proposing a new affordable housing product for brownfield sites and rural exceptions sites called 'Starter Homes' which will be available for anyone who is 40 years old or younger to buy at 80% of the market rate – however the homes can be sold on after a period of time without any price control. The

details of this new product were not available at the time of writing however this will need to be factored in to any changes to the Council's policy approach.

Gypsies and Travellers

- 4.12 Core Policy 4 identified a requirement for the provision of 84 pitches up until 2012. This figure was set by the former East Midlands Regional Plan in the same way as the housing and employment figures dealt with in the previous chapter. Core Policy 4 committed to the provision of pitches to meet this requirement, where necessary through allocation. It also advocated pitch provision largely in and around Newark Urban Area and the Ollerton & Boughton areas on a scale proportionate to their populations of 78% and 22% respectively.
- 4.13 The Council sought to identify sites through the production of the Allocations and Development Management DPD but was unsuccessful. By the time the DPD was examined at the end of 2012 it transpired that the Council had already exceeded the Regional Plan requirement by granting planning permission for 93 pitches on non-allocated sites. As there was no immediate need, the Council therefore committed to the production of a separate Gypsy and Traveller DPD to deal with the period up to 2026 which the Inspector found to be sound.
- 4.14 As the East Midlands Regional Plan had by that time been revoked, a new and up to date assessment of need was required. In accordance with the Government document, 'Planning policy for traveller sites' that accompanied the NPPF and has recently been updated, this was required to address the next five, ten and fifteen year periods. Working with neighbouring Nottinghamshire authorities, the Council developed a methodology which was consulted on as part of the early stages of production of the DPD.
- 4.15 Difficulties in consultation and in particular gaining the base line data to put into the methodology meant that production of the DPD progressed slowly with the last stage of a Preferred Strategy being consulted upon in February 2015. As the review of the whole development plan took pace, and effectively caught up with the production of the DPD, the Council decided that it was appropriate to include the consideration of future Gypsy and Traveller need as part of the review. Consequently, the following matters are now presented for consideration as part of this issues paper.

Pitch Requirement and Provision

- 4.16 The methodology for calculation of pitch need described above has been tested through various stages of consultation, most recently as part of the Gypsy & Traveller DPD Preferred Strategy in February 2015. No objections were made to this although some technical improvements to the formula were suggested. These

technical amendments have been made and the figures set out in 4.17. The full Gypsy and Traveller Accommodation Assessment (GTAA) has been published as a separate document available on the website.

- 4.17 Other than an early expression of interest from the Showmen’s Guild of Great Britain there has been no response from Showmen or their representatives to the various stages of consultation. Within the Preferred Strategy, consulted upon in February 2015, it was stated that if there were no further responses to that document, no separate assessment of need or separate site provision would be made. No responses were received and so it is proposed to follow this approach. Any planning applications for Showmen’s sites would be considered against the revised Core Policy 5 set out at 4.3 below and any other relevant policies.
- 4.18 The Governments requirement is to identify specific deliverable sites to meet five years need and then broad locations to cater for five to ten years and, if possible, ten to fifteen years need. As we are already within the first five year period which began in 2013, the pitch requirements have to be expressed partly retrospectively in order to run on from the completion of Core Policy 4’s requirements at the end of 2012. Some pitches have already been granted permanent planning permission and if more are given permission this will reduce the requirement to allocate further. Confirmation of the future availability of 30 lawful, but currently unoccupied pitches in the Tolney Lane area of Newark has also been received. These will reduce the pitch requirement during whichever period they become available.
- 4.19 As future pitch requirements will be addressed as part of the development plan review, which is due for completion in February 2017, any allocations will need to align with its lifespan whilst maintaining the Governments requirement for a five year supply. It is therefore proposed to address need up to 2023 as part of the plan review.

Time period	Pitch requirement	Method of delivery
2013-2018	25 pitches	Planning permission granted for 4 permanent and 25 temporary pitches. Allocations, permanent planning permissions or availability of lawful pitches required for a minimum of 21 pitches by 2018.
2018-2023	28 pitches	Allocations or availability of lawful pitches to provide a minimum of 28 pitches by 2023
2023-2028	31 pitches	Provision of sites, in and around settlements central to the Spatial Strategy, as defined through the plan review.

Question 13: Do you agree with the Councils assessment of need and approach to providing for it?

Future assessment of need

- 4.20 Since the pitch requirements set out above were calculated the Government has issued a revised version of 'Planning Policy for Traveller Sites'. This introduces amended definitions of Gypsies, Travellers and Travelling Showpeople for the purposes of planning policy. Now, Gypsy and Traveller Planning Policy only relates to those members of the community who travel or have ceased to travel temporarily. Proposals by those who have permanently ceased to travel will be assessed in the same way as those by the settled population, by reference to the relevant policies of the development plan.
- 4.21 In terms of assessing future pitch requirements this means that calculations do not need to take account of those who have permanently ceased to travel. Within Newark and Sherwood there will inevitably be a proportion of the Travelling Community who is classed as settled and so the Council needs to consider a way to distinguish between those and the travelling section of the community in order to reflect the Government's policy.
- 4.22 Within the last GTAA for the district, carried out by Tribal consultants in 2007 an amount of research into the different components of the Gypsy and Traveller community was carried out. This assumed that 50% of the total population lived in housing. It is recognised that this is not a definitive figure but in the absence of other data is a reasonable basis for consultation. The Council therefore propose to use this figure as a starting point for consultation by assuming that half of the district's total Gypsy and Traveller population have ceased to travel permanently and half continue to travel.
- 4.23 Allocations that are made or permissions granted from now on will carry an occupancy condition reflecting the Government's definition of Gypsies and Travellers. This will allow for more accurate future assessment of need based on the Government's definition.

Question 14: Do you agree with the Councils approach to identifying the proportion of the district's Gypsy and Traveller population who have ceased to travel permanently?

Location of future pitch provision

- 4.24 Under the current development plan the location of future pitch provision is guided through both Core Policies 4 and 5. Core Policy 4 states that future pitch provision will be provided largely in and around Newark Urban Area and Ollerton & Boughton

on a 78% to 22% split. This approach was largely reflected in pitch provision up to 2012 however the balance of pitch provision was higher in percentage terms than envisaged by the policy. Now that this policy has been fulfilled and its time expired it is necessary to consider a locational strategy for the future. Core Policy 5 guides the location of new pitches through a criteria based approach. Whilst the aim of the policy is fundamentally in accordance with the NPPF certain elements need to be changed to be in full conformity. During consultation on the Preferred Strategy some statutory and specific interest group consultees made suggestions for amendments as well.

- 4.25 Through all stages of public consultation on the DPD there have been calls for sites. There was an initial limited response but nothing further at later stages of consultation. This showed that there was unlikely to be sufficient sites in the previously identified areas of the Newark Urban Area and Ollerton and Boughton to meet future needs. Consultation responses from both the Gypsy and Traveller and settled communities also showed that other areas of the district may be suitable for future pitch provision. Whilst some Parishes Councils did not think their areas were suitable, there were no planning objections to the principle of a wider distribution of pitches.
- 4.26 In aiming to maintain a rolling five year supply of sites that are distributed at sustainable locations throughout the district, it is therefore proposed that future pitch provision is delivered in line with the Councils Settlement Hierarchy as set out at 3.5 above. The Council will seek to make allocations to provide for the period up to 2023 and the locations identified within the Settlement Hierarchy are considered to satisfy the broad locations for pitch provision required in the longer term. This will be expressed through a revised Core Policy 4
- 4.27 At the last stage of public consultation there was general support and no planning objections for the changes proposed to Core Policy 5 to make it NPPF compliant. Consequently it is proposed to amend the wording to that shown at 4.23 below which also reflects the comments of specific consultees.

Question 15: Do you agree with the Council's strategy for future pitch provision set out above? Do you know of any land that may be suitable to provide pitches?

Pitch Definition and Size

- 4.28 It is useful to have a range of pitch sizes for the purposes of assessing site capacities when considering allocations and planning applications. Using the Government's Good Practice Guide as a starting point and taking into account actual pitch sizes across the district a range of pitch sizes were developed and consulted upon as part of The Preferred Strategy. There were no objections to the sizes and definitions and

consequently it is proposed to incorporate these as part of Core Policy 5 as set out below.

Core Policy 5

Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople

The following criteria will be used to guide the process of allocation of individual sites and to help inform decisions on proposals reflecting unexpected demand. In considering all sites the District Council will reflect the overall aims of reducing the need for long distance travelling and possible environmental damage caused by unauthorised encampments and the contribution that live/work mixed use sites make to achieving sustainable development.

1. The site would not lead to the loss, or adverse impact on landscape character and value, heritage assets and their settings, nature conservation or biodiversity sites;
2. The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;
3. The site has safe and convenient access to the highway network.
4. The site would offer a suitable level of residential amenity to any proposed occupiers, including consideration of public health, and have no adverse impact on the amenity of nearby residents particularly in rural and semi-rural settings where development is restricted overall.
5. The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity.
6. In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in the Governments, 'Planning Policy for Traveller Sites and the findings of the Newark and Sherwood Strategic Flood Risk assessment. Where flooding is found to be an issue, the District Council will require the completion of a site specific Flood Risk Assessment.
7. Where a major development project requires the temporary or permanent relocation of a lawful traveller site the District Council will work with the applicant and the affected community to identify an alternative site using the Spatial Strategy and the above criteria.
8. When calculating site capacities the following pitch sizes will be used as a guide:

Pitch size	Pitch type
250 square metres	Transit sites.
350 square metres	Permanent sites where there are communal facilities within the overall site.
640 square metres	Permanent sites where pitches are self-contained and there is an element of business use.

Subject to the other provisions of this policy the District Council will be prepared to

consider proposals for additional pitch provision for Gypsies and Travellers on existing caravan sites (of all kinds) including unused or under-used sites.

Question 16: Do you agree with the amended Core Policy 5 set out above?

Tolney Lane

4.29 Historically Tolney Lane has been the main location for Gypsies and Travellers in Newark but due to continuing development and the constraints posed by flood risk and access limitations the District Council consider that it is necessary to adopt an approach to new development.

4.30 During previous consultations responses have shown a misconception that the District Council own or control Tolney Lane and/or they are proposing to stop occupation by Gypsies and Travellers, neither of which are true. All of the sites and some of the access roads off Tolney Lane are in private ownership and occupiers of lawful sites and have the right to occupy them as long as they wish. The District Council is intending to adopt an approach to considering planning applications for new pitches that takes accounts of the areas high flood risk. It is recognised that occupiers of lawful pitches may want to carry out development to improve their standard of amenity and this will be assessed on its merits. No objections were made to this proposal as part of consultation of the Preferred Strategy, subject to consideration of existing residents views, and therefore it is proposed to include the following in a revised Core Policy 4 alongside the changes described in 4.23 above. It is hoped that the East Notts. Travellers Association will help to bring the proposal to the attention of those who may not otherwise be aware of it.

4.31

Proposed Approach to New Development on Tolney Lane

New development on Tolney Lane will be limited to pitches provided by temporary planning permissions where there are no other sites available in the district at a lesser risk of flooding, assessed by reference to the Sequential Test as defined in the Technical Guidance to the National Planning Policy Framework. Development within existing lawful pitches to improve the standard of amenity will be supported where it complies with the relevant development plan policies.

Question 17: Do you agree with the Councils approach to new Development on Tolney Lane?

Retail and Town Centre Uses

4.32 The convenience and comparison retail targets contained within the Core Strategy were informed by the 2009 Retail and Town Centre Study; by the time the Allocations and Development Management DPD was being prepared the Council took further advice on the matter. The results of this further study were that

elements of the retail capacity were not as great as assumed by the 2009 Retail Assessment. The retail study concluded that the comparison goods capacity was 15% lower than originally estimated. At that time the Council was also involved in an appeal related to the Northgate proposal for retail. This was subsequently allowed on appeal and the residual requirement for allocated comparison retail which was accommodated in NUA/MU/3 was reduced accordingly. This led the Inspector to recommend that an early review was undertaken of retail requirements. The current targets are:

Additional floorspace capacity in square metres	Newark Urban Area	Rest of the District	District Wide	Totals
Convenience goods (e.g. Groceries)	5661	6707		12,368
Comparison Goods (e.g. clothes)			15,690	15,690

4.33 Any new retail capacity targets will be directly related to the levels of growth being planned for through the housing and employment targets. Therefore a reduction in growth is likely to result in a lesser scale of new retail being required. Such targets may also be affected by the changing nature of retail. Whilst it will also be important to take into account the individual characteristics of the local retail economy. Accordingly to guide the review of existing and the setting of new retail capacity targets an update to the Retail and Town Centre Study will be carried out. This study will also consider the level of need for non-retail town centre uses with reference to the Employment Land Feasibility Study and Employment Targets in respect of future office provision.

4.34 Beyond the setting of retail capacity targets it is Core Policy 8 'Retail Hierarchy' and Policy DM11 'Retail and Town Centre Uses' which provide the local planning policy against which proposals for retail and other town centre uses are considered. Core Policy 8 defines a 'retail hierarchy' which reflects the role and function of centres across the District and the spatial distribution and quantum of growth which has been planned for (see table below).

Designation	Role and Function	Location(s)
Sub-Regional Centre/Town Centre	Principal focus of new and enhanced retail and other town centre activity in the District.	Newark Town Centre

District Centres	Primarily used for convenience shopping, with some comparison shopping they also provide a range of other services for the settlement and surrounding communities.	Edwinstowe Ollerton Rainworth Southwell
Local Centres	Concerned with the sale of food and other convenience goods to the local community in which they are located.	Balderton Bilsthorpe Blidworth Boughton Clipstone Collingham Farnsfield Land East of Newark Land around Fernwood Land South of Newark Lowdham Sutton-on-Trent

- 4.35 Extents for the centres, and in some cases primary and secondary frontages within them, have been defined on the Policies Map. Proposals for retail and other town centre uses within these locations are expected to be consistent in scale with the size and function of the centre. Retail proposals outside of the centres are strictly controlled with those creating more than 2500 sqm of floor space requiring justification through a sequential test and robust assessment of impact on nearby centres. Where such proposals have the potential to impact on Newark Town Centre then DM11 seeks to ensure that its special characteristics are appropriately taken account of. Namely the function of the Town Centre as part of a market town, the viability of the market, the effect on independent retailers and the ability to cater for tourism. Support is provided within rural areas for new or enhanced retail development of a scale proportionate to its location, which increases rural sustainability or that supports local agriculture or farm diversification.
- 4.36 As with the Settlement Hierarchy it is proposed that the Retail Hierarchy will remain broadly unchanged. The update to the Retail and Town Centre Study will however review and make recommendations over the status of Centres within the hierarchy and the extent of Centre boundaries and frontage designations. This will take account of the performance of the Development Plan and any implications from consents which have been granted or development that has occurred. As detailed in the table below there is the need to amend the sequential approach set out above to bring it into line with the NPPF. Similarly to the housing and employment allocations a review of all retail and town centre use allocations will also be carried out following

the same four stage process outlined earlier. This review will consider any new retail capacity targets, the outcome from the work to establish employment land targets (with reference to office development), the continued deliverability of allocations and the existence of potential new sites.

Question 18: Do you agree with the Councils approach to retail and town centre uses?

Wind Energy Development

- 4.37 The District's Core Strategy, adopted in March 2011, contains Core Policy 10 'Climate Change', and the Allocations & Development Management Development Plan Document (DPD), adopted in July 2013, includes Policy DM4 'Renewable and Low Carbon Energy Generation. These provided the basis for the production of the District's Wind Energy SPD which was adopted in March 2014. Since then, there have been significant changes in national guidance on policy for wind energy development. In this section of the Issues Paper, the current situation for wind energy development is discussed and the District Council's proposed approach to these matters is set out.
- 4.38 On 18th June 2015, the Secretary of State for Communities and Local Government issued a Ministerial Written Statement that introduced new considerations for proposed wind energy development. It advises that local planning authorities should only grant planning permission for wind turbines if:
- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
 - following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
- 4.39 These new considerations came into effect immediately, with transitional arrangements applying to valid applications received before 18th June, where no suitable sites have been identified in the relevant development plan. In these cases, only the second consideration applies. The Government's online planning guidance has been updated to incorporate the changes set out in the Written Statement and provides detail on how they should be implemented.
- 4.40 It is important to note that the new guidance in no way obliges the District Council to allocate land for wind energy development. Consultation undertaken during the production of the Wind Energy Supplementary Planning Document (SPD) (adopted March 2014) suggests that it would be difficult to win support from local communities for allocation. The District already contains a significant amount of wind energy development, and although some people are in favour of this, many residents, as well as Parish and Town Councils, have expressed objections. As well as being controversial, it is likely that the process of identifying areas suitable for allocation would be costly and time-consuming.

- 4.41 Rather than the District Council seeking to allocate land for new wind farms, a community-led approach is proposed instead. If there are areas of the District where residents wish to see further wind energy schemes brought forward, then a Neighbourhood Plan can be produced that identifies land for this purpose. The District Council would facilitate this. If there are no areas where the local community wants more wind energy, then no land will be allocated. This approach would reflect the Government’s commitment to ensuring ‘that local people have the final say on wind farm applications’, as set out in the Written Statement.
- 4.42 The online planning practice guidance sets out advice on how to identify appropriate areas. These areas should be clearly allocated - maps showing the wind resource as favourable to wind turbines or similar will not be sufficient. Neither the District’s Landscape Capacity Study (March 2014) nor the Landscape Character Assessment (adopted December 2013) should be regarded as identifying land suitable for further wind energy development. These documents should rather be seen as contributing to a basis for the assessment of the likely landscape and visual impacts of individual proposals.

Question 19: Do you agree with the Council’s proposed approach to Wind Energy?

Minor amendments to Core Policies

- 4.43 As with the Spatial Policies, there are a number of other Core Policies that are likely to require minor amendment to achieve conformity with the NPPF. These are summarised in the table set out below. As before, those policies, or the parts of them, not identified in this document are considered to be in conformity.

Policy	Areas of consideration
Core Policy 6 Shaping our Employment Profile	Core Policy 6 had a relatively strong emphasis on safeguarding employment land needs to more explicitly cover the circumstances whereby employment land could or should be released, and the process for doing so. Reference to PPS4 also needs to be removed. NPPF paragraph 21 requires strong cross-referencing and mutual support between the Local Plan and the local economic development strategy. While the Core Strategy does refer to the Newark & Sherwood Economic Development Strategy it does so only in supporting text rather than in policy text.
Core Policy 7 Tourism Development	Core Policy 7 supports tourism development through seven bullet points. Most bullets are considered relatively consistent with NPPF para 23 (bullet point six) and para 28 (bullet point three). However, bullets 3 and 4 appears significantly more restrictive in terms of directing tourism development, particularly rural tourism, to specific locations than indicated by para 28, which only requires rural tourist development to 'respect the character of the countryside' and 'support the provision and expansion of tourist and

	visitor facilities in appropriate locations'. The NPPF also does not distinguish between scales of development, whereas bullet point 3's provisions differ depending on whether the development is considered 'significant' or not. One potential solution for rapidly boosting conformity of Core Policy 7 with the NPPF is to remove its more restrictive provisions, relying on other policies (e.g. urban design, landscape) to set the restrictions that tourism development must accord with, in common with all other types of development- this appears to be the approach taken by the NPPF.
Core Policy 8 Retail Hierarchy	The NPPF's retail hierarchy is stricter than Core Policy 8's- as currently drafted - it requires a sequential test starting with town centre, then edge of centre, whereas Core Policy 8 makes no distinction between town centre and edge of centre. Finally, reference to PPS4's approach to out-of-centre development needs to be replaced by reference to the NPPF approach.

Question 20: Do you agree with the areas of minor amendment to Core Policies set out in the above table?

Section 5 Reviewing Area Policies

5.1 As this paper has identified no need to change the overall strategic context of the plan it is considered that at this time there is no requirement to amend the Area Polices. This approach will be reviewed in light as the various elements of the plan review takes place including any evidence received during consultation on this Issues Paper.

Question 21: Do you agree with the Council's approach to Area Policies?

Section 6 Next Steps

6.1 Once the consultation on the Issues Paper is complete the District Council will consider the responses received and begin to prepare a Preferred Approach Documents setting out what the Council intends to do. It is planned to consult upon this early in the New Year. Following that the Council will prepare the formal amendments to the plan, seek representations on these and submit to the Secretary of State for an Examination which is conducted by an independent Planning Inspector. The aim is to have completed the process by February 2017.

APPENDIX A Glossary of terms

Allocations & Development Management DPD	A Newark & Sherwood District planning policy document that forms part of the Local Plan and LDF and was adopted on 16 th July 2013. This document sets out allocations of land for new housing, employment and other development in the District's main settlements. It also contains development management policies that are used in the consideration of planning applications.
Annual Monitoring Report	A report that monitors the effectiveness of the policies within the Local Development Framework, and progress towards the delivery of its objectives. It also sets out details of the amount of residential, employment and other development within the District.
Community Infrastructure Levy (CIL)	CIL is a levy that the Council charges on new developments in the District. The money can be used to fund a range of infrastructure that is needed as a result of development. In Newark & Sherwood this includes major highway improvements and secondary school expansion.
Core Strategy DPD	A Newark & Sherwood District planning policy document that forms part of the Local Plan and LDF and was adopted on 29 th March 2011. This document sets out the spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2026.
Councillors	In Newark & Sherwood District, there are 39 Councillors who run the Council, who may also be referred to as Elected Members. The District is divided into areas known as wards, and the people in each ward elect a Councillor to represent them for four years. Councillors are responsible for making decisions on behalf of the local community about local services and budgets, including the level of the council tax.
Development Plan	Applications for Planning Permission are considered in line with contents of this document. See DPD and Local Plan below.
Development Plan Document (DPD) now referred to as a Local Plan (see below)	A document setting out the plan for the development of the local area, drawn up by the District Council in consultation with the community and subject to independent examination. Both the Allocations & Development Management DPD and the Core Strategy DPD are examples.
District Council	A local government body with responsibility for running some of the area's services. Newark & Sherwood District Council is a non-metropolitan district council and is responsible for processing most planning applications and

	setting local planning policy, as well as refuse collection, recycling, street cleaning, environmental health and other services.
Duty to Co-operate	A legal duty on Local Planning Authorities such as the District Council, as well as English County Councils and certain other public bodies to work together. They should engage constructively, actively and on an ongoing basis on strategic and cross boundary issues when preparing plans.
Elected Members	See 'Councillors'.
Employment Land Feasibility Study (ELFS)	A study which determines the level of employment land required in the District, taking into account demographics, market signals and local circumstances.
Integrated Impact Assessment (IIA)	Combine the requirements of 'Sustainability Appraisal' see below with an assessment of impact on equalities and health issues.
Local Development Framework (LDF)	This is a set of documents that contain the policies that will shape how the District develops. These documents are the Core Strategy DPD, the Allocations & Development Management DPD, the Policies Map, the Annual Monitoring Report (AMR), the Local Development Scheme (LDS), the Statement of Community Involvement, (SCI) and a number of Supplementary Planning Documents (SPDs).
Local Development Scheme (LDS)	The Local Development Scheme (LDS) sets out the timetable for the production and review of Newark & Sherwood's Development Plan.
Local Plan	In this District, this phrase refers to the Core Strategy DPD and the Allocations & Development Management DPD. Taken together, these documents form the development plan for the future development of the District. Along with Supplementary Planning Documents (SPDs) and other documents, the Local Plan makes up the Local Development Framework.
Local Planning Authority (LPA)	A public authority with responsibility for carrying out certain planning functions for a particular area. The District Council is the Local Planning Authority (LPA) for Newark & Sherwood, and is an example of a non-metropolitan district council. Other types of LPAs in England include London borough councils, metropolitan borough councils and unitary authority councils.
Localism Act 2011	The Localism Act 2011 was intended to give more power to councils and to local communities. The Duty to Co-operate, the Community Infrastructure Levy and new rights to create Neighbourhood Plans were all introduced by this Act.
Material considerations	Matters that should be considered when reaching a decision about a planning application or appeal.
National Planning Policy	This document sets out the Government's planning policies

Framework (NPPF)	for England and how these are expected to be applied. The NPPF is a material consideration in the preparation of planning documents and when considering planning applications.
Neighbourhood Forum	Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area.
Neighbourhood planning	Neighbourhood planning was introduced through the Localism Act 2011 and the legislation has been in effect since April 2012. It allows communities (represented by a Neighbourhood Forum or Parish Council) to influence development in their area. This could be through a Neighbourhood Plan, Neighbourhood Development Orders or Community Right to Build Orders. It is necessary to gain a more than 50% 'yes' vote in a public referendum to bring these plans and orders into force.
Neighbourhood plan (or neighbourhood development plan)	<p>A plan prepared by a Parish Council or Neighbourhood Forum for a particular area. It may set out planning policies, describe aims for an area or allocate sites for a particular kind of development.</p> <p>A neighbourhood plan may focus on a single topic or address a wide range of issues. Any policies must conform with wider local and national policies. The plan cannot affect planning decisions that have already been taken, and it cannot be used to prevent development. Neighbourhood plans will be subject to an independent examination and must gain a more than 50% 'yes' vote in a public referendum to come into force.</p>
Objectively Assessed Need (OAN)	See 'Strategic Housing Market Assessment'
Parish Council	A parish council is an elected body that represents a civil parish, and is the first tier of local government. Smaller parishes, typically those with fewer than 200 electors, have parish meetings instead. Some parishes may share councils with neighbouring parishes. Newark & Sherwood District has 54 Parish Councils, including 3 Town Councils, and 22 Parish Meetings.
Parish Meeting	See 'Parish Council'.
Plan Review	The process of reviewing the Newark & Sherwood Core Strategy and Allocations & Development Management DPD to ensure they remain up to date.
Soundness	To be considered sound, a Development Plan Document (DPD) must be justified and effective. This means that it must be founded on robust and credible evidence and be

	the most appropriate strategy, and also it must be deliverable, flexible and able to be monitored.
Spatial Strategy	The strategy in the Core Strategy which sets out location and amount of new development.
Statement of Community Involvement	A document that Local Planning Authorities have to produce that sets out the standards which they uphold in relation to involving local communities in the preparation, amendment and review of planning policy documents and in the determination of planning applications.
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 plans and programmes that set the framework for development in various fields, including planning.
Strategic Housing and Employment Land Availability Assessment (SHELAA)	A study which assesses the suitability of sites for development, taking into account environmental and deliverability issues.
Strategic Housing Market Assessment (SHMA)	A study which establishes an areas housing need having reviewed demographic data, market signals and local circumstances. The report establishes an Objectively Assessed Need (OAN) from which the Council's housing target is derived.
Supplementary Planning Document (SPD)	A document that provides detailed guidance on the interpretation and implementation of adopted policies, but cannot introduce new policies. SPDs can be material considerations.
Sustainability Appraisal (SA)	<p>An evaluation of the social, economic and environmental implications of strategies, policies and proposals to ensure that they contribute to the achievement of sustainable development objectives. This will be carried out at the same time as the Strategic Environmental Assessment (SEA).</p> <p>All Development Plan Documents (DPDs) must be subject to SA. Supplementary Planning Documents (SPDs) only need to be subject to SA if they are found likely to give rise to significant effects which have not been formally assessed in the context of a higher level planning document (e. g. a DPD). The District Council screens SPDs to see if they require an SA.</p>
Sustainable development	<p>Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>The NPPF (see National Planning Policy Framework) quotes</p>

	<p>the UK Sustainable Development Strategy ‘Securing the Future’ setting out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.</p> <p>The NPPF continues: ‘There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <ul style="list-style-type: none">● an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy’.
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APPENDIX B LIST OF CURRENT PLAN POLICIES AND ALLOCATIONS

CORE STRATEGY

<u>Policy Name and Number</u>
Spatial Policy 1 - Settlement Hierarchy
Spatial Policy 2 - Spatial Distribution of Growth
Spatial Policy 3 - Rural Areas
Spatial Policy 4A - Extent of the Green Belt
Spatial Policy 4B - Green Belt Development
Spatial Policy 5 - Delivering Strategic Sites
Spatial Policy 6 - Infrastructure for Growth
Spatial Policy 7 - Sustainable Transport
Spatial Policy 8 - Protecting and Promoting Leisure and Community Facilities
Spatial Policy 9 - Selecting Appropriate Sites for Allocation
Core Policy 1 - Affordable Housing Provision
Core Policy 2 - Rural Affordable Housing
Core Policy 3 - Housing Mix, Type and Density
Core Policy 4 - Gypsies & Travellers and Travelling Showpeople - New Pitch Provision
Core Policy 5 - Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople
Core Policy 6 - Shaping our Employment Profile
Core Policy 7 - Tourism Development
Core Policy 8 - Retail Hierarchy
Core Policy 9 - Sustainable Design
Core Policy 10 - Climate Change
Core Policy 11 - Rural Accessibility
Core Policy 12 - Biodiversity and Green Infrastructure
Core Policy 13 - Landscape Character
Core Policy 14 - Historic Environment
NAP 1 - Newark Urban Area
NAP 2A - Land South of Newark
NAP 2B - Land East of Newark
NAP 2C - Land around Fernwood
NAP 3 - Newark Urban Area Sports and Leisure Facilities
NAP 4 - Newark Southern Link Road
SoAP 1 - Role and Setting of Southwell
SoAP 2 - Brackenhurst Campus - Nottingham Trent University
ShAP 1 - Sherwood Area and Sherwood Forest Regional Park
ShAP 2 - Role of Ollerton & Boughton
MFAP 1 - Mansfield Fringe Area

ALLOCATIONS & DEVELOPMENT MANAGEMENT DPD

<u>Policy Name and Number</u>
Policy NA/MOA - Newark Area - Main Open Areas
Policy NUA/Ho/1 - Newark Urban Area - Housing Site 1
Policy NUA/Ho/2 - Newark Urban Area - Housing Site 2
Policy NUA/Ho/3 - Newark Urban Area - Housing Site 3
Policy NUA/Ho/4 - Newark Urban Area - Housing Site 4 - Yorke Drive Policy Area
Policy NUA/Ho/5 - Newark Urban Area - Housing Site 5
Policy NUA/Ho/6 - Newark Urban Area - Housing Site 6
Policy NUA/Ho/7 - Newark Urban Area - Bowbridge Road Policy Area
Policy NUA/Ho/8 - Newark Urban Area - Housing Site 8
Policy NUA/Ho/9 - Newark Urban Area - Housing Site 9
Policy NUA/Ho/10 - Newark Urban Area - Housing Site 10
Policy NUA/SPA/1 - Newark Urban Area - Newark Showground Policy Area
Policy NUA/MU/1 - Newark Urban Area - Mixed Use Site 1
Policy NUA/MU/2 - Newark Urban Area - Mixed Use Site 2
Policy NUA/MU/3 - Newark Urban Area - Mixed Use Site 3
Policy NUA/MU/4 - Newark Urban Area - Mixed Use Site 4
Policy NUA/E/1 - Newark Urban Area - Newark Industrial Estate Policy Area
Policy NUA/E/2 - Newark Urban Area - Employment Site 2
Policy NUA/E/3 - Newark Urban Area - Employment Site 3
Policy NUA/E/4 - Newark Urban Area - Employment Site 4
Policy NUA/Ph/1 - Newark Urban Area - Phasing Policy
Policy NUA/TC/1 - Newark Urban Area - Newark Town Centre
Policy NUA/LC/1 - Balderton - Local Centre North
Policy NUA/LC/2 - Balderton - Local Centre South
Policy NUA/Tr/1 - Northgate Station Policy Area
Policy NUA/OB/1 - Newark Urban Area - Open Breaks
Policy Co/MU/1 - Collingham - Mixed Use Site 1
Policy Co/LC/1 - Collingham - Local Centre
Policy Co/MOA - Collingham - Main Open Areas
Policy ST/MU/1 - Sutton on Trent - Mixed Use Site 1
Policy ST/LC/1 - Sutton on Trent - Local Centre
Policy ST/EA/1 - Sutton on Trent - Existing Employment Policy Area
Policy ST/MOA - Sutton on Trent - Main Open Areas
Policy SoA/MOA - Southwell Area - Main Open Areas
Policy So/Ho/1 - Southwell - Housing Site 1
Policy So/Ho/2 - Southwell - Housing Site 2
Policy So/Ho/3 - Southwell - Housing Site 3
Policy So/Ho/4 - Southwell - Housing Site 4
Policy So/Ho/5 - Southwell - Housing Site 5
Policy So/Ho/6 - Southwell - Housing Site 6

Policy So/Ho/7 - Southwell - Housing Site 7
Policy So/MU/1 - Southwell - Mixed Use Site 1
Policy So/HN/1 - Southwell Housing Need
Policy So/E/1 - Southwell - Crew Lane Industrial Estate Policy Area
Policy So/E/2 - Southwell - Land to the east of Crew Lane
Policy So/E/3 - Southwell - Land to the south of Crew Lane
Policy So/DC/1 - Southwell - Southwell District Centre
Policy So/MOA - Southwell - Main Open Areas
Policy So/PV - Southwell Protected Views
Policy So/Wh - Thurgarton Hundred Workhouse
Policy Fa/Ho/1 - Farnsfield - Housing Site 1
Policy Fa/MU/1 - Farnsfield – Mixed Use Site 1
Policy Fa/LC/1 - Farnsfield - Local Centre
Policy Lo/Ho/1 - Lowdham - Housing Site 1
Policy Lo/Ho/2 - Lowdham - Housing Site 2
Policy Lo/HN/1 - Lowdham Housing Need
Policy Lo/Tr/1 - Lowdham - Transport Site 1
Policy ShA/MOA - Sherwood Area - Main Open Area
Policy OB/Ho/1 - Ollerton & Boughton - Housing Site 1
Policy OB/Ho/2 - Ollerton & Boughton - Housing Site 2
Policy OB/Ho/3 - Ollerton & Boughton - Housing Site 3
Policy OB/MU/1 - Ollerton & Boughton – Mixed Use Site 1
Policy OB/MU/2 - Ollerton & Boughton – Mixed Use Site 2
Policy OB/Ph/1 - Ollerton & Boughton - Phasing Policy
Policy OB/E/1 - Ollerton & Boughton – Boughton Industrial Estate (North) Policy Area 1
Policy OB/E/2 - Ollerton & Boughton – Boughton Industrial Estate (South) Policy Area 2
Policy OB/E/3 - Ollerton & Boughton – Employment Site 1
Policy OB/DC/1 & OB/LC/1 - Ollerton District Centre & Boughton Local Centre
Policy OB/Re/1 - Ollerton & Boughton – Retail Allocation 1
Policy OB/Re/2 - Ollerton & Boughton – Retail Allocation 2
Policy OB/Tr/1 - Ollerton & Boughton – Transport Allocation 1
Policy ED/Ho/1 - Edwinstowe - Housing Site 1
Policy ED/Ho/2 - Edwinstowe - Housing Site 2
Policy ED/DC/1 - Edwinstowe - District Centre
Policy ED/VC/1 - Edwinstowe - Sherwood Forest Visitor Centre
Policy ED/St/1 - Edwinstowe - Rail Station
Policy Ed/MOA -Edwinstowe - Main Open Areas
Policy Bi/Ho/1 - Bilsthorpe - Housing Site 1
Policy Bi/Ho/2 - Bilsthorpe - Housing Site 2
Policy Bi/MU/1 - Bilsthorpe - Mixed Use Site 1
Policy Bi/E/1 - Bilsthorpe - Employment Site 1
Policy Bi/E/2 - Bilsthorpe - Employment Site 2
Policy Bi/Ph/1 - Bilsthorpe - Phasing Policy
Policy Bi/LC/1 - Bilsthorpe - Local Centres
Policy Ra/Ho/1 - Rainworth - Housing Site 1
Policy Ra/Ho/2 - Rainworth - Housing Site 2

Policy Ra/MU/1 - Rainworth - Mixed Use Site 1
Policy Ra/E/1 - Rainworth - Employment Site 1
Policy Ra/DC/1 - Rainworth – District Centre Boundary
Policy Cl/MU/1 - Clipstone – Mixed Use Site 1
Policy Cl/LC/1 - Clipstone – Local Centre Boundary
Policy Bl/Ho/1 - Blidworth - Housing Site 1
Policy Bl/Ho/2 - Blidworth - Housing Site 2
Policy Bl/Ho/3 - Blidworth - Housing Site 3
Policy Bl/Ho/4 - Blidworth - Housing Site 4
Policy Bl/E/1 - Blidworth - Employment Site 1
Policy Bl/LC/1 - Blidworth Local Centre
Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy
Policy DM2 - Development on Allocated Sites
Policy DM3 - Developer Contributions and Planning Obligations
Policy DM4 - Renewable and Low Carbon Energy Generation
Policy DM5 - Design
Policy DM6 - Householder Development
Policy DM7 - Biodiversity and Green Infrastructure
Policy DM8 - Development in the Open Countryside
Policy DM9 - Protecting and Enhancing the Historic Environment
Policy DM10 - Pollution and Hazardous Materials
Policy DM11 - Retail and Town Centre Uses
Policy DM12 - Presumption in Favour of Sustainable Development