



# Development Plan Document (DPD) Publication Stage Representation Form

## Publication Amended Allocations & Development Management Development Plan Document (DPD)

A guidance note has been produced to assist in the completion of this form. Copies have been provided in correspondence and additional copies are available at: Castle House, Libraries in the District and <https://www.newark-sherwooddc.gov.uk/aadm-representation/>

Newark and Sherwood District Council is seeking your comments on the Publication Amended Allocations & Development Management DPD ('Publication AADMDPD'). Comments received at this stage should be about whether the Plan is legally compliant, sound and whether it has met the duty to cooperate. All representations must be received by the Council by 12 Noon on 9<sup>th</sup> January 2023.

This form has two parts- Part A- Personal / Agent Details and Part B- Your Representation(s) and further notification requests. (Please fill in a separate sheet (Part B) for each aspect or part of the Local Plan you wish to make representation on). Documents to support your representations (optional) should be referenced.

### Privacy Notice

Apart from your comments below, the personal information you have provided will only be used by Newark & Sherwood District Council in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 and will not be shared with any third party.

The basis under which the Council uses personal data for this purpose is to undertake a public task.

The information that you have provided will be kept in accordance with the Council's retention schedule, which can be found at: <https://www.newark-sherwooddc.gov.uk/dataprotection/>

Please note the Council cannot accept anonymous responses. All representations received will be made available for public inspection and therefore cannot be treated as confidential. They will also be:

- Published in the public domain;
- Published on the Council's website;
- Shared with other organisations for the purpose of developing/adopting the Publication AADMDPD and forwarded to the Secretary of State for consideration;
- Made available to the Planning Inspector appointed by the Secretary of State to examine the Publication AADMDPD; and
- Used by the Inspector to contact you regarding the Examination of the Plan.

When making representations available on the Council's website the Council will remove all telephone numbers, email addresses and signatures.

By submitting your Response Form/representation, you agree to your personal details being processed in accordance with these Data Protection Terms.

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## PART A- Personal / Agent Details

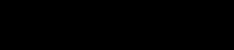
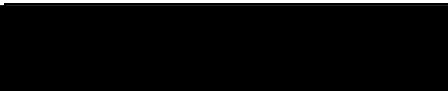
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In circumstances where individuals/groups share a similar view, it would be helpful to the Inspector to make a single representation, stating how many people the submission is representing and how the representation was authorised.

### 1. Personal Details

### 2. Agents Details

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	Mr	
First Name	Paul	
Last Name	Goldsmith	
Job Title (where relevant)	Planning Specialist	
Organisation (where relevant)	Environment Agency	
Address Line 1	Trentside	
Line 2	Scarrington Road	
Line 3	West Bridgford	
Line 4	Nottingham	
Post Code	NG2 5FA	
Telephone Number		
Email Address		

Name or Organisation:	
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## PART B- Representation(s)

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3. To which part of the DPD does this Representation relate?

Part of the Publication AADMDPD:	Mark if Relevant (X)	Specify number/part/document:
Amended AADMDPD Paragraph Number		Paragraph Number:
Amended AADMDPD Policy Number		Policy Number:
Amended AADMDPD Policies Map Amendments		Part of Policy Map:
Integrated Impact Assessment <sup>1</sup>		Paragraph Number:
Statement of Consultation		Paragraph Number:
Supporting Evidence Base		Document Name: Page/Paragraph:

4. Do you consider the DPD to be LEGALLY COMPLIANT?

Yes

No

5. Do you consider the DPD to comply with the Duty-to-Cooperate?

Yes

No

6. Do you consider the DPD to be SOUND?

Yes

No

\*The considerations in relation to the Legal Compliance, Duty to Cooperate and the DPD being 'Sound' are explained in the Newark & Sherwood Development Plan Document Representation Guidance Notes and in Paragraph 35 of National Planning Policy Framework 2021 (NPPF).

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<sup>1</sup> The Integrated Impact Assessment (IIA) integrates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act 2004 and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). The EqIA is a way of demonstrating the District Council is fulfilling the requirements of the Public Sector Equality Duty contained in section 149 of the Equality Act 2010. HIA is a recognised process for considering the health impacts of plans and undertaking this type of assessment is widely seen as best practice.

7. The DPD is not sound because it is not:

- (1) Positively Prepared
- (2) Justified
- (3) Effective
- (4) Consistent with national policy

8. Please provide precise details of why you believe the DPD is, or is not, legally compliant, sound or in compliance with the duty to cooperate in the box below.

If you wish to provide supplementary information to support your details, please ensure they are clearly referenced.

We have been in detailed discussions with N&SDC since our previous response in September 2021. N&SDC have shown a commitment to working in partnership and making relevant amendments where requested. There remains a few minor changes which we have requested however N&SDC have acknowledged these.

(Continue on a separate sheet/expand box if necessary)

9. Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at 6 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We have detailed our recommendations within our previous comments issued in September 2021 with further proposed amendments in our detailed response issued January 2023. These proposed amendments are relatively minor in nature.

(Continue on a separate sheet/expand box if necessary)

Please note your Representation should cover succinctly all the information, evidence and supporting

Information necessary to support/justify the Representation and the suggested change, as there will not normally be a subsequent opportunity to make further Representations based on the original Representations at the Publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for Examination.

10. If your Representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral Examination	Yes, I wish to participate at the oral Examination
<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary.

(Continue on a separate sheet/expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.

12. Please tick the relevant boxes below to receive notifications (via email) on the following events:

- DPD submitted to the Secretary of State for Inspection
- Examination in Public hearing sessions
- Planning Inspector's recommendations for the DPD have been published.
- DPD has been formally adopted.

Signature: [REDACTED]

Date: 09/01/2023

Please return this form by 12 Noon on 9<sup>th</sup> January 2023 to one of the addresses below:

Email: [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info)

Post: Planning Policy & Infrastructure Business Unit  
Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark  
NG24 1BY

Office Use Only

Date of Receipt:



Newark & Sherwood District Council  
Castle House Great North Road  
Newark  
Nottinghamshire  
NG24 1BY

**Our ref:** LT/2009/109202/CS-  
10/IS1-L01  
**Your ref:**  
**Date:** 02 December 2022

Dear Sir/Madam

### **Newark & Sherwood Plan Review - Amended Allocations & Development Management DPD Consultation – Issues and Options**

Thank you for consulting us on the Amended Allocations and Development DPD. We responded to the initial options consultation in September 2021 where we provided a number of comments.

We are pleased to note that comments relating to our original observations have been addressed in the accompanying document titled [Statement of Consultation \(Regulation 18 Statement\)](#). We have included the comments to each below and a counter comment for completeness.

#### **Environment Agency position**

The Environment Agency have provided comments on key elements of the DPD as well as providing wider comments in the second half of this response. In terms of flood risk we have provided a spreadsheet to accompany this response which has sought to assess the proposed amended site allocations.

#### **EA comments on Question 8 – Tolney Lane**

**NSDC Response to EA comments** – Noted, further engagement with the body will be undertaken.

The Environment Agency have been engaged with Newark & Sherwood District Council (N&SDC) since our previous comments in relation to the Tolney Lane site. Please see our detailed comments below.

#### **Tolney Lane comments**

The proposed Gypsy and Traveller site allocations at Tolney Lane are located within an area of very high flood risk. A flood risk alleviation scheme has been proposed which involves raising the access road, to protect parts of the site from flooding and provide

Environment Agency  
Trent Side North, West Bridgford, Nottingham, NG2 5FA.

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

dry access and egress to the Tolney Lane area. However, this scheme is at an early stage in its development. An initial design and flood risk model has been provided however this has not been technically assessed by the Environment Agency. Our Evidence and Risk team need to check both the baseline model and design proposals to be assured that the scheme will work as intended, without increasing flood risk elsewhere. Typically this model assessment results in a series of updates and revisions to new models before they are fit for purpose. There is therefore a substantial risk that the model outputs may change, and not show the same benefits, or show an increase in flood risk elsewhere.

The technical drawings we have seen for the proposed flood risk alleviation scheme include a raised road and a small flood defence wall. The raised road could be argued to be 'high ground' rather than a defence (although our view on this is not confirmed), however the flood defence wall would be defined as a new flood defence. This point is critical, because the NPPF flood zones are drawn up on the 'undefended' floodplain. Therefore at least part of the site would be 'defended' and thus still in flood zone 3.

In summary it is not confirmed that the proposed flood alleviation scheme will deliver the proposed benefits without increasing flood risk elsewhere, and with the present design it appears that at least part of the site allocations will remain in flood zone 3. The financial viability of the proposed flood alleviation scheme is also unknown, nor the funding options or timescales for delivery. At the very least, the sites should be phased to be delivered after the proposed flood alleviation scheme is fully approved, designed and built out, assuming it is workable and deliverable.

Given our concerns above we consider that the flood risk to the proposed site allocations on Tolney Lane should not therefore assume the potential benefits of the proposed flood alleviation scheme, and instead should be based on the current flood risk to the site and the currently approved and established baseline model data for this area, which is the Trent Fluvial Newark 2011 model. This model data shows the sole access road, Tolney Lane is situated in flood zone 3b. There is not therefore safe access and egress to the proposed site allocations.

Caravans used for permanent residential use are classed as 'highly vulnerable' in the NPPF. According to the NPPF they are therefore inappropriate in flood zones 3a and 3b, with an exception test required for development in flood zone 2. The proposed site allocations have the current modelled flood risk as follows:

- NUA/GRT/1 – Flood zone 3b
- NUA/GRT/2 – Flood zone 3b
- NUA/GRT/10 – Flood zone 3b
- NUA/GRT/3 – Partially in flood zone 3a (south eastern corner), rest flood zone 2
- NUA/GRT/8 – Flood zone 2
- NUA/GRT/9 – Flood zone 2
- NUA/GRT/4 – Southern half in flood zone 3a, northern half flood zone 2
- NUA/GRT/11 – Flood zone 2
- NUA/GRT/6 – Flood zone 2
- NUA/GRT/5 – Large section in flood zone 3a, rest in flood zone 2
- NUA/GRT/7 – Large section in flood zone 3a, rest in flood zone 2

Please note paragraph 8.35 gives the impression that the flood alleviation scheme is confirmed, this should be re-worded with a more cautious approach given the current status of the modelling and stage in the design and project planning process.



Following discussions with yourselves we understand that design and modelling work on the proposed flood risk alleviation scheme is ongoing as a priority for Newark and Sherwood District Council. As the project develops our position may therefore change, and we recommend that you re-consult the Environment Agency once further progress has been made, for example if and when the hydraulic modelling has been approved by the Environment Agency evidence and risk team, and the project design correctly accounts for the future flood zones post-scheme.

We would not normally require evidence of funding. If we were able to get to a stage where we could remove our objection, we would still require a condition that no new pitches could be used before the flood alleviation scheme was in place.

### **Allocated sites – flood risk**

#### **EA comments on question 9 - sites within Newark Urban Area**

**NSDC Response to EA comments**- Site specific recommendations noted and will be taken account of as part of those sites taken forward

#### **EA comments on question 10 - sites within Western Area, other Locations in the Western Area & rest of the District**

**NSDC Response to EA comments** - to our previous comments - Site specific recommendations noted and will be taken account of as part of those sites taken forward.

**And**

#### **EA comments on Question 11 – Site Identification – Rest of the District**

**NSDC Response to EA comments** - Recommendations noted and will be taken account of should it become necessary to take sites in the rest of the District forward

**And**

#### **EA comments on question 10 - sites within Western Area, other Locations in the Western Area & rest of the District**

**NSDC Response to our previous comments** - Site specific recommendations noted and will be taken account of as part of those sites taken forward.

**Further EA comments** - The Environment Agency have provided an accompanying spreadsheet which assesses identified sites in terms of flood risk. We have noted however that there does not appear to be any reference to the requirement for SuDS to address water quality issues. This requirement was highlighted in our previous response and we would encourage N&SDC to include this.

### **Wider EA comments**

#### **EA comments on question 13 Core Policy 2A - Entry-Level Exception Housing**

*Please note that the N&SDC response to our previous comments have been placed against the incorrect question response in the [Statement of Consultation \(Regulation 18 Statement\)](#) document. Our comments have been represented under question 14 when*

*they should have been placed against question 13.*

**NSDC Response to EA comments** – While the comments from the Environment Agency (EA) are acknowledged, it is not considered within the remit of Policy DM3 to insist upon specific design measures, hence the catchall phrasing it employs: ‘appropriate infrastructure’. Instead, Policy DM5a, Design Stage 1, makes clear the need to respond to site constraints (such as those referenced in the comments above), along with DM5b points 6 (green and blue infrastructure) and 10 (flood risk and water management). The Planning Obligations and Developer Contributions SPD is currently under review. The current (2013) iteration of the SPD only makes reference to these issues in the context of planning conditions. In acknowledgement of the EA’s comments, however, NSDC welcomes the opportunity to discuss the next iteration of the SPD and integrate the suggested areas in line with good practice and where there is evidence to provide a robust rationale for contributions.

**Further EA comments** - The Environment Agency take on board the comments made by N&SDC and agree that the previous comments we raised are covered primarily within the highlighted policies. We do welcome the commitment of N&SDC to integrate best practice within future amendments to the policy.

#### **EA comments on question 16 - Policy DM5 Design (a, b and d):**

**NSDC Response to EA comments** – Comments noted and welcomed. The recommendations will be incorporated into a new draft Policy.

**Further EA comments** – We welcome the commitment of N&SDC to incorporate the suggestions highlighted by the EA within a new draft policy. The EA have yet to be made aware of a new draft policy for DM5.

It should be noted that further comments were made in relation to question 16 in the latter part of our previous response which do not appear to have been acknowledged within the [Statement of Consultation \(Regulation 18 Statement\)](#). However it should be noted that these do appear to have been addressed through the changes made to the Amended Allocations and Development Management DPD.

#### **EA comments on question 19 - Policy DM7 – Biodiversity and Green Infrastructure**

**NSDC Response to EA comments** – Comments welcomed and noted. Whilst implicit that green infrastructure includes ‘blue’ elements given its nature it is not explicitly set out within the current Amended Core Strategy or Policy DM7, therefore it is proposed to include within the supporting text a definition of Green Infrastructure which includes blue infrastructure. It should be noted that this is the Development Management Policy in relation to Biodiversity and Green Infrastructure which supplements the strategic approach to these issues in the Amended Core Strategy which includes creating a green infrastructure network and supports strategic interventions.

**Further EA comments** – It is welcomed that changes have been made to Policy DM7 within the Amended Allocations and Development Management DPD. Under the Justification heading within section 7.60 specific reference is made with regard to the correlation between Blue and Green Infrastructure.

It should also be highlighted that the EA are encouraged by the amended wording within

section 7.62 which highlights the requirement for a minimum of 10% Biodiversity Net Gain to be incorporated within new development. Further details will be made available once the Nottinghamshire Local Authorities have produced their joint approach to the implementation of Biodiversity Net Gain (BNG).

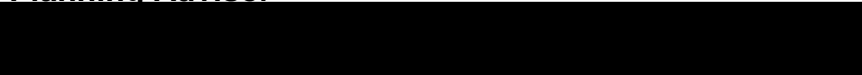
**EA comments on question 22 - Policy DM10 – Pollution and Hazardous Materials:**

**NSDC Response to EA comments** – Noted. This is the currently adopted policy within the existing Plan apart from additional wording on air quality. The requirement to consider the watercourse and water quality however is noted and it is proposed to amend the policy to reflect this as a type of pollution which the policy should address.

**Further EA comments** – the Amended Allocations and Development Management DPD does not appear to have proposed amendments to the policy to reflect the EA comments. However the above response to our comments does suggest that amendments will be made in future to the policy to reflect our comments.

Yours faithfully

**Mr Paul Goldsmith  
Planning Advisor**



**Newark and Sherwood Plan - Allocations Flood Risk Screening**

**Newark Area**

Policy Reference	Name	Description	Flood Zone	Reservoir Flood Risk
<b>Housing Allocations</b>				
NUA/Ho/1	Newark Urban Area - Housing Site 1	Land at the end of Alexander Avenue and Stephen Road		
NUA/Ho/2	Newark Urban Area - Housing Site 2	Land south of Quibbels Lane	2*	Yes - when there is also flooding from rivers
NUA/Ho/3	Newark Urban Area - Housing Site 3	Land on Lincoln Road		
NUA/Ho/4	Newark Urban Area - Housing Site 4	Yorke Drive Estate and Lincoln Road Playing Fields	1	Yes - when there is also flooding from rivers
NUA/Ho/5	Newark Urban Area - Housing Site 5	Land north of Beacon Hill Road and the northbound A1 Coddington slip road	1	No
NUA/Ho/6	Newark Urban Area - Housing Site 6	Land between 55 and 65 Millgate	1	No
NUA/Ho/7	Newark Urban Area - Bowbridge Road Policy Area	Land between Bowbridge Road and Hawton Lane	1	No
NUA/Ho/8	Newark Urban Area - Housing Site 8	Land on Bowbridge Road (86 dwellings)	1	No
NUA/Ho/9	Newark Urban Area - Housing Site 9	Land on Bowbridge Road (150 dwellings)	1	No
NUA/Ho/10	Newark Urban Area - Housing Site 10	Land north of Lowfield Lane	1	No
<b>Mixed Use Allocations</b>				
NUA/SPA/1	Newark Urban Area - Newark Showground Policy Area	Newark Showground Policy Area	1	No
NUA/MU/1	Newark Urban Area - Mixed Use Site 1	Land north of the A17	1	No
NUA/MU/2	Newark Urban Area - Mixed Use Site 2	Land at the current Bronhills Motor Homes		
NUA/MU/3	Newark Urban Area - Mixed Use Site 3	Land at the current NSK factory on Northern Road		
NUA/MU/4	Newark Urban Area - Mixed Use Site 4	Land at Bowbridge Road (115 dwellings and leisure centre)	1	No
<b>Opportunities Sites</b>				
NUA/OS/1	Newark Urban Area - Opportunity Site 1	Tarmac Site, Hawton Lane/Bowbridge Road	1	No
NUA/OS/2	Newark Urban Area - Opportunity Site 2	NSK Factory (former NUA/MU/3), Northern Road	1	Yes - when there is also flooding from rivers
<b>Employment Allocations</b>				
NUA/E/1	Newark Urban Area - Newark Industrial Estate Policy Area	Newark Industrial Estate Policy Area	1*	Yes - when there is also flooding from rivers
NUA/E/2	Newark Urban Area - Employment Site 2	Land West of the A1	1	Yes - when there is also flooding from rivers
NUA/E/3	Newark Urban Area - Employment Site 3	Land off Telford Drive	1	Yes - when there is also flooding from rivers
NUA/E/4	Newark Urban Area - Employment Site 4	Land at the former Nottinghamshire County Council Highways Depot, Great North Road	3	Yes - when there is also flooding from rivers
<b>Retail</b>				
NUA/TC/1	Newark Urban Area - Newark Town Centre	Newark Town Centre	1*	Yes - when there is also flooding from rivers
NUA/LC/1	Balderton - Local Centre North	Balderton - Local Centre North	1	No
NUA/LC/2	Balderton - Local Centre South	Balderton - Local Centre South	1	No
<b>Northgate Station Policy Area</b>				
NUA/TF/1	Northgate Station Policy Area	Northgate Station Policy Area	1	Yes - when there is also flooding from rivers
<b>Archaeology</b>				
NUA/AR/1	Archaeology - Farndon and River Devon Ice Age Landscape			
NUA/AR/2	Archaeology - Newark Civil War			
<b>Open Breaks</b>				
NUA/OB/1	Newark Urban Area - Open Breaks	Newark and Farndon	3	Yes - when there is also flooding from rivers
	Newark Urban Area - Open Breaks	Newark and Winthorpe	3	Yes - when there is also flooding from rivers
	Newark Urban Area - Open Breaks	Newark and Coddington	1	No
<b>Mixed Use Allocations</b>				
Co/MU/1	Collingham - Mixed Use Site 1	Land between Swinderby Road and Station Road, to the west of the railway line	1	No
<b>Retail</b>				
Co/LC/1	Collingham - Local Centre	Collingham - Local Centre	1	No
<b>Main Open Areas</b>				
Co/MOA	Collingham - Main Open Areas	Collingham - Main Open Areas	1	No
<b>Mixed Use Allocations</b>				
ST/MU/1	Sutton-on-Trent - Mixed Use Site 1	Land to the east of Hemplands Lane	2	Yes - when there is also flooding from rivers
<b>Retail</b>				
ST/LC/1	Sutton-on-Trent - Local Centre	Sutton-on-Trent - Local Centre	2	No
<b>Employment</b>				
ST/E/1	Sutton-on-Trent - Existing Employment Policy Area	Sutton-on-Trent - Existing Employment Policy Area	1	No
<b>Main Open Areas</b>				
ST/MOA	Sutton-on-Trent - Main Open Areas	Sutton-on-Trent - Main Open Areas	3	Yes - when there is also flooding from rivers

Outside 0.1% AEP and 1% +CC extents of River Trent and Tributaries at Newark SFRM2, Halcrow (2011).

Section showing within 1 in 20 year functional floodplain layer but not even 1 in 1000 year layer - Probably something to do with OWC.

Very small encroachment into FZ3 at northern boundary (Queen's Road)

Within updated 2022 Tidal Trent 1 in 100 + 29% outline (site already developed though)

Policy Reference	Name	Flood Zone	Reservoir Flood Risk
<b>Southwell Area (Southwell + Farnsfield)</b>			
<b>Housing allocations</b>			
So/Ho/1	Southwell - Housing Site 1 –Development now completed		
So/Ho/2	Southwell - Housing Site 2	FZ1	No
So/Ho/3	Southwell - Housing Site 3 –Development now completed		
So/Ho/4	Southwell - Housing Site 4	Southern boundary appears to be within FZ3b according to the N+S SFRA	No
So/Ho/5	Southwell - Housing Site 5	Northern boundary appears to be within FZ3b according to the N+S SFRA	No
So/Ho/6	Southwell - Housing Site 6 –Development now completed		
So/Ho/7	Southwell - Housing Site 7	FZ1	No
<b>Mixed use allocations</b>			
So/MU/1	Southwell - Mixed Use Site 1 –Allocation Deleted		
<b>Employment allocations</b>			
So/E/1	Southwell - Crew Lane Industrial Estate Policy Area	Parts of site appear to be within FZ3b according to the N&S SFRA	No
So/E/2	Southwell - Land to the east of Crew Lane	Northern boundary appears to be within FZ3b according to the N&S SFRA	No
So/E/3	Southwell - Land to the south of Crew Lane -Deleted		
<b>Reserved land</b>			
So/RL/1	Southwell - Reserved Land to the south of Crew Lane	FZ1	No
<b>Retail allocations</b>			
So/DC/1	Southwell - Southwell District Centre	FZ1	No
<b>Archaeology</b>			
So/AR/1	Archaeology –Southwell Roman Villa	Eastern part of site FZ2/3	No
<b>Housing allocations</b>			
Fa/Ho/1	Farnsfield - Housing Site 1 –Development now completed		
<b>Mixed use allocations</b>			
Fa/MU/1	Farnsfield –Mixed Use Site 1 –Development now completed		
<b>Retail allocations</b>			
Fa/LC/1	Farnsfield - Local Centre	FZ3	No
<b>Nottingham Fringe Area (Lowdham)</b>			
<b>Housing allocations</b>			
Lo/Ho/1	Lowdham - Housing Site 1 –Site De-allocated		
Lo/Ho/2	Housing Site 2 –Development now completed		
<b>Retail allocations</b>			
Lo/LC/1	Lowdham - Local Centre	FZ3 (partially)	No
<b>Transport</b>			
Lo/Tr/1	Lowdham - Transport Site 1	FZ3 (partially)	No
<b>Sherwood Area (Laxton, Ollerton &amp; Boughton, Edwinstowe, Bilsthorpe)</b>			
<b>Housing allocations</b>			
OB/Ho/1	Ollerton & Boughton - Housing Site 1 –Development now completed		
OB/Ho/2	Ollerton & Boughton - Housing Site 2 - Development now completed		
OB/Ho/3	Ollerton & Boughton - Housing Site 3 - Development now completed		
<b>Mixed use allocations</b>			
OB/MU/1	Ollerton & Boughton –Mixed Use Site 1	Parts of western boundary potentially FZ3b (depending on exact boundary location)	Yes
OB/MU/2	Ollerton & Boughton –Mixed Use Site 2	FZ1	No
<b>Employment allocations</b>			
OB/E/1	Ollerton & Boughton - Boughton Industrial Estate (North) Policy Area 1	Western boundary potentially FZ3b (depending on exact boundary location)	No
OB/E/2	Ollerton & Boughton –Boughton Industrial Estate (South) Policy Area 2	Western boundary potentially FZ3b (depending on exact boundary location)	No
OB/E/3	Ollerton & Boughton –Employment Site 3	Western boundary potentially FZ3b (depending on exact boundary location)	No
<b>Retail allocations</b>			
OB/DC/1 & OB/LC/1	Ollerton District Centre & Boughton Local Centre	FZ1	No
OB/Re/1	Ollerton & Boughton –Retail Allocation 1	FZ1	No
OB/Re/2	Ollerton & Boughton –Retail Allocation 2 –Site now completed		
<b>Transport</b>			
OB/Tr/1	Ollerton & Boughton –Transport Allocation 1	FZ1	No
<b>Housing allocations</b>			
Ed/Ho/1	Edwinstowe - Housing Site 1 –Development now completed		
Ed/Ho/2	Edwinstowe - Housing Site 2	FZ1	No
<b>Retail allocations</b>			
Ed/DC/1	Edwinstowe - District Centre	FZ1	No
<b>Tourism</b>			
Ed/VC/1	Edwinstowe - Sherwood Forest Visitor Centre –Visitor Centre Completed		
<b>Transport</b>			
Ed/SU/1	Edwinstowe - Rail Station	FZ1	No
<b>Housing allocations</b>			
Bi/Ho/1	Bilsthorpe - Housing Site 1 –Site de-allocated		
Bi/Ho/2	Bilsthorpe - Housing Site 2	FZ1	No
<b>Mixed use allocations</b>			
Bi/MU/1	Bilsthorpe - Mixed Use Site 1	FZ1	No
<b>Employment allocations</b>			
Bi/E/1	Bilsthorpe - Employment Site 1	FZ1	No
Bi/E/2	Bilsthorpe - Employment Site 2 –Development now completed		
<b>Retail allocations</b>			
Bi/LC/1	Bilsthorpe - Local Centres	FZ1	No
<b>Mansfield Fringe Area (Rainworth, Clipstone, Blidworth)</b>			
<b>Housing allocations</b>			
Ra/Ho/1	Rainworth - Housing Site 1 - Development now completed		
Ra/Ho/2	Rainworth - Housing Site 2	FZ1	No
<b>Mixed use allocations</b>			
Ra/MU/1	Rainworth - Mixed Use Site 1	FZ1	No
<b>Employment allocations</b>			
Ra/E/1	Rainworth - Employment Site 1	FZ3 runs through site (ordinary watercourse, no EA modelling)	No
<b>Retail allocations</b>			
Ra/LC/1	Rainworth – Local Centre Boundary	FZ3 runs through site (ordinary watercourse, no EA modelling)	No
<b>Mixed use allocations</b>			
Ci/MU/1	Clipstone –Mixed Use Site 1	Eastern boundary FZ3	No
<b>Retail allocations</b>			
Ci/LC/1	Clipstone –Local Centre Boundary	FZ1	No
<b>Housing allocations</b>			
Bl/Ho/1	Blidworth - Housing Site 1	FZ1	No
Bl/Ho/2	Blidworth - Housing Site 2 - Development now completed		
Bl/Ho/3	Blidworth - Housing Site 3	FZ1	No
Bl/Ho/4	Blidworth - Housing Site 4 –De-allocated		
<b>Employment allocations</b>			
Bl/E/1	Blidworth - Employment Site 1	FZ1	No
<b>Retail allocations</b>			
Bl/LC/1	Blidworth Local Centre	FZ1	No