

## Settlement Hierarchy

- 4.6 Using these themes, the District Council has identified the settlements which will help deliver sustainable development in the District. These are identified in the settlement hierarchy which is the organising basis for development and service provision within the District. The hierarchy allows the Council to plan positively for future development within the District. It defines which settlements are central to the delivery of the Council's Spatial Strategy.
- 4.7 Following a review of settlements and service provision in the District, the following key conclusions have 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 but are well related to settlements which have a wider range of facilities.
  5. Public transport is focused on key routes between Newark, Mansfield, Nottingham, Southwell and Ollerton & Boughton.
- 4.8 These conclusions have resulted in the identification of three complementary settlement roles which will be central to the delivery of the District's Spatial Strategy; these are:
- Sub-Regional Centre
  - Service Centre
  - Principal Village
- 4.9 Newark Urban Area (Newark, Balderton and Fernwood) is identified as a Sub-Regional Centre; it is the largest population centre in the District and is the main location for services, jobs, retail, education and a focus for transport for most of the District.
- 4.10 Below Newark Urban Area, a number of settlements provide important services both to their own communities and to a wider hinterland; they are Service Centres. The largest of these, Ollerton & Boughton, provides a range of facilities including a supermarket and secondary school, both of which serve much of the Sherwood Area. Ollerton & Boughton also has a large number of local employers. Southwell is the third biggest settlement in the District and, like Ollerton & Boughton, serves a large local area with the second largest retail centre in the District, a leisure centre and a secondary school which provides education to much of the Southwell Area.

- 4.11 Rainworth has a range of shops, a secondary school which serves a part of Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also adjacent to Mansfield Sub-Regional Centre with its jobs and facilities. Clipstone has a range of local services including shops and a secondary school, which lies just outside the District, which serve the community and a wider area. It has a major regeneration site, Clipstone Colliery, in the centre of it. Edwinstowe has a range of local services which are complemented by a number of Sherwood Forest related tourist facilities. It has a regeneration site, Thoresby Colliery at its edge. Both Clipstone and Edwinstowe would benefit from regeneration arising from new development, while in Southwell, a more balanced and sustainable community would result from the provision of new housing to address local housing needs.
- 4.12 The District Council also has a range of communities which have a range of local services which meet day to day local needs and complement the role of the Service Centres. These are defined as Principal Villages.
- 4.13 A range of other communities exist below the three identified settlement categories. They are referred to in the hierarchy as Other Villages in Newark & Sherwood. In some instances these villages have a limited range of services or they may be small hamlets. Spatial Policy 3 Rural Areas set out a number of sustainability criteria for the consideration of development in these communities. Spatial Policy 4B sets out policies for appropriate growth for those communities in the Green Belt.

## Spatial Policy 1

### Settlement Hierarchy

The Settlement Hierarchy for Newark and Sherwood identifies which settlements are central to the delivery of Newark and Sherwood's Spatial Strategy and identifies the role of these settlements in delivering that Strategy. The Hierarchy is defined below:

#### Settlements central to delivering the Spatial Strategy

##### Sub-Regional Centre

**Features** - Major centre in the Sub-Region, containing services and facilities for the District.

**Function** - To be the focus for housing and employment growth in Newark & Sherwood and the main location for investment for new services and facilities within the District.

The Sub-Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood.

The extent of the main built-up areas of the Sub-Regional Centre will be defined by an Urban Boundary.

**Service Centres**

**Features** - Service Centres have a range of local facilities, normally including a secondary school, good public transport and local employment.

**Function** - Act as a focus for service provision for a large local population and a rural hinterland.

The following communities have been designated as Service Centres within the various Areas of the District:

Southwell Area	Southwell
Sherwood Area	Ollerton & Boughton, Edwinstowe
Mansfield Fringe Area	Clipstone, Rainworth

The extent of the main built-up areas of Service Centres will be defined by an Urban Boundary.

**Principal Villages**

**Features** - Principal Villages which have a good range of day to day facilities – primary school, food shop, health facilities, employment or access to nearby employment and complement the role of Service Centres.

**Function** - Act as secondary focus for service provision in each Area. Support for service provision in these locations to assist rural accessibility.

The following communities have been designated as Principal Villages within the various Areas of the District:

Newark Area	Collingham, Sutton-on-Trent
Southwell Area	Farnsfield
Nottingham Fringe	Lowdham
Sherwood Area	Bilthorpe
Mansfield Fringe	Blidworth

The extent of the main built-up areas of the Principal Villages will be defined by Village Envelopes.

### **Other Villages in Newark & Sherwood**

Within the Green Belt development will be considered against Spatial Policy 4B Green Belt Development.

Within the rest of the District development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas.

4.14 The Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages are defined on the Policies Map of the Newark & Sherwood Local Development Framework.

### **Spatial Distribution of Growth**

4.15 Over the next twenty years the communities of Newark and Sherwood will change and grow. In order to manage that change and capture its benefits we have developed our approach to the spatial distribution of growth. This approach is underpinned by three principles. They are:

1. Supporting the role of the Sub-Regional Centre - the requirement to focus development, seeking to support the role of the Sub-Regional Centre.
2. Regeneration - address the regeneration needs of the District by focusing housing, employment, facilities and services in communities suffering from deprivation.
3. Sustainable Communities - seek to address identified local housing need in a sustainable manner and promote and protect the roles of the Service Centres and Principal Villages as locations for local services and facilities.

4.16 The Core Strategy strategic objectives require the Plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2033 and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.

4.17 In seeking to meet the District's Objectively Assessed Housing Need (OAN), the District Council must plan for a minimum of 9,080 dwellings over the Plan period. However, a number of dwellings have already been completed, or have the benefit of planning permission in those areas not individually identified in the settlement hierarchy.

4.18 Therefore, the total number of dwellings to be allocated by the District Council between 2013 and 2033 in the Sub-Regional Centre, Service Centres and Principal Villages is 8806. However, taking into account houses already built and planning permissions for new dwellings in the settlements identified in the Hierarchy (as at