

### **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

March 2017 and likely to be delivered during the Plan Period), the Council is required to find a minimum of 3453 for the rest of the Plan Period.

- 4.19 The Housing figures are allocated proportionally to the three tiers in the hierarchy and then to the settlements in each tier. These allocations are based on the three principles for the distribution of growth set out in paragraph 4.15 and each settlement is assigned one of these. Individual percentages are based on meeting the aims of the principles assigned to the settlement and an assessment of the capacity of each settlement to support growth, including its function, scope for future growth and infrastructure constraints and potential for future improvements.
- 4.20 Alongside new housing growth, the District Council is keen to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the Plan period. Our starting point for determining the future employment land requirements were the recommendations of the Employment Land Forecasting Study for Nottingham Core & Outer Housing Market Areas. The study gives an overall gross employment land requirement of 83.1 hectares for the plan period 2013 - 2033. The term 'employment' relates to Use Classes B1 (Business), B2 (General Industrial or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 2015, or any subsequent amendment, however it is recognised that national planning policy gives a wider definition of what constitutes economic development. In implementing the other policies in this Core Strategy, and in order to promote economic development, this approach will inform decision making.
- 4.21 The Core Strategy sets this level as a target for development, which will need to be promoted in partnership with other organisations and agencies and working with developers and businesses. In planning for the level of employment development we need to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the plan period.

## Spatial Policy 2

### Spatial Distribution of Growth

The spatial distribution of growth in Newark and Sherwood District will focus on:

1. **Supporting the Sub-Regional Centre of Newark Urban Area** (Newark, Balderton and Fernwood). Newark Urban Area will be the main location for new housing and employment growth in the District. Newark Town Centre will act as a focus for new retail, cultural and leisure development. To support such growth the District Council and its partners will work together to secure and provide new infrastructure, facilities and services.
2. **Regeneration.** Within Service Centres and Principal Villages identified for regeneration, the District Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing.
3. **Securing Sustainable Communities.** To secure and support the role of Service Centres and Principal Villages identified for this approach, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

The housing requirements for Newark & Sherwood District between 2013 and 2033 are a minimum of **9080** dwellings. When discounting dwelling completions and commitments in settlements (as at April 2016) which are not central to the delivery of the Spatial Strategy, 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 in the region of **8806** dwellings. In allocating sites for housing development the following percentages will be met:

Location	Strategy	Percentage of Housing Growth
Sub-Regional Centre Newark Urban Area	Support for the Sub-Regional Centre	<b>60% of overall growth</b>
<b>Service Centres</b>		<b>30% of overall growth</b>
Ollerton & Boughton	Regeneration	30% of Service Centre growth
Rainworth	Regeneration	10% of Service Centre growth
Southwell	Sustainable Communities	10% of Service Centre growth
Clipstone	Regeneration	25% of Service Centre growth
Edwinstowe	Regeneration	25% of Service Centre growth
<b>Principal Villages</b>		<b>10% of overall growth</b>
Bilsthorpe	Regeneration	30% of Principal Village growth
Blidworth	Regeneration	20% of Principal Village growth
Collingham	Sustainable Communities	20% of Principal Village growth
Farnsfield	Sustainable Communities	24% of Principal Village growth
Lowdham	Sustainable Communities	1% of Principal Village growth
Sutton-on-Trent	Sustainable Communities	5% of Principal Village growth

The employment land requirement for Newark & Sherwood District between 2013 and 2033 is a minimum of 83.1 hectares. This figure is distributed amongst the five Areas of the District, and in allocating sites for employment development, the following figures will be achieved:

Area	Overall employment land to be provided (In hectares)
Newark Area	51.9
Southwell Area	4.5
Nottingham Fringe Area	0.1
Sherwood Area	16.2
Mansfield Fringe Area	10.4
Total	83.1

- 4.22 The current and proposed provision of housing and employment land is illustrated at Appendix C, together with Housing and Employment Trajectories which shows the indicative delivery of new housing and employment land. The spatial distribution of employment growth set out above, is based upon distributing proportionate levels of the gross employment land requirement amongst the five Areas of the District, in line with their percentage increases in housing growth. This approach to employment provision and distribution reflects our objective to develop sustainable communities with the location of new employment opportunities related to planned new housing, helping residents and businesses to prosper and reduce the need for out-commuting. This integration and broad alignment of homes and jobs is essential to achieve sustainable development, will support urban and rural regeneration and facilitate access to jobs across the District. Land for new employment development will generally be provided close to existing industrial and commercial areas, or be included as part of major mixed use housing and employment schemes, and will involve greenfield as well as brownfield opportunities.
- 4.23 The Newark Area, particularly in and around the Newark Urban Area, will be the location for the majority of the employment land provision, and complement planned new housing. This employment provision will support Newark's role as a Sub-Regional Centre, deliver employment growth, and benefit local regeneration goals. The provision of two major mixed use developments involving large scale new housing and employment land allocations (see Spatial Policy 5) will contribute significantly to meeting the employment land target figures shown. This approach takes advantage of the town's potential to be a major driver of economic development, with its key location, including proximity to the A1 corridor, and excellent rail, road and water connections. Significant transport improvements will add to these assets, represented by the proposed dualling works to be undertaken to the A46 Newark Bypass, and to the planned provision of a new Southern Link Road, to the south of the town, linking the A46 to the A1.