

No villages 'washed over' by the Green Belt have been identified for limited infilling.

In or adjacent to the main built-up areas of the following villages, consideration will be given to the development of 'Rural Affordable Housing Exceptions Sites' to meet local housing need:

Bulcote, Caythorpe, Epperstone, Gonalston, Gunthorpe, Hoveringham, Lowdham and Oxtan.

Proposals should be in line with Core Policy 2 Rural Affordable Housing. Development should be small scale in nature, should not have a detrimental impact on the character of the village or on the openness of the Green Belt.

Other development in the Green Belt not identified in this policy will be judged according to national Green Belt policy.

Agenda for Managing Growth in Newark and Sherwood

4.31 In order to achieve the levels of growth set out in the Spatial Strategy the Core Strategy has identified a range of Spatial Policies which set out the District Council's Agenda for Managing Growth.

Delivering the Strategy

4.32 The delivery approach for the Spatial Strategy, aims to provide a flexible framework for delivering sustainable growth. There are four elements to this approach:

1. Allocating large scale Sustainable Urban Extensions (SUEs) known as Strategic Sites;
2. A number of individual housing, employment and other allocations in the settlements central to the spatial strategy set out in the Allocations & Development Management DPD;
3. Flexible policies and approaches to allow sustainable development in sustainable locations; and
4. A number of opportunity sites which could provide additional development if required.

4.33 In planning to meet the level of growth which is directed at the Newark Urban Area, a significant amount of growth should be provided in Sustainable Urban Extensions (SUEs). Similarly the opportunity of delivering significant regeneration in the Sherwood Area of the District will be achieved by the redevelopment of the former Thoresby Colliery as a SUE of Edwinstowe.

- 4.34 Delivery of SUEs will be achieved through the allocation of four Strategic Sites in the Core Strategy. The strategic sites will be developed as new neighbourhoods in a phased manner throughout the plan period and beyond, to deliver new housing, employment and supporting services including education and facilities to meet the needs of a growing population. The infrastructure required to support the strategic sites is set out in the Infrastructure Delivery Plan.
- 4.35 Our approach to Sustainable Urban Extensions has a number of benefits:
- It enables the District Council to ensure that an appropriate planning ‘framework’ is in place to test and achieve the District’s growth;
 - It provides a robust policy framework for considering any planning applications for significant development;
 - It helps to ensure that the planned infrastructure required to support the level of growth anticipated takes place in line with the development over the plan period; and
 - It provides a scale and critical mass that enables a sustainable neighbourhood to be built including the creation of local facilities centred around new primary schools, retail, community and employment need. Alternative energy sources, drainage and modern methods of construction are realistic considerations for development of this size and nature.
- 4.36 Whilst the Core Strategy allocates the Strategic Sites, the more detailed Allocations & Development Management DPD contains allocations and policies for settlements central to delivering the Spatial Strategy as set out in Spatial Policy. Monitoring of all of these proposals will be undertaken through the Annual Monitoring Report to ensure there continues to be sufficient provision of land, in line with national policy, including a 5 Year Housing Land Supply. Where it becomes evident that development is not progressing, the Council will seek to assist the owners/developers in unlocking the affected site where appropriate.
- 4.37 Alongside the delivery of sites which the LDF allocates, the Council anticipates that development of additional housing and employment will occur in sustainable locations across the district. The Core Strategy and the Allocations & Development Management DPD contain a number of policies which facilitate this, including Spatial Policy 3 Rural Areas, Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy and Policy DM12 Presumption in Favour of Sustainable Development. These flexible policies will continue to allow custom and self-build developers to develop product. The Council will also be developing a brownfield register, in line with national policy, to identify other potential sites which could come forward for development over the Plan period.

4.38 The Council is also pursuing a programme of building 350 Council Houses on land within its ownership over the next five years and is also considering the creation of a development company to deliver market and affordable housing products. These actions will provide an additional vehicle for increased delivery.

4.39 In addition, a number of sites which were allocated or had planning permission previously, which are still considered developable but are subject to uncertainty over timescales for delivery, will be identified as Opportunity Sites. These will be detailed within the Amended Allocations & Development Management DPD. Where it becomes clear through the monitoring process that delivery rates are dropping the Council will work with landowners and developers to try to actively resolve delivery issues where this will bring forward development on these Opportunity Sites. Measures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.

Spatial Policy 5

Delivering the Strategy

To ensure that the housing and employment needs of the District are delivered over the plan period, sufficient sites have been allocated to more than meet the requirements. There is sufficient flexibility to allow for some sites not delivering as anticipated, whether in terms of the rate of delivery or due to unanticipated considerations preventing development occurring. The following strategic sites will be developed as new neighbourhoods, in a phased manner throughout the plan period and beyond:

- Land South of Newark;
- Land East of Newark;
- Land around Fernwood; and
- Land at the former Thoresby Colliery, Edwinstowe

The Council will support and encourage the delivery of allocated sites, helping to overcome constraints and unlock sites for development where appropriate. Where it becomes clear through the monitoring process that delivery is not taking place at the rates required, the Council will actively seek to bring forward opportunity sites by working with landowners and developers to release sites earlier in the plan period.