



Newark and Sherwood Amended Core Strategy DPD

MATTER 9 – Spatial Policy 5

**Statement on behalf of Newark and
Sherwood District Council**

January 2018

Question 9: Is Spatial Policy 5 effective in strategic delivery terms?

- 9.01 Some clarity could be added to the supporting text for Spatial Policy 5 to assist with its effectiveness. At the time the Policy was drafted the District Council were progressing the review of both the Core Strategy (CS/04) and the Allocations & Development Management DPDs (CS/05) alongside each other. Now the documents have been uncoupled reference needs to be made to the opportunity sites being detailed in the Amended Allocations and Development Management DPD. Details are already in the public realm having been consulted on as part of the Preferred Approach Sites and Settlements document which was published for consultation in January and February 2017 (CS/11). The following amended wording is suggested:

Amend Para 4.38 to read:

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 ~~have been~~ identified as Opportunity Sites. These ~~are~~ 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.

- 9.02 Town-planning.co.uk [Representor 011] note that there is no detail of the proposed phasing of delivery of the SUEs nor a link to direct the reader to another location which details the proposed phasing. The supporting text which runs alongside the Policies for the Strategic sites gives some detail around delivery of infrastructure and facilities. However, it is not considered appropriate to be too prescriptive as the specific phasing requirements will need to be linked to infrastructure delivery and agreed with developers as part of any planning permission.
- 9.03 The House Builders Federation [Representor 026] notes that the Council is proposing Opportunity Sites which will be brought forward for development if identified as necessary through monitoring and supports a reserve site policy approach. However the Council's monitoring as set out in Appendix F has no triggers which would bring forward the proposed Opportunity Sites. The HBF recommend that specific monitoring triggers are introduced. The District Council agrees that more clarification is required and suggests the following modification:

Add additional sentence at the end of Para 4.38 to read:

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.
(CMA 0005)

- 9.04 The proposed approach to monitoring triggers will be addressed through the response to the Inspectors Question 27.