

NEWARK AND SHERWOOD AMENDED CORE STRATEGY DPD EXAMINATION

HEARING SESSIONS 1 – INSPECTORS MATTERS AND ISSUES

QUESTION 9

**ON BEHALF OF HARWORTH GROUP PLC (REPRESENTOR
REFERENCE: 12)**

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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| 9. | IS SPATIAL POLICY 5 EFFECTIVE IN STRATEGIC DELIVERY TERMS? | 1 |
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9. Is Spatial Policy 5 effective in strategic delivery terms?

- 9.1 Spatial Policy 5 identifies strategic sites to be developed as new neighbourhoods, to ensure that the housing and employment needs of the District are delivered over the plan period. The policy allocates sufficient sites to more than meet the requirements; to allow for sufficient flexibility for some sites not delivering as anticipated. Spatial Policy 5 includes land at the former Thoresby Colliery, Edwinstowe.
- 9.2 Pegasus Group submitted a planning application on behalf of Harworth Group PLC for the redevelopment of Thoresby Colliery (application reference number: 16/02173/OUTM) in December 2016. The application sought approval for up to 800 dwellings, a strategic employment site, a new Country Park, a Local Centre, Primary School, Open Space and Green Infrastructure, and details of access into the site from Ollerton Road. Outline planning permission was granted subject to the completion of a S106 agreement and conditions at Newark and Sherwood District Council Planning Committee on 19th October 2017, in accordance with the officer recommendation. A final draft of the S106 agreement has been agreed and it is anticipated that the S106 will be completed and planning permission issued in early February 2018.
- 9.3 Harworth Group has a strong track record in the delivery of large scale mixed use developments, including the Waverley site, South Yorkshire, which is an example where Harworth Group has brought forward comprehensive development proposals.
- 9.4 The outline planning permission is close to being issued, and a package of information is being prepared to discharge the relevant pre-commencement conditions and for the submission of a reserved matters application for the first phase of development in Quarter 1 of 2018.
- 9.5 It is therefore anticipated that development will commence with one housebuilder in Quarter 3 of 2018, with a second housebuilder on site in 2019, enabling 75 completions per annum.