

Newark-on-Trent Neighbourhood Plan

Plain English Summary of Proposed Policies in the Pre Submission Draft

Riverside Regeneration

- **Cow Lane & Trent Lane (Policy 1):** New developments alongside the river must take into account the river location and contribute to the delivery of a riverside walkway. Cow Lane is supported for a mix of homes and compatible businesses reflecting the local historic malting/brewery architecture. Trent Lane is earmarked for flood-resilient housing with a dedicated public community park on its northern edge.
- **Elbow Park (Policy 2):** Supports creating a new public amenity green space built with flood-resilient design, permeable ground paving to manage surface water runoff, and native planting alongside the river.
- **Dry Dock & Town Lock Area (Policy 3):** Development must respect local heritage while enhancing safety and public access from Millgate and Riverside Park, providing a high-quality seating area and civic focal point.
- **Riverside Park & Car Park (Policy 4a):** Requires nature-friendly drainage systems (SuDS) that protect wildlife and existing mature trees. A proposed raised causeway to tackle flooding on Tolney Lane is supported provided it does not harm the open views of the park and Newark Castle.
- **Mill Gate Wildlife Area Extension:** supports the creation of a wildlife area that is visually linked to the wildlife area that will be completed as part of the new housing scheme.

Protecting Open Spaces

- **Protecting & Enhancing Open Space (Policy 5):** Encourages new playing fields and parkland—especially to fix the local shortage of amenity green space and football pitches in the existing town. Supports creating access to Baileys Field without disturbing Barnby Road Allotments, and backs creating Old Trent Dyke Park while preserving openness and avoiding flood risk.

Additional Opportunity Sites

- **Lilley & Stone Playing Fields (Policy 6a):** Supports bringing former playing fields back into community use as parkland and green space, retaining tennis courts and amenities, creating a dedicated walking route between London Road and Harwood Avenue, or using the site for a cemetery.
- **Land between Barnby Gate & Massey Street (Policy 6b):** Supports converting this brownfield land into 2/3-bedroom bungalows and/or a linear public park connecting Massey Street to Barnby Gate, preserving existing mature boundary trees for screening.

- **Gap Site, Castle Gate (Policy 6c):** Supports sensitive commercial, retail, or residential development that restores the historic street line, uses traditional red-brick design and matching roof forms, and improves direct walking/cycling access to the riverside.

Walking and Cycling

- **Footpaths and Cycle Route Extensions (Policy 7):** Prioritises making active travel routes safer, more direct, and better connected. Key goals include redesigning priority streets (such as Castle Gate, Bar Gate, London Road, and Mill Gate), establishing a continuous riverside walkway, providing dedicated cycle paths, and (where funds allow), creating non-vehicular pedestrian/cycle bridges over the railway at Newark North Gate and across the River Trent.

Local Green Spaces

- **Designation of Local Green Spaces (Policy 8):** Officially designates vital open areas across the town as Local Green Spaces, giving them strong legal protection against development except in very special circumstances.

Protecting and Enhancing the Natural Environment

- **Protecting and Enhancing Nature (Policy 9):** Mandates biodiversity gains in development schemes through wildflower meadows, native shrubs, bird/bat nest boxes, hedgehog highways, and sustainable urban drainage. Proposals causing significant ecological harm will be rejected unless fully mitigated.

Land East of Newark

- **Land East of Newark & Clay Lane (Policy 10):** New developments on the eastern boundary must protect areas of biodiversity, create a Country Park, and upgrade Clay Lane into a dedicated active travel corridor for pedestrians and cyclists and seek to connect to Newbury Road and Barnby Road.

Protecting and Enhancing Heritage Assets

- **Protecting Heritage Assets (Policy 11):** Safeguards the unique historic character of the Conservation Area and listed buildings. Supports viable commercial or community reuse of historic properties where it aids town centre vibrancy, and puts forward a Local List of buildings and structures that have a heritage value.

The Redevelopment of St Marks Place

- **St Marks Place Redevelopment (Policy 12):** Backs a comprehensive mixed-use regeneration scheme (housing, shops, and community spaces). Buildings must match the scale and historic character of

the Conservation Area, restore direct pedestrian links to Market Place and Carter Gate, retain essential vehicle servicing, and provide tree-lined public space.

9. The Town Centre

- **Town Centre Vitality & Viability (Policy 13):** Encourages retail and other suitable uses at ground level within primary retail areas. In surrounding central streets, active non-retail uses (such as cultural venues, community hubs, youth spaces, and pubs) or well-located town living schemes are supported to retain a thriving Newark centre.

10. Housing

- **Meeting Local Housing Needs (Policy 14):** Housing developments must supply the types of homes Newark actually needs: mainly 2- and 3-bedroom houses, flats above commercial premises, dedicated bungalows, and accessible housing for older or disabled residents (built to modern accessibility standards), alongside affordable homes to rent and buy.

Renewable Energy

- **Renewable Energy & Low Carbon Tech (Policy 15):** Encourages energy-efficient buildings that meet national climate targets. Highlights non-gas heating, passive solar orientation, EV/e-bike charging stations, rooftop solar panels, high insulation standards, and water efficiency limits (maximum 110 litres per person per day) in new build homes.

Design

- **Achieving Well-Designed Places (Policy 16):** Requires high architectural quality adhering to 'Building for a Healthy Life' principles. New buildings must respect local street context, rooflines, and materials, while incorporating wildlife-rich landscaping and safe pedestrian connections.

Developer Contributions

- **Community Infrastructure Contributions:** Where new schemes place added pressure on public services, developers must financially contribute towards addressing shortfalls. Priorities include expanding playing fields and green spaces in town, funding a local shuttle bus linking train stations, the bus station, and shopping areas, and improving walking and cycle paths.

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