

Pre-Submission Draft Newark Town Council Neighbourhood Plan

Copy of Online Questionnaire Response

Neighbourhood Plan Policy 1

Riverside Redevelopment: land at Cow Lane (Site A) and land at Trent Lane (Site B) 1. Proposals for the redevelopment of land at Cow Lane Site A and land at Trent Lane Site B as shown on Map 2a and 2b should be positively designed to take into account the riverside location and should provide an active frontage to the river where possible.

2. Development should contribute to the delivery of a waterside walkway to create or enhance a continuous walking/cycling route along the river through the Plan area. Where appropriate, for example, where development increases footfall, this could be secured via developer contributions.

3. Development adjacent to the river should demonstrate how it has taken into account the sites' location next to the river corridor (which is a Local Wildlife Site).

4. The redevelopment of land at Cow Lane, Site A, for a mixed use or solely residential scheme is supported where the proposal:

- a) provides an active frontage along the river,
- b) provides a riverside walkway that will connect to the footbridge,
- c) includes a landscaping scheme (informal and semi-natural) that reflects the location next to the river,
- d) provides a mix of housing types and tenures to meet local need in accordance with Policy 15,
- e) ensures the commercial uses are compatible with their location as part of a residential scheme,
- f) is designed to reflect the site's location adjacent to the malting and brewery buildings (e.g. apartment-based typology),
- g) uses materials and a colour palette to reinforce the character of this location.

5. The redevelopment of land at Trent Lane, Site B, for residential uses is supported where the proposal:

- a) provides an attractive frontage along the river,
- b) a landscaping scheme (informal and semi-natural) that reflects the location next to the river,
- c) provides a mix of housing types and tenures to meet local need in accordance with Policy 15,

d) is designed to reflect the site's location adjacent to housing on the southern side,

e) uses materials and a colour palette to reinforce the character of this location,

f) demonstrates an understanding of the flood risk on the northern part of the site in the layout of the housing,

g) includes a public park, where feasible, on the north of the site that can be accessed by the wider community.

Do you support Policy 1 *

- Yes
- No

Your comments on Policy 1

Policy 2 Elbow Park

1. The creation of an amenity green space for public use in the location identified on Map 2c is supported where:

a) the landscaping scheme includes native planting reflecting its location next to the river corridor, which is a Local Wildlife Site,

b) the scheme is resilient to flooding and uses permeable paving to reduce surface water run-off.

Do you support Policy 2

- Yes
- No

Your comments on Policy 2

Policy 3a Improvements to the Dry Dock Area

1. Development around Newark Dry Dock and Town Lock should demonstrate an understanding of the local historic significance of the area. Where this is the case, development will be supported that:

a) improves the safety and accessibility of the access to the area from Millgate and Riverside Park, and

b) enhances the public realm around the Dock to provide a focal point and seating area in accordance with the Masterplan proposals.

Do you support Policy 3a

- Yes
- No

Your comments on Policy 3a

Policy 3b Parnham's Island

1. Development on Parnham's Island for small commercial, residential or leisure uses or a combination of these uses, is supported where the proposals:

a) are positively designed to take into account the canal side location and provide an active frontage to the canal,

b) include a landscaping scheme (informal and semi-natural) that reflects the location,

c) is designed to reflect the site's location in the Conservation Area and adjacent to the historic Dry Dock and opposite the old wharf buildings (e.g. apartmentbased typology),

d) uses materials and a colour palette to reinforce the character of this location,

e) where applicable, ensures the commercial or leisure uses are compatible with their location as part of a residential scheme,

f) provides a mix of housing types and tenures to meet local need in accordance with Policy 14,

g) where the development footprint is limited to the location of the former mill,

h) includes a landscape management plan for the whole island,

i) includes public access around the island and enables the creation of an Amenity Green Space.

Do you support Policy 3b

- Yes
- No

Your comments on Policy 3b

Policy 4a Riverside Park and Car Park

1. Improvements to the Riverside park and car park should include a landscaping scheme that demonstrates an understanding of the site's location and flood risk, 3 incorporating Sustainable Drainage Systems that have multi benefits for wildlife and recreation.

2. The existing trees should be retained wherever possible, and the scheme should reflect its location next to the river corridor which is a Local Wildlife Site.

3. The proposal for an elevated causeway to address flooding issues on Tolney Lane is supported where the layout and design minimise the visual impact on the park and the wider setting of the castle.

Do you support Policy 4a

- Yes
- No

Your comments on Policy 4a

Policy 4b Mill Gate Wildlife Area Extension

1. The creation of an Amenity Green Space for public use in the location identified on Map 2c area B is supported where:

- a) the landscaping scheme includes native planting reflecting its location next to the river corridor, which is a Local Wildlife Site,
- b) the scheme is resilient to flooding and uses permeable paving to reduce surface water run-off
- c) it is designed to connect visually with Mill Gate Wildlife Area (area A).

Do you support Policy 4b

- Yes
- No

Your comments on Policy 4b

Policy 5 Protecting and Enhancing the Provision of Open Space

1. The provision of new open space for use as playing fields and/or amenity green space is supported, especially where they are located close to the established built-up area¹.

2. The identification of sites suitable to meet the shortfall in football pitches as part of these new open spaces or in alternate locations is supported.

3. Proposals that enable access to Baileys field (Site D on Map 3a) where they do not negatively impact on the functioning of Barnby Road Allotments are supported.

4. Proposals necessary to create Old Trent Dyke Park (site E on Map 3b) are supported where the scheme:

- a. provides safe access to the site,
- b. does not increase the risk of flooding elsewhere and,
- c. does not harm the otherwise sense of openness of the area.

Do you support Policy 5

- Yes
- No

Your comments on Policy 5

Policy 6a Lilly and Stone Playing Fields

1. The redevelopment of the former playing fields at Lilley and Stone (site F on Map 3e) is supported where the scheme includes:

a) a landscape and management plan that brings back into use the balance of the remaining playing fields for amenity green space,

b) a non-vehicular access between London Road and Harwood Avenue

c) the provision of tennis courts (in quantity and quality) and associated facilities is not lost.

2. The redevelopment of site F on Map 3e for a cemetery is supported.

Do you support Policy 6a

- Yes
- No

Your comments on Policy 6a

Policy 6b Land between Barnby Gate and Massey Street

1. The redevelopment of land between Barnby Gate and Massey Street is supported where the proposals provide:

a) 2/3 bed bungalows to meet local need in accordance with Policy 14 and/or

b) a linear park with pedestrian access from Massey Street to Barnby Gate.

2. The landscaping scheme should include the retention of mature trees where possible, especially around the site boundary, to screen adjoining houses from the new development.

Your comments on Policy 6b

Policy 6c Gap Site on Castle Gate

1. The development of the site identified on Map 3e (site H) for commercial, retail or residential uses (in accordance with policy 13) is supported where:

a) the scheme restores the building line to the street,

b) it is sensitive to its location within the Conservation Area,

c) the design responds to the character of its immediate location in relation to rooflines and chimneys and colour palette (red brick).

2. Where possible, a direct pedestrian/cycle access is provided improving access to the lock and amenities by the river.

Do you support Policy 6c

- Yes
- No

Policy 7 Extending and Improving Footpaths and Cycle Routes

1. Development that enables the extension and improvement of the cycle and footpath network is supported, in particular the priorities identified on Map 4b and 4c which include:

a) changes to the road layout, crossing points, pavements and street scene that make active movement routes safer and more direct for cyclists and pedestrians including (but not solely) along Castle Gate, Bar Gate, Beast Market Hill, Appleton Gate, Lombard Street, Balderton Gate, London Road, Mill Gate and Boundary Road,

b) the provision of a separate pedestrian/cycle route to ensure safe access from London Road and Balderton Gate to the Cinema,

c) work to provide a continuous pedestrian/cycling route on the east side of the River Trent from Newark Bridge to the Millennium Bridge,

d) the provision of a non-vehicular bridge over the train line at Newark North Gate,

e) either a separate non-vehicular bridge over the River Trent or improvements to the existing Trent Bridge to provide safe access for cyclists.

Do you support Policy 7

- Yes
- No

Your comments on Policy 7

Policy 8 Designation of Local Green Spaces

1. The Plan designates the areas identified on Maps 5a to 5K and listed in Table 6 as Local Green Spaces.

2. Development proposals within the designated Local Green Spaces will only be supported in very special circumstances.

Do you support Policy 8

- Yes
- No

Your comments on Policy 8

Policy 9 Protecting and Enhancing the Natural Environment

1. Proposals to enhance biodiversity are supported in areas identified as 'Areas that could become of Particular Importance for Biodiversity' on the LNRS Habitat Map and shown on Map 6a and may include:

- a) planting wildflower meadows and strips,
- b) planting appropriate trees and shrubs, especially species that provide good berry or nectar sources,
- c) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g., rain gardens, pond and wetland creation and geopaving) in new schemes and 'retrofitting' where appropriate,
- d) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallows, house martins and house sparrows,
- e) the creation of hedgehog highways,
- f) planting and management regimes along the River Trent corridor and around the local water courses that increase biodiversity,
- g) addressing flood risk through the use of Sustainable Drainage Systems designed to address the particular circumstances of the site.

2. Development proposals in the locations identified on Map 6a which would

have significant negative ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.

Do you support Policy 9

- Yes
- No

Your comments on Policy 9

Policy 10 Land east of Newark

1. Development of the Land East of Newark in accordance with Policy NAP 2b of the Amended Core Strategy is supported where:

a) the location of the area identified in the LNRS north of Clay Lane as an area of potential importance for biodiversity is protected,

b) a landscape management plan is provided to show how the proposals will ensure the biodiversity of this area is enhanced (in accordance with BNG legislative requirements)

c) access to the Country Park from Clay Lane is provided, and

d) Clay Lane is surfaced appropriately to enable it to be a non-vehicular active travel corridor for walkers and cyclists which connects with Newbury Road.

2. Proposals should seek to extend the route to provide a connection to Barnby Road where feasible.

Do you support Policy 10

- Yes
- No

Your comments on Policy 10

Policy 11 Protecting and Enhancing Heritage Assets

1. Proposals for redevelopment will be supported where the scale, massing, height and roof line reflects the urban grain of the Conservation Area and reinforces the historic character in accordance with the Conservation Area Appraisal.

2. Development identified as causing less than substantial harm will only be permissible in the Conservation Area if the harm is outweighed by the public benefits of the proposal.

3. Proposals that require a change of use of a heritage asset will be considered favourably where all of the following can be demonstrated:

a) the proposed development would represent a viable use that would secure the future of the heritage asset,

b) where the proposed use will help to support the town centre economy, and

c) the change of use will not be detrimental to the significance of the heritage asset and its setting.

4. The buildings at Appendix F are on the Local List of heritage assets. In determining proposals that will affect these buildings and structures, a balanced judgement should have regard to the scale of any harm or loss and the significance of the heritage asset.

Do you support Policy 11

- Yes
- No

Your comments on Policy 11

Policy 12 The Redevelopment of St Marks Place

1. The redevelopment of St Marks Place for a mixed-use scheme (residential, commercial, community uses) is supported where the proposal demonstrates all of the following:

a) a sensitivity to the site's location in the Conservation Area and between St Marks Place and the Market Place,

b) the scale, massing, height and roof line reflects the urban grain of the surrounding conservation area and reinforces the historic character,

c) improved connection from Carter Gate,

d) the restoration of a pedestrian lane from Lombard Street towards the Market Place

e) existing vehicle access and service access is retained to ensure continuity of access to the existing properties unaffected by the development,

f) an active ground floor is provided to include commercial, and community uses in accordance with Policy 13,

g) the public realm created provides seating and is designed as a focal point for small events, and

h) the landscaping scheme includes street trees and shrubs to provide shade and greenery.

2. The housing mix and type should be in accordance with Policy 14.

Do you support Policy 12

- Yes
- No

Policy 13 Enhancing the Vitality and Viability of the Town Centre

1. Within the town centre, as defined on Map 9, where planning permission is required, applications for retail development at ground floor level for Main Town Centre Uses and within class Ea will be supported.

2. Proposals within the town centre, but outside of the Primary Shopping Area, for non-retail uses at ground floor level will only be supported where they can demonstrate enhancement of the vitality of the town centre. These include entertainment, cultural, leisure and community uses, such as spaces for youth training or community learning or pubs to support the economy.

3. Suitably located and designed residential schemes or mixed-use schemes that contribute to the mix of other town centre uses and that provide housing in accordance with Policy 14 will be supported.

Do you support Policy 13

- Yes
- No

Your comments on Policy 13

Policy 14 Meeting Local Housing Need

1. As appropriate to their scale, nature and location, housing development schemes are required to deliver a housing mix that meets local need in accordance with the findings in the most up-to-date Housing Needs Assessment, unless it can be demonstrated that this is not viable. These are:

- a) the focus on 2 and 3 bed homes,
- b) the conversion of suitable buildings and the reuse of first floor buildings for flats in and around the town centre,
- c) the provision of bungalows and other housing suitable for older people,
- d) the provision of affordable housing to own and to rent

2. As appropriate to their scale, nature and location, where development seeks to depart from the mix in Policy 14 (1) information accompanying the application needs to justify the departure from this policy based on specific character elements or some other demonstration of suitability.

3. To cater for the needs of less mobile occupants, including older people and disabled people, and to deliver dwellings which are capable of meeting peoples' changing needs over their lifetimes, new dwellings should be built to M4(2) standards of the Approved Document M, Volume 1.*

* it is accepted that this may not be achievable in older properties that are being converted or where sites are vulnerable to flooding

4. Proposals for dwellings that meet the higher M(4)3 standards of the Approved Document M, Volume 1 will be supported.

Do you support Policy 14

- Yes
- No

Your comments on Policy

Policy 15 Renewable Energy, Energy Efficiency and Low Carbon Technologies

1. New development should incorporate sustainable design features to maximise energy efficiency due to the importance of this in meeting national climate targets.

2. Innovative approaches to low carbon buildings and construction which demonstrates sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting. Examples include, but would not be limited to:

- a) the use of alternative heat sources to natural gas,
- b) siting and orientation to optimise passive solar gain,
- c) passive design principles to control overheating,
- d) the use of high quality, thermally efficient building materials,
- e) installation of energy efficiency measures such as loft and wall insulation and double/triple glazing,
- f) meeting the EPC B target set out by the Committee on Climate Change for all new non-domestic buildings,
- g) maximizing the installation of solar panels including building integrated panel technology on roofs of all orientations except due north,
- h) the installation of electrical vehicle, bike and scooter charging points,
- i) the installation of cycle parking facilities,
- j) the use of solar power for lighting and other facilities that require power in public spaces.

3. Residential development is required to meet the water efficiency standards of 110 litres per person per day.

4. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.

5. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.

Do you support Policy 15

- Yes
- No

Your comments on Policy 15

Policy 16 Achieving Well-designed Places

1. Proposals should demonstrate good design that will contribute to the character of the Plan Area. In the Conservation Area or its setting proposals should demonstrate how they will reinforce the character of the area as defined in the Conservation Area Appraisal this includes:

a) using materials that reinforce the existing character in the Conservation Area as defined in the Conservation Area Appraisal,

b) having a roof form that reflects the existing roofs of adjacent or neighbouring buildings being hipped or gable (unless a flat or single-story roof does not erode the character of the area

c) having a scale and massing that reflects neighbouring properties,

d) having window sizes and architectural detailing that reinforces the character area in which they are located.

2. Residential development is required to demonstrate how it constitutes good design in accordance with Building for a Healthy Life 2026 (or its successor).

In a proportionate way, depending on its location proposals should:

a) embed the landscape into the scheme,

b) have a layout that maximises opportunities to integrate new development with the river and public open spaces,

c) use buildings, landscaping and planting to create well defined streets and attractive

d) green spaces,

e) have a landscaping scheme that maximises the use of wildlife beneficial plants and creates ecosystems that support birds and other wildlife,

f) provide direct and safe access points for pedestrians and cyclists,

g) have a boundary treatment that is present between the building and the footway where possible,

h) provide safe access to where off street parking and servicing arrangements have been provided.

Do you support Policy 16

- Yes
- No

Your comments on Policy 16