

**Extract from the Nottinghamshire
County Structure Plan
EiP Panel Report 2004**

NOTTINGHAMSHIRE & NOTTINGHAM
JOINT STRUCTURE PLAN

EIP PANEL REPORT

OCTOBER 2004

10.18 This is a matter of balancing priorities. However to redistribute part of the housing allocations purely on the basis of trying to achieve a higher rate of development on previously developed land alone, would be to ignore the other important elements of sustainable development. Such an approach would ignore the principle of concentrating development at the larger urban areas, which we stress again has particular relevance for an essentially rural sub-area with a scattered settlement pattern, and would also ignore the potential for more sustainable travel patterns.

10.19 We have no detailed evidence about the 674 units or the location of the greenfield sites. However, even taking on board the premise that the urban capacity study contains an amount of greenfield land, we consider that Newark as the larger settlement, the primary shopping and service centre, with good market prospects and employment opportunities and good, and improving, transport connections, represents a more sustainable option for locating new development.

10.20 We cannot support any redistribution of the original provision in the direction of East Bassetlaw. The evidence points rather to the logic in transferring some housing towards Newark to affirm and reinforce the processes seemingly underway. Any addition to Newark should not be implemented by reducing the provision for the principal urban area or by directing development away from aiding the regeneration of the west and north west sub-area. We recommend that 500 units be transferred from East Bassetlaw to Newark in Policy 4/1.

10.21 The regional steer is to consolidate Retford and its role for the wider hinterland¹⁷. We acknowledge this and believe that our recommended distribution will continue to contribute to these objectives. The amended level of housing allocated to East Bassetlaw is, we feel, in balance with the employment provision and correctly reflects Retford's role as the secondary shopping and service centre in the Sub-Area. East Bassetlaw is of course more than just Retford and the vitality and viability of smaller rural communities is also in our minds. Again we feel, that this provision alongside other policies, which provide for development to meet local needs and the needs of the rural communities, will allow appropriate growth in the Sub-Area in line with the spatial strategy of this plan and of regional guidance.

Recommendation 10.2

Modify the plan by amending Policy 3/4 by increasing the provision for Newark and Sherwood to 4800 and reducing provision for Bassetlaw (part) to 700.

¹⁷ RPG8, paragraph 7.42, Policy 89 and Draft RPG8, paragraph 3.3.4, Policy 6.