

FORMER LILLEY AND STONE SCHOOL
LONDON ROAD, NEWARK



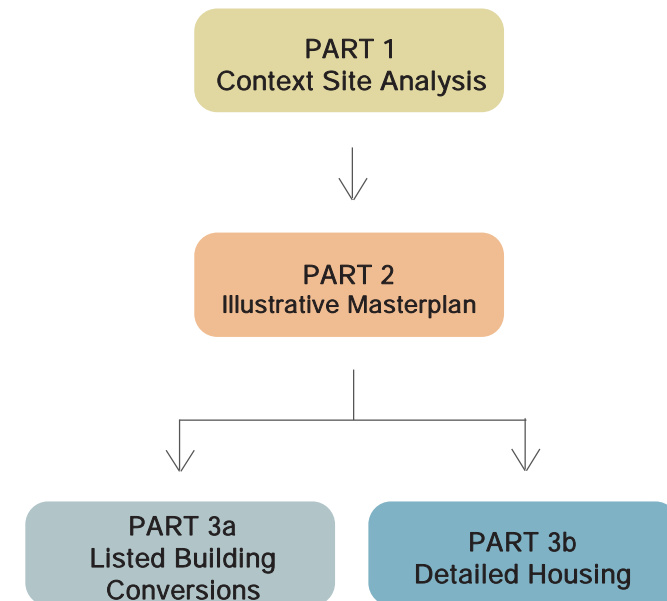
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Report Structure & Contents

This report has been prepared by Franklin Ellis Architects Ltd, and Broadgrove Planning and Development Ltd. on behalf of Bildurn Properties Ltd., in support of a Hybrid and Listed Building Planning Application, associated with a development located at London Road, Newark.

The report has been divided into the following parts:

- Part 1 assesses the overall Site and Planning Context
- Part 2 presents the Illustrative Masterplan for the site
- Part 3a analyses the proposal for the Listed Building Conversions
- Part 3b analyses the proposal for the Detailed Housing



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1 | Introduction

1.1 Introduction

This Design and Access Statement has been prepared by Franklin Ellis Architects on behalf of our client in support of a hybrid planning application and listed building consent for the development of the former Lilly & Stone School and grounds in Newark.

This statement covers the criteria involved in the design process and the principles on which the scheme is based.

This statement is organised to address key concerns raised through the public consultation and the Pre App process. This is then followed by the assessment and evaluation of the site leading onto the proposed strategy for the conversion of the heritage assets and concluding with the new build proposals.

Proposal Overview

The proposal consists of redeveloping the site for residential use which will regenerate and provide much needed activity in the area. The site has been subject to anti-social behaviour and incidents of vandalism that have plagued the derelict former school buildings for years.

Through extensive consultation with neighbouring properties and organizations, the proposals have been adapted to address potential concerns.

The scheme will provide an attractive restoration of the listed and heritage assets which will be restored sensitively and their setting greatly improved through the removal of more modern additions. The site will deliver a total of 102 new build dwellings in a variety of unit sizes that are arranged to enhance the existing trees and provide publicly accessible green spaces for all of the local community to enjoy.

The proposal incorporates dedicated car parking spaces for the neighbouring Newark Tennis Club which will greatly aid its continued survival.

A limited number of dwelling are to be accessed from Harewood Avenue addressing traffic concerns, along with a reduction in over all density of the proposal which has enabled an increase in open space.

Generous buffers to boundaries have addressed any overlooking concerns to the Bowls Club cottages and Lime Avenue, along with strategic landscaping proposals to improve boundary conditions to neighbouring properties.

1.2 Site Overview

The site has a long history of educational use. It was home to the Lilley and Stone School until 1997 and later the Newark High School. When the High School closed in 2008 the site became the sixth form campus for the Newark Academy. Following the rebuilding of the main academy site in Balderton, the site fell vacant and has been since 2016. Despite efforts to identify a potential educational occupier, there was no interest from educational institutions to take over the site. Since its closure the site has been the subject of anti-social behaviour.

At the edge of the town centre and walking distance from local amenities and transport nodes, the location is highly sustainable.

The site includes several buildings, sports pitches and hard standing. The proposals envision regenerating this brownfield site with a mixture of residential accommodation, whilst renewing and repurposing the three existing heritage buildings dating from the 19th century.

The northern half of the site lies within the Newark Conservation Area.

1.3 Applicant

Bildurn is an award winning developer and manager who is both developer and landowner for the site.

Privately owned and based locally in Nottingham, Bildurn has experience in developing residential, commercial and mixed-use schemes, both new build, conversion and refurbishment. Bildurn operates within the residential, commercial, retail, leisure and hotel sectors.

Notable recent schemes in Nottinghamshire include: conversion of St Mary's; a grade II listed former school to offices, conversion of the Victorian "Gresham Hotel" to 16 apartments and conversion of the Victoria former police Station to 12 apartments.

Bildurn has received several awards for its development from Nottingham Civic Society.



Left:
Illustrative Masterplan

1 | Introduction

1.4 Proposals

The proposed development encompasses a 3 part application as shown on the adjacent plan.

In total, the proposed development would deliver 102 dwelling houses and 32 apartments with associated public open space, landscaping and parking for residents.

1.5 Hybrid Application

Outline Application

The outline application covers the southern half of the site to provide 67 dwellings. Only 33 dwellings will be accessed via a new entrance off Harewood Avenue. The application also seeks to deliver publically accessible green space adjacent to the new dedicated parking spaces for the users of Newark Tennis Club.

Detailed Application

The detailed application covers the northern half of the site which lies within Newark-on-Trent Conservation area. 35 new dwelling houses, conversion of the listed buildings to apartments and a further publically accessible green space are proposed.

All of the new dwellings will be accessed from London Road. and connected to the wider masterplan via the new network of roads and pathways.

The former Caretakers Cottage will be refurbished as a single dwelling with its access from the bowling green lane retained.

Listed Building Application

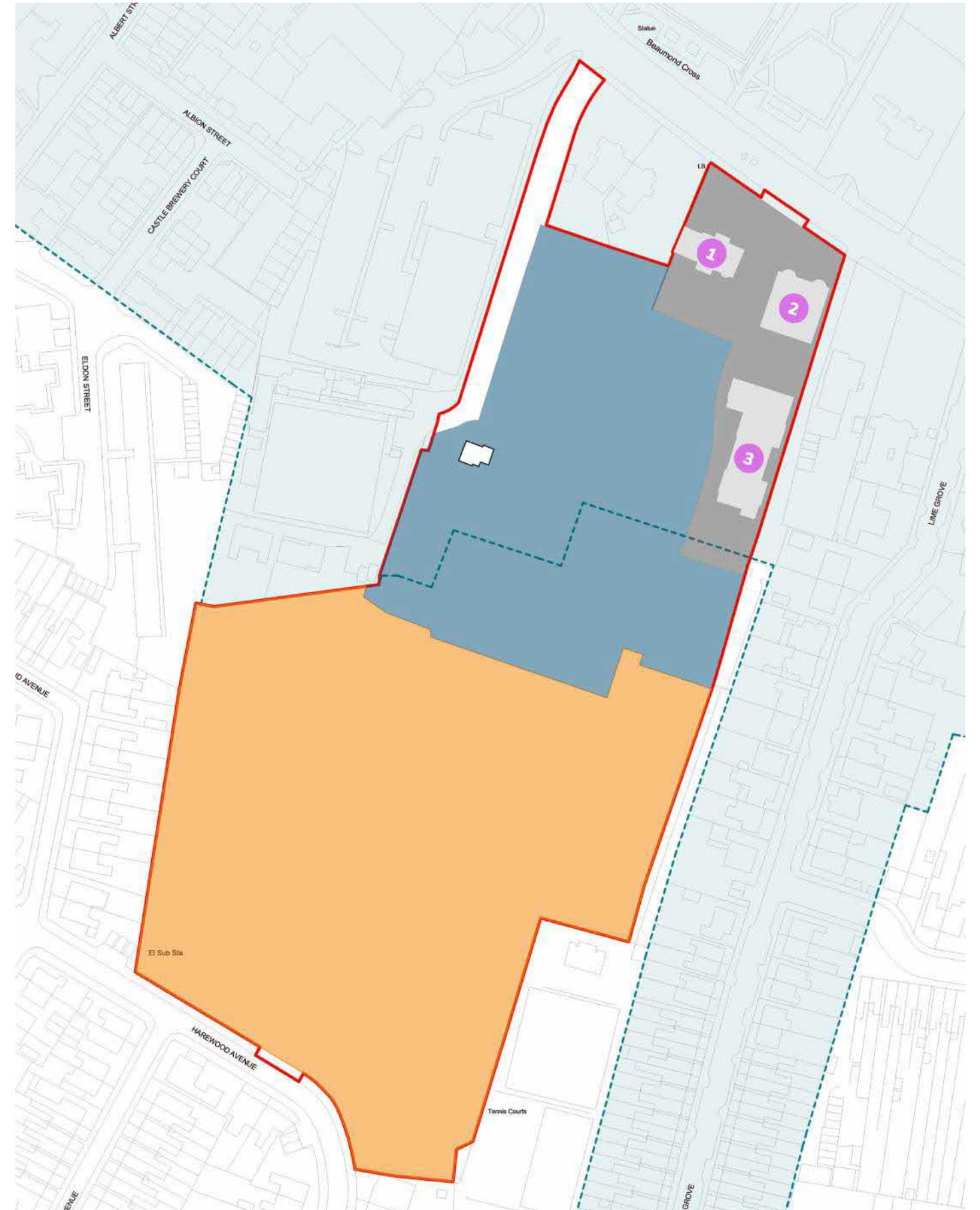
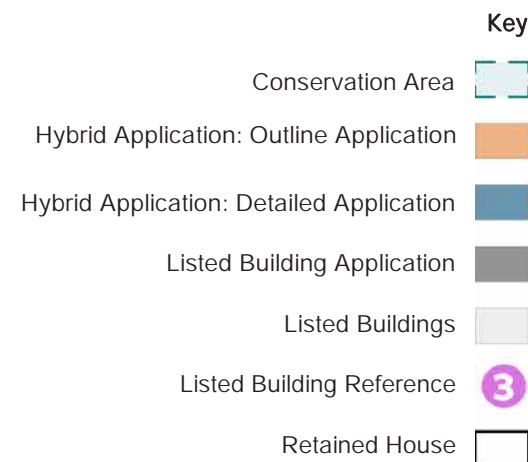
The Listed building application will cover the specific works to the fabric of the 3no listed buildings; Building No.2 is a Grade II Listed heritage asset and no.s 1 and 3 are curtilage listed. These will be sensitive converted into 32no apartments.

1.6 Parameters Plan

The Proposals are divided into 3 Parts:

A hybrid application consisting of

- An outline planning application for the southern half of the site
- A detailed planning application and conservation area consent for the northern half of the site which lies within the Newark-on-Trent Conservation Area
- A listed building application for 4 retained buildings at the northern end. Building No.2 is a Grade II Listed heritage asset (NHLE.1196275) whilst building no.s 1, 2 and 3 are considered to be curtilage listed and afforded similar status.
- The former caretakers cottage will be retained and refurbished as a single dwelling.



2 | Executive Summary

2.1 Aims

- Return a vacant site into a viable use
- Provide much needed new homes
- Restore heritage buildings and enhance the character of the Conservation Area
- Give the site permeability and public access
- Enhance the public green space and local ecology

2.2 Process

- We have listened to public concerns through extensive consultation
- We have developed an attractive and commercially viable masterplan, through listening to the needs of community.
- We have reacted to the results of the Pre App consultation.

2.3 Actions

- We have secured the site against further damage
- We have already carried out emergency repairs to the heritage assets to prevent further damage
- We have commissioned a wide range of specialised surveys to fully understand the site opportunities and constraints.
- We have brought together a specialist design team of consultants to deliver a high quality development.

2.4 Design Approach

- The design strategy has always been create a development that reveals and protects the listed buildings and retain as many trees as possible to create a pleasant living environment within Newark. This has been developed with the consultation comments in mind and specific attention has been made to the following design elements:

2.5 Highways

- The site will only be accessed through new vehicular entrances on London Road and Harewood Avenue.
- The road does not link both entrances therefore will not create a rat run.
- The number of dwellings accessed by Harewood Avenue have been reduced following concerns raised in the public consultation to control traffic volume.
- The access from Harewood Avenue has been repositioned after safety concerns were raised in the public consultation.
- There will be no vehicle access to or from the site to the tennis club lane or new car park.
- There will be no vehicular access to or from the site to the Bowls club lane.
- A generous car park will be provided to exclusively serve the tennis club, futureproofing this facility.
- Measures to improve access and car parking to the bowls club will be incorporated.
- All dwellings will be provided with off street parking

2.6 Sustainability

- The development has a highly sustainable location near to public transport links, the town centre and amenities.
- The heritage buildings will be retained and thermally upgraded.
- The new build dwellings will be constructed to high levels of thermal insulation and serviced by energy efficient air source heat pumps.
- All dwellings will be provided with EV charging points.

2.7 Heritage

- Four existing buildings will be retained on site. The other remaining buildings, which have outlived their use and are in poor condition, will be removed to reveal the original buildings.
- There is one Grade II listed building (the Science and Art building) with two neighbouring buildings considered to be in the curtilage of the listed building and therefore afforded a similar status.
- These three listed buildings will be sensitively converted into apartments.
- A strategy of minimum intervention will be adopted with the vast majority of original walls retained.
- Working within the confines of an existing building the layout provides generously sized flats that achieve the National Design Space Standards.
- Externally, the building fabric will be carefully repaired using traditional materials and methods.
- Internally, existing architectural features will be retained and restored such as staircases, fireplaces, stained glass, decorative timberwork and coving.
- The buildings will be thermally upgraded where appropriate to improve energy efficiency whilst retaining the original character.
- The fourth retained building is the former caretakers cottage and is a domestic property in good condition. This will be retained and only cosmetic internal refurbishment required.

2.8 Arboriculture and Ecology

- The majority of existing healthy trees will be retained, especially around the site perimeter.
- All Category A and the majority of Category B trees will be retained. Mainly Category C and uncatagorised /self sown trees will be removed
- New trees will be planted across the site.
- A green route running north to south through the site is positioned to take advantage of a line of existing trees.
- The proposal includes large areas of public open space that were previously not accessible to the public.

- There are no protected species or habitats on the site.
- Areas of existing open space will be enhanced to increase habitat opportunities.
- New areas of public open space will be planted with grasses, native shrubs, hedgerows and trees to further enhance the overall site ecological value.

2.9 Character

- The site offers the potential for a highly sustainable and characterful development.
- The character of the Conservation area will be retained and improved by the proposed re-use of the heritage buildings fronting London Road.
- The new build areas will make reference to the listed buildings and are set back around a large green area to respect their setting.
- The site offers 102 new dwellings with a low site density, significantly below current planning policy.
- Distances to neighbouring residential properties outside of the site are generous and exceed current design guide minimums.

2.10 Legals

- Ownership of the site now lies with Bildurn from the board of the Trustees of the Lilly and Stone School.
- The Trustees obligation to reinvest proceeds from the development of the site into local educational projects will be honoured.
- The developer is in discussions with Newark and Sherwood District Council so that contributions from the sale of the site will go towards funding other educational and sports projects in Newark.
- There is no covenant on the site.
- An easement exists on the site from the substation along the boundary to the Bowls Club lane.



3 | Consultation

3.1 Community Consultation

Engagement with the local community has been a key part of the pre-submission process. The Applicant undertook a comprehensive community consultation programme. This has met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework and Newark and Sherwood District Council's SCI.

The local community

The consultation with the local community began in October 2022 with the launch of a dedicated project website. This provided key information on the plans and invited visitors to provide feedback. The website was advertised via social media, reaching over 35,000 residents.

This was supplemented with a newsletter and feedback form that were distributed to over 800 addresses near to the site. The newsletter included information on the proposals, contact details for the project team, and details of the market stall consultation event.

The consultation was also advertised in the Newark Advertiser. A consultation event was then held in the town centre on 15th October. This initial consultation period resulted in feedback from over 300 people.

Following the initial consultation, the Applicant launched a monthly e-newsletter in Summer 2023. This was followed by a further community newsletter updating the community on how their feedback had helped to inform the final proposals. These details were also presented to the community via an online webinar.

Relevant community groups

In addition to the wider engagement, the Applicant also sought to engage with relevant community groups. This resulted in a number of meetings with the likes of Newark Tennis Club, Newark Bowls Club, Newark Business Club, Newark Sports Association, and Newark Civic Trust.

Locally elected representatives

The Applicant also reached out to locally elected representatives as part of the consultation process. Meetings were held with ward members and neighbouring ward members for the site, Newark Town Council, and the leadership team at Newark and Sherwood District Council.

Future engagement

The Applicant recognises the high level of interest in this site from the local community and is committed to continuing engagement during and beyond the determination of the planning application.

Consultation feedback

The consultation has received over 300 responses which demonstrates the value of a multi-channel approach.

In summary, the consultation showed that there was overwhelming support for the site to be developed, and that proceeds from the development are to support local education projects. Also a widespread recognition that the preservation of the listed buildings is in desperate need.

There has been a number of concerns raised by the consultation process which Bildurn and the development team have addressed where possible. Particularly with the new access from Harewood Avenue.

Full details of the consultation, feedback and responses can be found in the document 'Statement of Community Engagement - Oct 2023'

3.2 Local Authority Consultation.

The applicant, throughout the development of the proposals, has engaged with the local authority, both with the planning and the conservation officers.

In response to the conservation officers comments, the former Caretakers Cottage will now be retained as a dwelling.

In November 2023 a formal opinion was sought from the planning department via the Pre App consultation process.

3.3 Timeline of Consultation

Oct 2022 - News release in local newspaper at the outset of consultation.

Community Newsletter posted to over 800 properties nearest to the site.

Website launched providing a digital platform to register comments and access the latest information. This was accompanied by pages and posts on social media.

Pop Up Event in Newark town centre for community engagement.

Jan 2023 - 2no online stories published following a site visit.

June 2023 - Bildurn was appointed as Development Partner by the Trustees of the Lilly and Stone School. Prior to 2023 - Consultation was undertaken by MLN Land and Properties.

July 2023 - Article published regarding Bildurns involvement and action to provide effective security on the site.

Aug 2023 - Site visit with the Newark Advertiser and subsequent article on proposals and progress.

Sept 2023 - Further newsletter posted to 828 properties updating on progress and a 'you said, we did' response to comments.

On-line Webinar giving local residents opportunity to question the developer live.

Monthly updates via email have been circulated to the public since August.

Redeveloping the former Lilley and Stone School

MLN Land and Properties and the former school's Board of Trustees are looking to redevelop the former Lilley and Stone site off London Road, Newark. The site has been derelict for a number of years and this scheme will help to restore a historic site and maximise previously developed land in the heart of the town.



Profits to be re-invested in education within Newark



Redevelopment of listed buildings, helping to combat anti-social behaviour



A sustainable location within walking distance of essential services



Delivering affordable homes and market homes



Funding for local sports facilities



New employment space, providing opportunities for co-working, start-ups and existing businesses

Tell us what you think - visit: www.lilleyandstone-redevelopment.co.uk or scan our QR code (above)

Right: Consultation Banner (Meeting Place)

3 | Consultation

3.4 Response to Local Concerns

A previous design was prepared and presented to residents and local groups. Several key themes were raised and are summarised as follows:

- A desire to see the existing listed buildings reused
- Support for the commitment to re-invest profits back into local education
- Concerns on site accesses primarily from Harewood Avenue
- The loss of green space
- How wildlife using the site will be impacted
- Queries of why the southern half of the site needs to be developed
- Queries regarding any impact on the Newark Tennis Club and Bowls Club, primarily regarding parking

In response to these matters, the site design was reviewed and altered to address many of these concerns.

The existing listed buildings will be externally repaired and sensitively converted into apartments which will retain surviving heritage features. This will preserve the buildings for future generations and reinforce the character of the conservation area.

The access from Harewood Avenue has been repositioned away from a corner to increase safety of the site entrance.

An ecology survey has highlighted the flora and fauna that exist on and use the site. Hedgehogs, bats and birds and a small number of rabbits crossing the site have been identified as the main wildlife inhabitants. The majority of trees and hedgerow will be maintained to encourage foraging bats and with the provision of bat boxes in positioned in trees and on buildings will provide roosting locations. Similarly nesting birds will be encouraged. Fences and boundaries will be designed in such a way to allow hedgehog migration across the site.

The applicant is committed to contributing to offsite education and sports projects.

The impact of the development on neighbouring sports clubs will be beneficial. A dedicated car park will be provided for the Newark Tennis Club with accessed by the existing entrance from London Road. The Bowls Club is currently also accessed from London Road and currently serves both the Bowls Club and the site. The proposal will remove the need to access the site from this road therefore reducing traffic flow and ensuring sole use by the Bowls Club.

The development of the site will open up a previously restricted site to public use combined with the provision of large areas of accessible public space, tree planting, green verges and general landscape design will enhance the nature of the site.

Total Proposed Public Green Space
6800m²



Left:
Public Green Space Diagram

3 | Consultation

3.5 Council Consultation & Scheme Development

A recent engagement with Councillor Paul Taylor on the developed design provided further insight into local concerns. These concerns have been addressed where possible in the layout of the design.

The concerns concentrated on three key areas, as follows:

- Housing mix of outline part of the application.
- Highways Access
- Access to Sports Clubs

The proposed layout has been further amended to address these comments, the site design was reviewed and altered to address these concerns.

The accommodation mix provides a range of accommodation types. The apartments offer 1 and 2 bed apartments aimed at key workers and professionals located closer to town centre amenities. The remainder of the site is a combination of a mix of 4 bed townhouses, 3 bed homes for families. Specific housing for the elderly demographic is not proposed. The majority of the larger size houses are located in the northern half of the site.

Concerns were raised regarding the Harewood Avenue access and the potential increase in vehicle movements. Previous iterations of the layout showed the new access on Harewood Avenue initially served 82no. dwellings which was then reduced to 66no. in a response to comments. Further concerns were raised and the proposed road layout was amended so that the new junction on to Harewood Avenue would serve only 33no. dwellings.

In a direct response to local concerns, the access to the new car park for the Newark Tennis Club was relocated to the existing lane that runs from London Road rather than from the new access on Harewood Avenue.

Furthermore, vehicular access to the Newark Bowls Club will not be possible from the site. Both sports clubs will be accessed from the respective lanes from London Road.

In response to concerns raised by the Newark Bowls Club and residents of the bungalows served by the lane from London Road, the proposal has been altered to assist in alleviating traffic and parking.

Left: Masterplan Comparisons



3 | Consultation

3.6 Council Consultation & Scheme Development

In November 2023 following discussions with the Local Authority, a formal application for Pre App advice was submitted. A summary of the main concerns are listed below:

- Green route is not defined sufficiently, appears car dominated.
- Concern on the amount of existing trees being removed, with focus on the partial line of trees running north to south in the centre of the site.
- Limited linkages between north and south sections of site with an opportunity to improve cycle and pedestrian movements away from roads
- Car parking SPD requires planting between every 4 consecutive parking bays and larger bay sizes.
- Housing mix and type to include bungalows.
- Communal play equipment to be provided.
- Entrance plot from London Road faces away from listed building.

We have listened to these comments and made further alterations to the masterplan layout.

- Reinforce Green corridor - We have retained the line of existing trees in the centre of the site and around this created a much wider and enhanced green route by repositioning the main north south access road.
- All Cat A trees are now retained and an increased number of Cat B and healthy U trees.
- Permeability - We have further increased linkages through the site with an additional pedestrian route on the west side of the site.
- Parking - We have altered the parking to meet the SPD with no more that 4 consecutive bays without a break for soft landscaping and space sizes have been increased.
- Housing Mix - we have included 5no bungalows to the north east of the site adjacent to existing building 3. These are potentially for senior residents and the reduced height reveals more of the heritage asset.
- Prominent plots - we have redesigned the 1st plot from London Road to address the listed building.



3 | Consultation

The proposals will produce a low density residential site when compared to national standards and the existing residential units along Harewood Avenue which minimises vehicles passing through the Harewood Avenue access.

Back-to-back distances between the proposals and rear gardens on Lime Grove are well above the recommended minimum which ensures privacy for neighbouring properties

Bottom Left:
Density Diagram
Bottom Centre:
Density Diagram
Bottom Right:
Back-to-back Distance Diagram

Standard Residential Density: 30-50 dwellings per ha



Harewood Avenue Blocks

HIGH DENSITY 48 Houses/ha	MID DENSITY 36 Houses/ha
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Proposed Outline Application

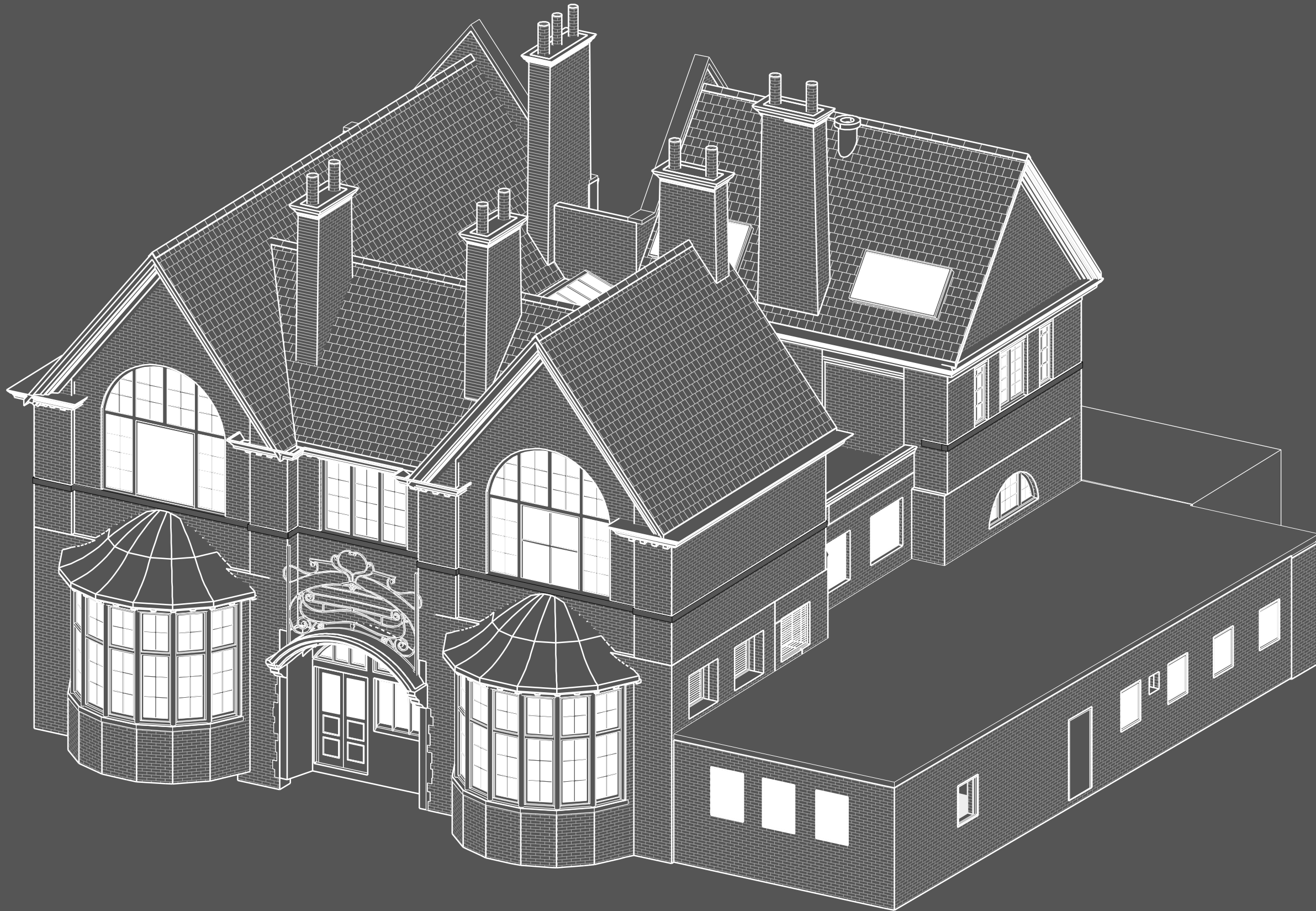
LOW DENSITY 28 Houses/ha

Units accessed from Harewood Avenue

Recommended Back-to-Side distances: 12m



Proximity to Lime Grove rear gardens



4 | Heritage Protection

4.1 Retained Building Survey

A visual condition survey of the buildings to be retained was undertaken by Fairhurst Buckley dated 2021-08-09 ref: 7230). The retained buildings are either Grade II Listed or curtilage listed.

The report summarises that the buildings are generally in poor condition. The rate deterioration has been increased due to vandalism in addition to the ingress of inclement weather and a lack of maintenance. Discussion with the local authority conservation officer has stipulated that any repairs to the external fabric of the buildings are to be like for like in both materials and construction method.

Externally, common conditions across all three buildings are condition of the roofs and chimney stacks requiring attention. Spoiled brickwork, efflorescence and damp to external walls caused by leaking rainwater goods, lack of effective DPC and areas of missing mortar pointing or where lime mortar has been replaced with cement-based pointing. Generally, the windows are in poor condition and will require an extensive scheme of repair. The conservation officer has stated that windows should be retained where possible.

Specifically raised for building 1 was the appearance of cracking both externally and internally and the poor condition of the first-floor render finishes.

Internally, plaster finishes are generally in bad condition due to effects of condensation, lack of heating/ventilation and water ingress. Ceilings are a mix of plasterboard generally in building 1 and lathe and plaster in building 3. Building 2 has suspended ceilings hung under original finishes. Other surviving original features noted in the report are in reasonable condition such as staircases and fireplaces.

The report recommends a structural engineer report to investigate the cracking to building 1 and a timber and damp report to include sub floor voids across all three buildings.

Emergency Repairs

The buildings have continued to deteriorate. The applicant has, with full knowledge of the local authority conservation officer, carried out emergency repairs to make the buildings weathertight. The intention is that these repairs achieve weathertightness to the heritage buildings to arrest water ingress and fabric deterioration; therefore, some of the repairs works will necessarily be temporary rather than permanent.

Pitched Roof

All broken/slipped clay tiles and slates to be replaced like for like with reclaim or new. Hip bonnets and hip ridge tiles shall be replaced like for like. Any holes found in the pitched roof area are to be replaced with a breather felt membrane and roof batten.

Flat Roof

All flat roofs identified on the previous attached image shall be replaced with a temporary EPDM, mechanically fixed to the perimeter face of joinery works where possible.

Gutters

Where possible all cast gutters will be re-fixed and temporarily sealed with a CT1 sealant internally. Existing downpipes to be temporarily made good with PVC downpipes.

Lead Flashing

Lead Flashings to be temporarily re dressed in areas where possible, where this is not possible the areas will be covered with a temporary EPDM mechanically fixed.

The adjacent images show examples of the extent of repairs required and agreed with the Conservation Officer.



Top Left:
Areas identified for emergency repairs

Bottom Left:
Building Three Roof Repairs

Bottom Right:
Building Two Roof Repairs

PART 1
Context Site Analysis



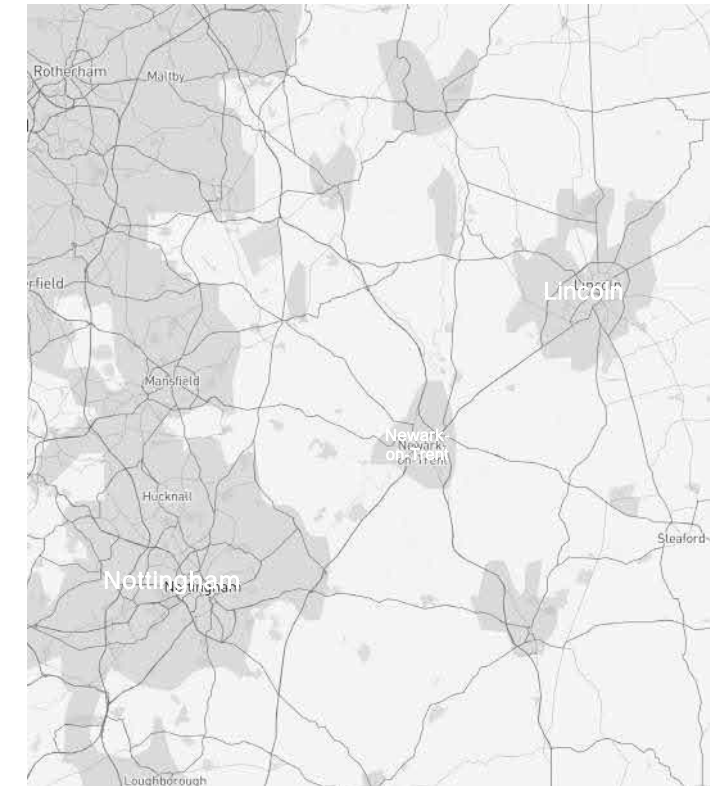
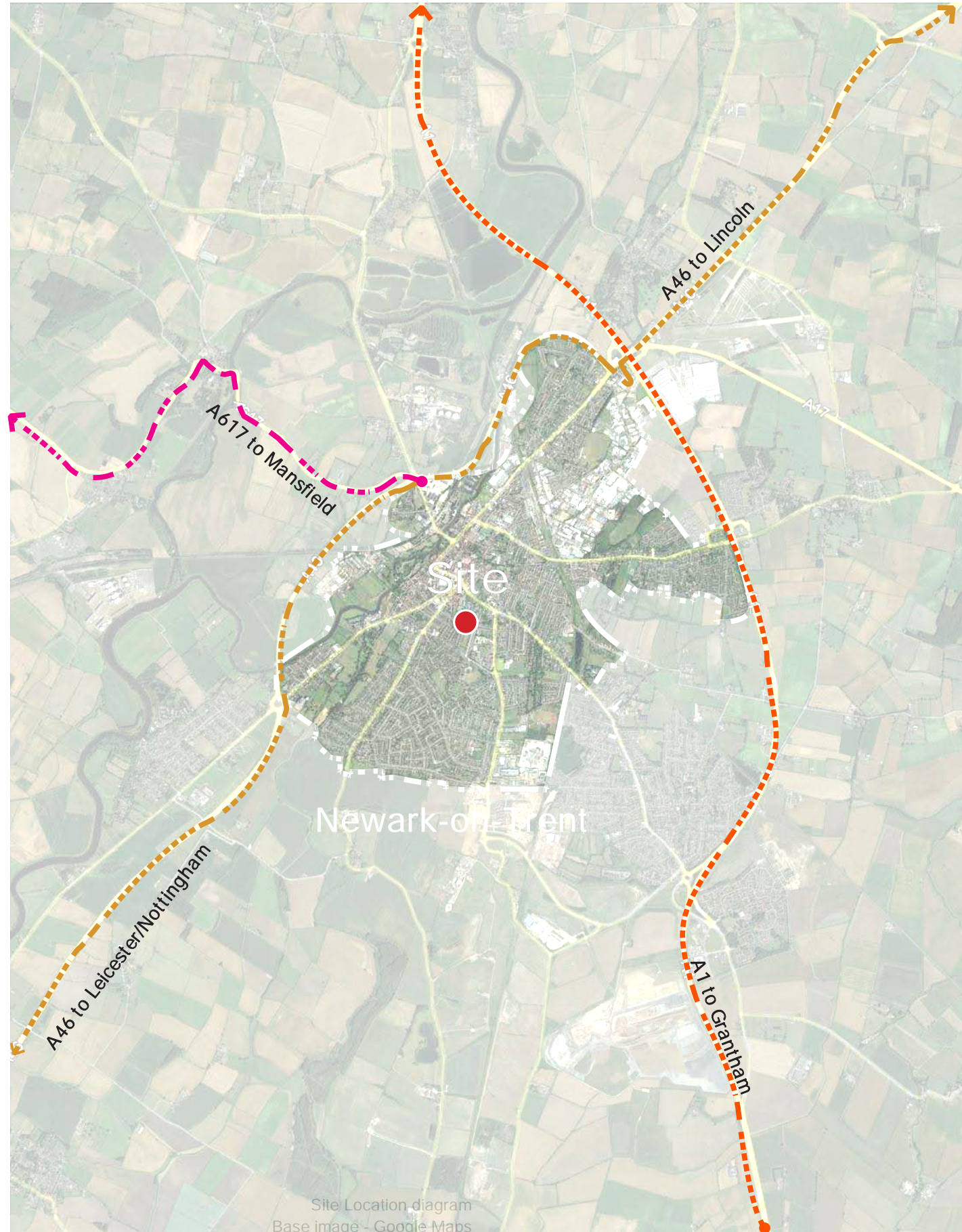
5 | Site Description

5.1 Site Location

The site is located in Newark-on-Trent, a market town in the Newark and Sherwood district of Nottinghamshire. Newark-on-Trent lies approximately 21 miles to the north-east of Nottingham and 19 miles by road to the south-west of Lincoln.

Partly set within Newark-on-Trent Conservation Area, the site is situated on the southern edge of the town centre, with good connections to local services, amenities and public transport routes. The immediate surrounding areas are predominately of residential use, though there are also sports clubs, a library, medical facilities and a hospice adjacent to site.

Comprised of pre-developed land, the site is in an urban location with several existing buildings and hardstanding. It is currently in poor condition and in need of redevelopment due to it's long period of disuse.



Left:
Location Diagram,
Base Image: Google

Top Right:
Location Diagram,
Mapbox (2023)

Bottom Right:
Conservation Area Diagram,
Base Image: Newark and
Sherwood District Council

Site Location diagram
Base image - Google Maps

5 | Site Description

5.2 Site Boundaries

The site area has an approximate area of 4.4ha and is accessed off London Road, a key route through Newark which connects the town to the villages of Balderton and Fernwood.

London Road runs along the entire north perimeter of the site which is bounded with low level brick walling with hedges and semi mature trees behind. There are two vehicular entrances; one of shared ownership with Newark Bowling Club, and the other to access listed building 1, as well as an additional pedestrian entrance to access listed building 2.

To the east lies Beaumont House Hospice Care which is separated from the site perimeter by a small lane which leads to Newark Tennis Club at the south-east of the site. The Club was established in 1887 and features 4 all-weather and 2 grass courts.

Harewood Avenue forms the southern boundary which serves mid-density properties in a residential suburb.

Immediately to the west of the site is Newark Town Bowls Club which was established in 1809 and features a former club house which is of architectural significance in the area, being Grade II listed (NHLE. 1229482). The Club is accessed by a lane from London Road which has shared ownership with the applicant. The north-western boundary is opposite an Iceland retail outlet, which lies at the edge of the town centre.



Right:
Ownership Boundary

5 | Site Description

5.3 Site History

A Heritage Statement (ref:3774/H rev 01 - Dec 2022) and Archaeological Desktop Assessment (ref:3774/H rev 01 - Nov 2022) have been prepared by Lanpro and are submitted in support of this application. The reports are summarised below.

Heritage

The heritage study provides an assessment of the potential impacts on the heritage assets and the setting of these.

From the listed buildings in the vicinity of the site there is only one that is considered to be potentially sensitive to the development –The Bowling Club –Grade II –NHLE 122948. The Heritage report concludes that the development proposals will not affect its setting.

The playing fields to the south of the school have no correlation to the setting of the listed building as it wasn't until the 1950's that they were incorporated into the school campus. Therefore the development on the former sports pitches does not affect the setting of the heritage assets.

Site History

Located to the southeast of the medieval town centre, the site is likely to have been used for farming. The Tithe map of 1843 shows the site occupied by agricultural plots

with several small associated buildings to the southwest. Similarly, the Ordnance Survey map of 1886 confirms that the site continues to be undeveloped although the area along the northern boundary and to the west is showing the expansion of the town and development of buildings.

The first appearance of the school appears on the 1900 Ordnance Survey map which shows Buildings 1 and 2. Building 3 appears on the 1920 Ordnance Survey map. By the 1965 edition of OS map most new buildings on the site are shown including the extension and colonnade linking building 2 and 3. There are a small number of additions that appear subsequently on the 1981 and 1993 OS maps.

History of the School

The Newark School of Science and Arts had operated from premises in Newark through the 19th century and towards the end of the century would benefit with new premises. The Mayor of Newark resolved to provide such a building in a meeting in 1897 as a memorial to Queen Victoria's forthcoming Diamond Jubilee.

The foundation stone of building 2 was laid in Oct 1898 and the school opened in 1900. The new building contained science rooms on the ground floor, with three rooms for art study, freehand drawing & geometry and a studio to study light and shade for model drawing. The school also featured a dark room for photography. In

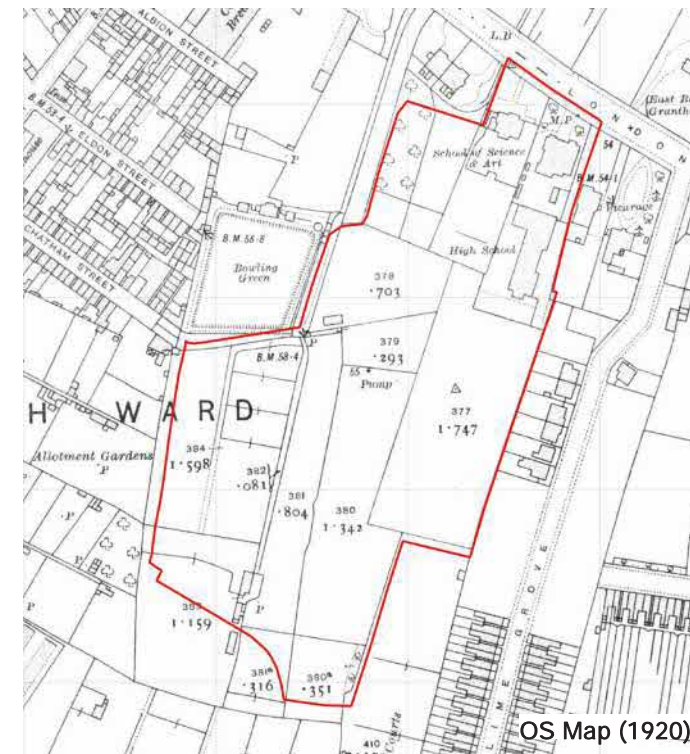
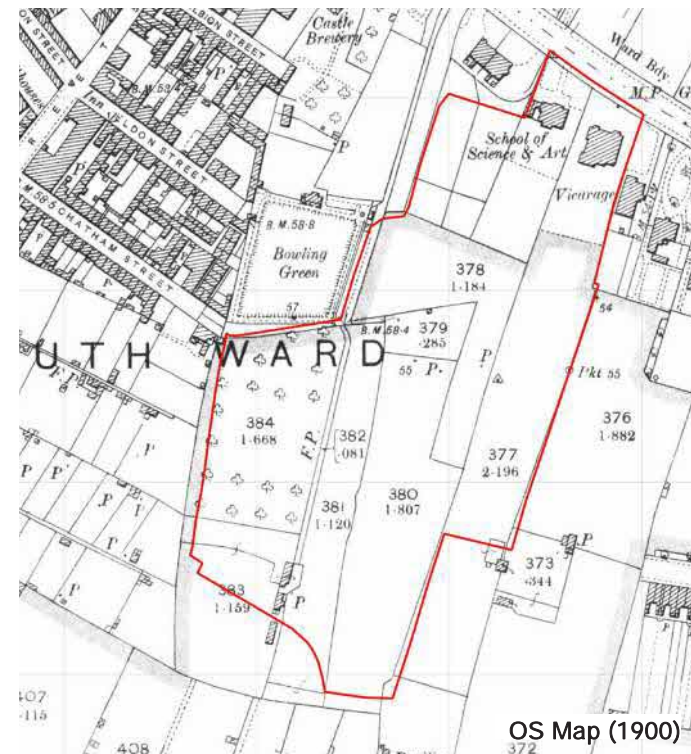
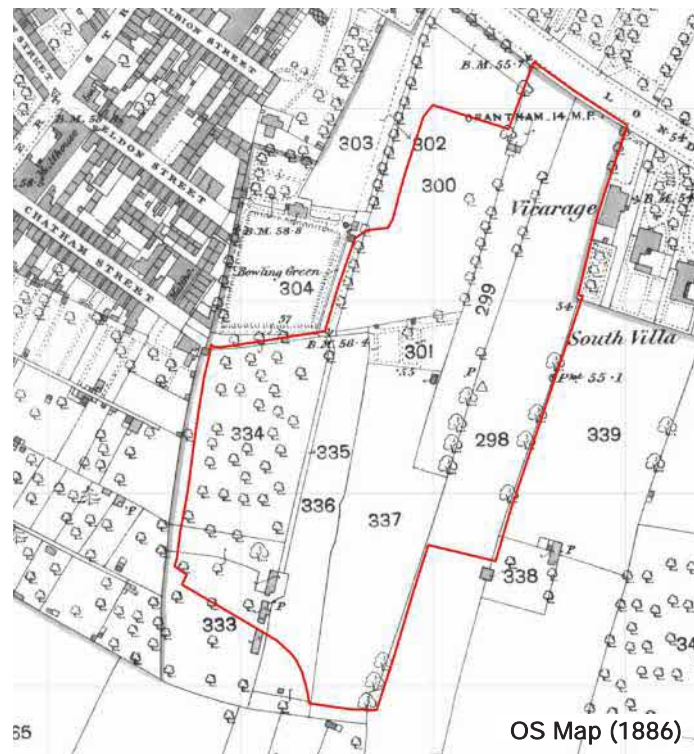
addition to the school building, the headmasters house (building 1) was included in the school grounds. The remaining site was left undeveloped but would eventually become playing fields from the 1950's.

In 1910 the school became the Lilley and Stone School which became a girls grammar school. Building 3 was added at this time featuring large classrooms, halls, laboratory, and cooking room. Throughout the 20th century, the school continued to expand with a range of new buildings to accommodate the role of 400 pupils.

In 1976 the then Lilley and Stone Girls High School became the Grove School in line with the introduction of the comprehensive education system with some further minor expansion. The school changed again in 1997 to become Newark High School bringing with it two more large teaching blocks to the south of the existing buildings. The main school closed in 2008 with a sixth form only remaining until 2016 when the site finally was vacated.

Right: Site Development Diagram (Lanpro)

- Original Buildings
- 1910s
- 1930s
- 1950s
- 1990s
- 2000s



5 | Site Description

5.4 Site Use

The site has been used as an educational facility since its development from farmland in the beginning of the 1900's. Lilley and Stone School operated on the site until 1997 and it then housed Newark High School and the Newark Academy.

The site was left vacant in 2016 and the School Trust was unable to find another educational owner for the site. Since the site ceased to actively operate, it has been empty and the buildings have fallen into a state of disrepair.

The site has been subject to vandalism and arson in recent years and is in need of development to prevent the buildings from deteriorating further.

There is a listed building on the site and several buildings considered to be in the curtilage of the listed building.



Right:
Aerial View of Listed Building (2023)

- Listed Building —
- Curtilage Listed —
- Retained —

5 | Site Description

5.5 Site Layout

The site currently comprises of 11 buildings alongside associated walkways and car parks which are situated to the north of the site.

Following the original listed building and 2no curtilage listed buildings on site, additional extensions and new builds were erected throughout the 20th century until 1990, infilling and linking the primary buildings. These later buildings are of varying architectural character which are mostly unsympathetic to the heritage assets. The result is a densely populated network of built-forms covering the northern part of the site.

To the south of the site lie playing fields, hard-standing playgrounds, astroturf and grass. These private facilities were for school use and not open to the general public. Similar to the buildings, they have been neglected with years of disuse and are in extremely poor condition.



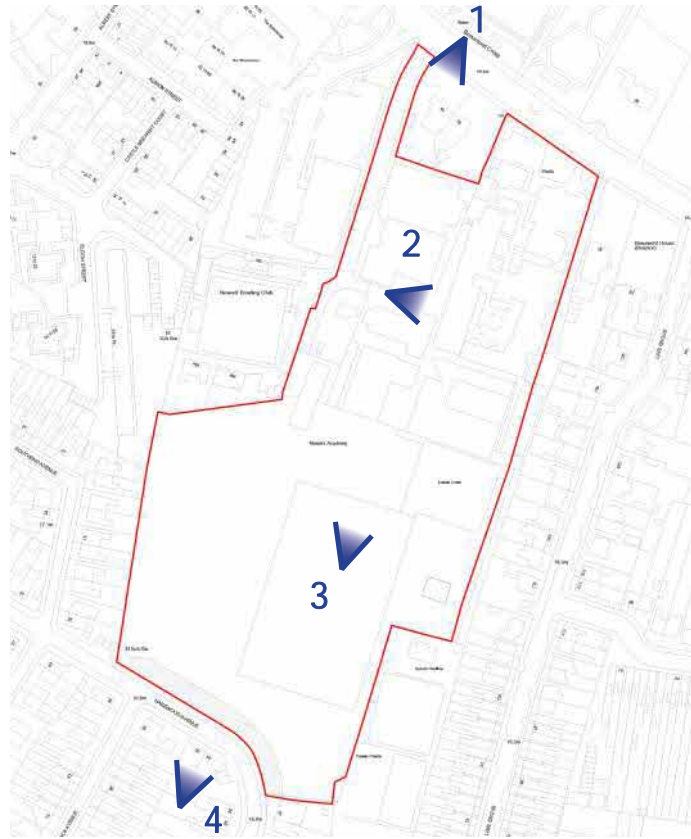
Left:
Topographical Survey
(Castle Keep Surveys Ltd.)

Right:
Aerial View of Site (Google, 2023)



5 | Site Description

5.6 Site views



Top Left:
Aerial View from the North-West

Top Right:
Aerial View from the West

Bottom Left:
Aerial View from the South

Bottom Right:
Aerial View from the South-East

5 | Site Description

5.7 Adjacent Uses

The area of the town immediate surrounding the site has a mixture of land uses typical for its urban location including residential, care, health, retail, sports and public open space.

To the north-west lies Newark town centre with a host of commercial and local facilities. The nearest being an Iceland retail outlet, an Odeon cinema complex and Asda petrol station. The Asda supermarket is located slightly further towards the town. Bordering the site to the east is Newark Town Bowls Club. Opposite the site to the north is Beaumont Gardens, a public green space containing a public bowling green and that connects to the local Library.

To the north-east and east are residential areas with pockets of commercial properties on the traffic junctions including a hotel, and offices.

Due west, south and east of the site is predominantly residential use. The Newark Tennis club borders the site to the south west. Further south west lies the Newark Hospital and a local church.

5.8 Character Areas

Newark Conservation Area

The north half of the site contains the heritage buildings and lies within Newark Conservation Area. This covers the Town centre of Newark and encompasses many distinct character areas including reaching as far as the marina, the train station, the Castle, Market Square, war memorial and Sconce Hills.

The part of the conservation area relevant to the application site is characterised by many large houses dating back to the early Victorian period ranging from 2 – 3 storeys. The residences are set back from the tree lined London Road in large plots separated from the road by walls and hedges. There are numerous trees located in front gardens and public realm giving the whole area a spacious and natural feel.

Nearer to the town centre, the buildings increase in height and density, with notable architecturally grander buildings. Trees and natural features are less, and the area becomes increasingly urban. Most buildings are 19th century including a large 5 storey Victorian red brick warehouse (former brewery complex) that has been converted to residential. There are some large modern interventions including the Iceland supermarket.

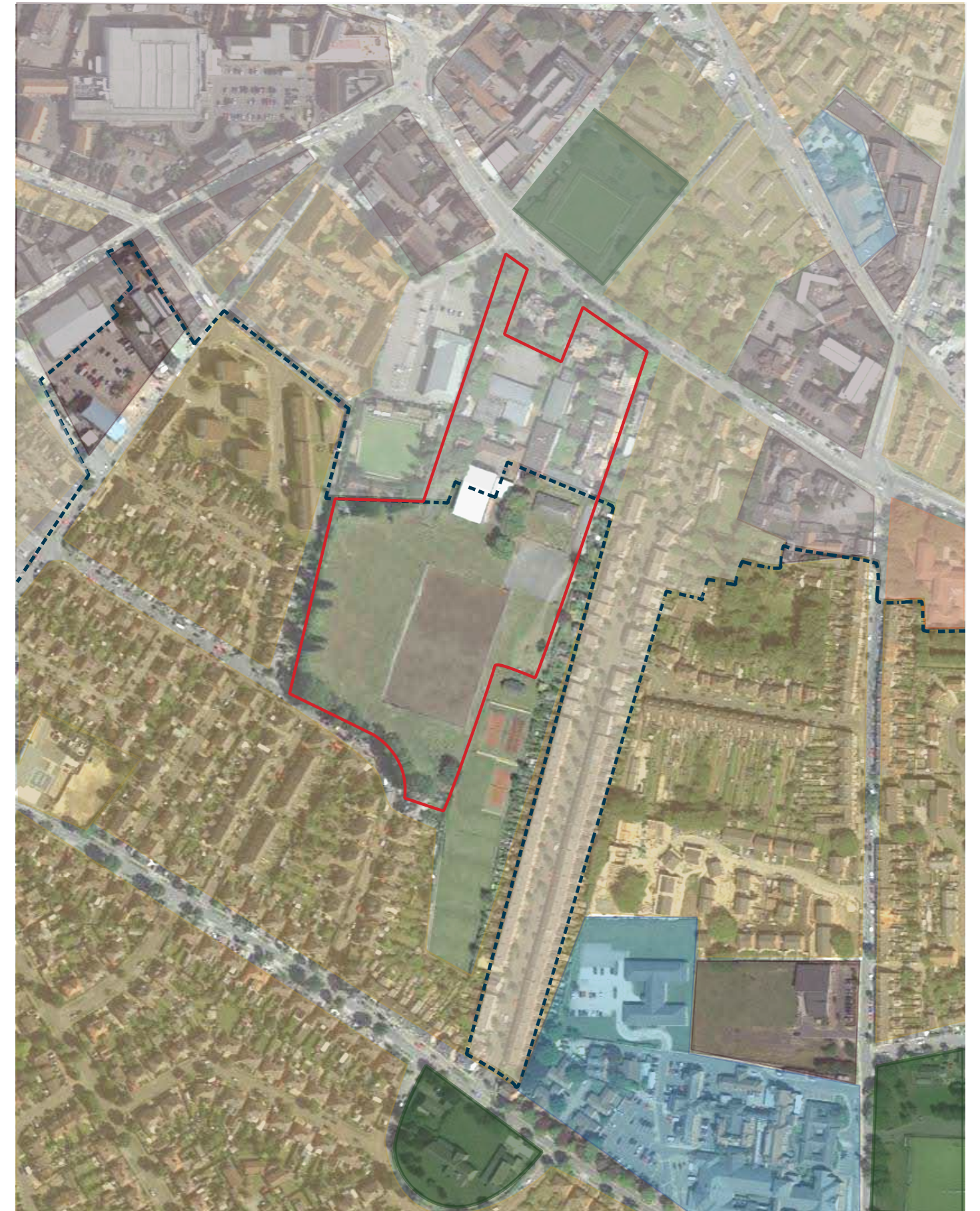
The conservation extends along Lime Grove and the east boundary of the site where the density of the houses increase leading from detached and semi detached two storey properties to terraces again at 2 storey. The road is tree lined but has a increasing urban feel.

Red brick is the predominant construction material with some stone detailing on larger buildings. Roofs are pitched with either slate or red tile and windows are generally multi-pane sash style on older buildings. Later buildings and some residential dwellings have replaced original windows with UPVC.

South and East

The areas to the south and east of the site fall outside the conservation area. These predominantly consist of 2 storey Edwardian and post war semi-detached residential properties at a greater density. The houses have small front plots with most of the parking is on street. The roads have trees along them but there are significantly sparser than on London Road. The buildings are again predominantly brick with slate pitched roofs many are bay fronted.

The mix of facilities and services have been identified on the adjacent diagram.



Right:

Key Adjacent Uses

Conservation Area

Residential

Education

Sports/Green Space

Government / Public Service

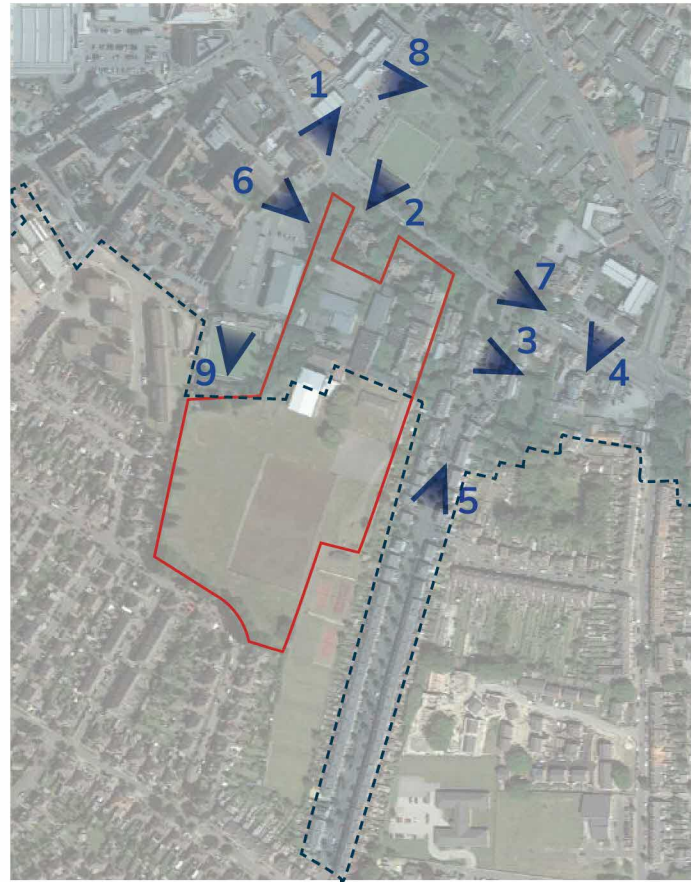
Culture

Commercial including Hotels

Image, Google Earth

5 | Site Description

5.9 Conservation Area Photos



Conservation Area



1



2



3



4



5



6



7



8



9

1 - Top Left:
Commercial property on London Road (Google, 2023)

2 - Top Centre:
Beaumont Gardens (Google, 2023)

3 - Top Right:
Beaumont House (Beaumont House Hospice Care, 2023)

4 - Centre Left:
The Old Hospital (Google, 2023)

5 - Centre:
Houses on Lime Grove (Google, 2023)

6 - Centre Right:
Castle Brewery (Booking.com, 2023)

7 - Bottom Left:
London Road, looking towards Newark Town Centre (Google, 2023)

8 - Bottom Centre:
Odeon Cinema (Google, 2023)

9 - Bottom Right:
Newark Bowling Club (Newark Bowling Club, 2023)

5 | Site Description

5.10 Site Context Photos



1 - Top Left:
Shared Ownership Lane leading to Newark Bowling Club (Google, 2023)

2 - Top Centre:
Existing North Access from London Road (Google, 2023)

3 - Top Right:
Dwellings on Eldon Street (Google, 2023)

4 - Centre Left:
Shared Ownership Lane leading to Newark Bowling Club (Google, 2023)

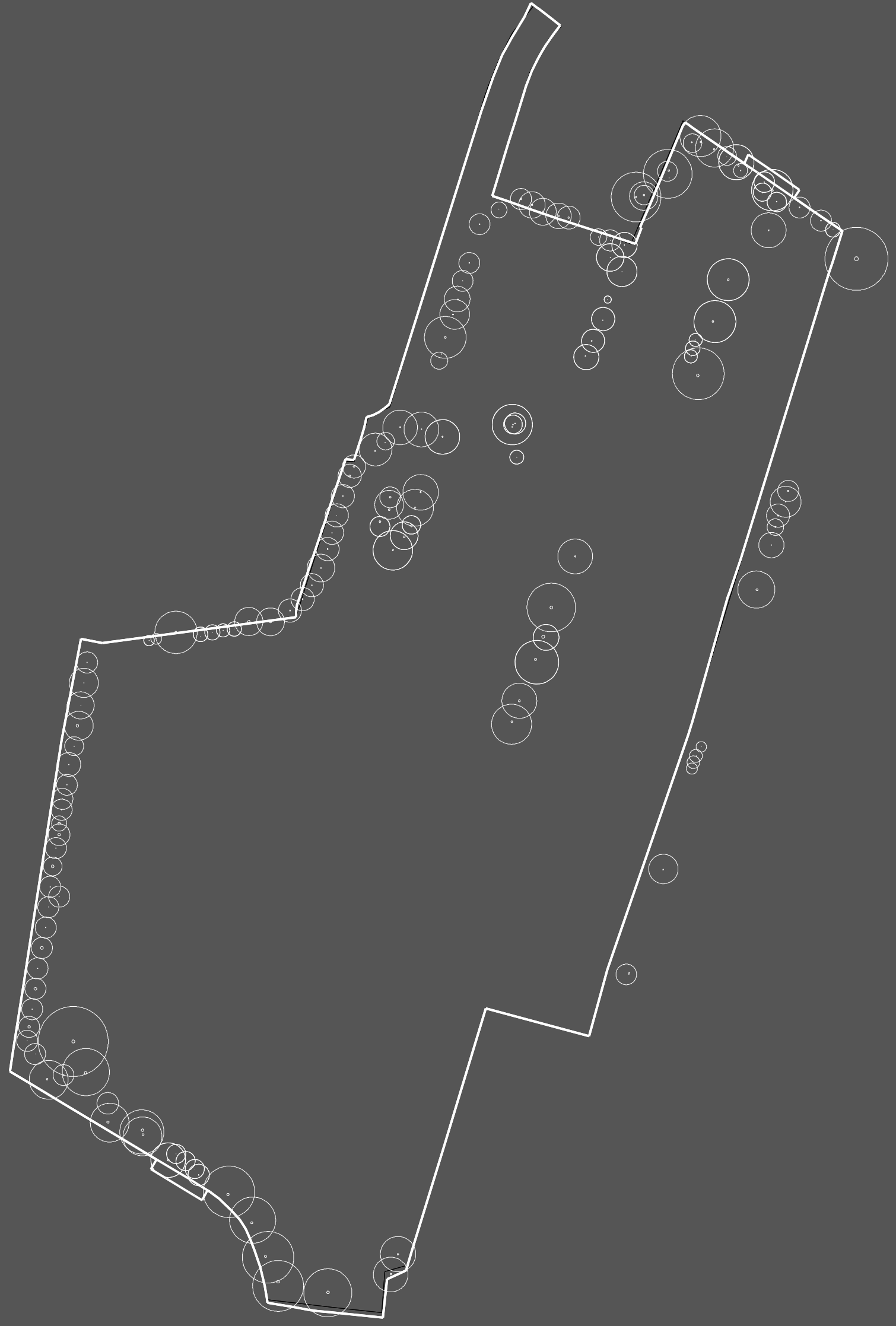
5 - Centre:
Newark Tennis Club (Newark Tennis Club, 2023)

6 - Centre Right:
Hardwick Avenue (Google, 2023)

7 - Bottom Left:
Proposed Entrance off Harewood Avenue (Google, 2023)

8 - Bottom Centre:
Properties on Hardwick Avenue (Google, 2023)

9 - Bottom Right:
Houses on Southend Avenue (Google, 2023)



6 | Evaluation & Assessment

6.1 Site Ownership

A report on title was completed by Hill Dickinson (ref: JLP.ALI.12006534.7- Jan 2018) and summarised below.

The site has been amalgamated from several land packages over the life of the school. More recently these are contained into two discrete land parcels and registered with the Land Registry ref: NT402757 & NT406112.

Parcel 1 contains the majority of the site to the west. A parcel of land containing the listed building (building 2) and extending south along the eastern edge to the boundary with the tennis club forms parcel 2.

Relevant to Parcel 1 & 2

There is an exclusion of ownership of below ground mines and minerals across the southern half of the site.

Relevant to Parcel 1 only

There is a shared right of way over the driveway that borders the northwest boundary.

There are access rights pertaining to the electricity substation in the southwest corner of the site and a restriction of construction with 3 feet of the cables along the west boundary.

There are restrictive covenants restricting development to residential use to the northern half of the site and that the erection of buildings within 50m of London Road is restricted on the site of building 1.

The development of uses that may cause a nuisance or sell intoxicating products are restricted. Distinct boundaries are to be maintained to the southern boundary with Harewood Avenue.

6.2 Highways

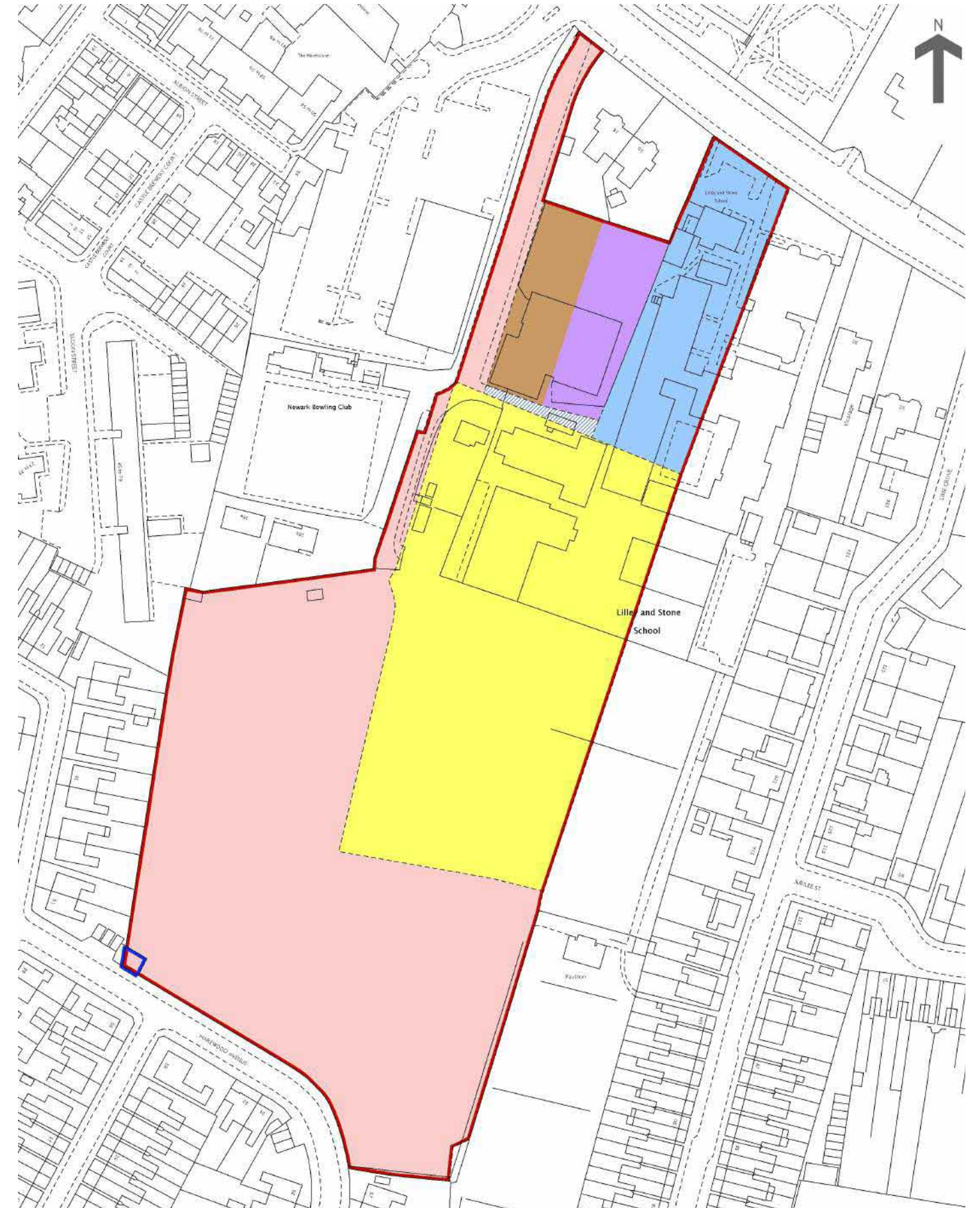
London Road to the north is categorised as a B road with a speed restriction of 30mph. There are dedicated on street parking zones and double yellow lines. There are bus stops but no dedicated bus lane or cycle path. Harewood Avenue to the south is unclassified providing access only to residences.

There are regular bus services within easy walking distance on London Road to the north, Boundary Road to the south, Albert Street to the west and Bowbridge Road to the East.

The site is well positioned for cycle use with local and national routes. Sustrans route 64 is 0.6 mile away to the

east linking Newark with Lincoln and Nottingham. There are Brompton bike hire hubs at train and bus station. Nottinghamshire County Council propose 7 dedicated cycle routes to be provided around the wider parts of Newark.

There are currently no rights of way that cross onto the site.



Right:
Title Plan (HM Registry)

6 | Evaluation & Assessment

6.3 Ecological Survey

A Preliminary Ecology study was undertaken by Bowland Brooks in Dec 2022 (ref: BBE 001133 rev 01) based on the initial findings of an extended Phase 1 Habitat desktop carried out in Oct 2022.

The site contains several buildings with associated hardstanding and grassland areas, a large playing field to the south and areas of scrub and trees to the boundaries.

The report concludes that there are no habitats of higher distinctiveness which would need to be avoided by the proposals and that the site currently has little ecological value.

Notable Animal Species

Overall site offers little ecological value due to its urban setting. There is some potential for nesting birds in both the trees and existing buildings.

The site is suitable to support roosting bats in both retained buildings and those to be demolished. There are two trees LT1 and LT4 which have roosting potential for bats and the lines of trees on the boundaries are suitable for foraging.

Several buildings offer high and moderate potential for bat roosting. However, the buildings are vacant and unheated which effects the potential for roosts to be established.

Further bat emergence studies were recommended and have been carried out and are detailed in the Bat Survey Report which accompanies this application.

The line of trees that lie on the northwest and southern boundaries, the ornamental hedge to the southeastern border and associated areas of scrub should be retained, enhanced where possible and protected from artificial light to allow for foraging.

There is evidence to support that the presence of hedgehogs on the site is likely. There is also evidence of rabbits in the grassland.

The presence of reptiles on the site is unlikely due to its urban nature. Amphibians are also not expected as there are no bodies of water on the site. Common bird species may visit or be present on the borders of the site and grassland with the potential for swift and house martin in the existing buildings.

Invasive species

The incidents of invasive species recorded on site are minor. These are Black Locust Tree, Cotoneaster species and Rhododendron. Also noted were Buddleia, tree of heaven which are to be managed.

A dedicated invasive weeds survey is recommended.

Ecological Enhancement Opportunities

To enhance biodiversity the report recommends that trees LT1 & LT4 are to be retained with additional native scrub planting. Invasive species to be removed. The ornamental hedgerow on the east boundary to be thinned out and enhanced with additional native species. Proposed open grassland to be sown with flowering seed mixes that are tolerant to mowing.

Bird and bat boxes are to be provided near retained existing habitats. Fences and walls to be designed to allow the migration of hedgehogs across the site.

Biodiversity offsetting is likely to be required to replace the loss of overall grassland with details subject to a dedicated biodiversity net gain report.



Left:
Habitat Diagram (Bowland Brooks)

6 | Evaluation & Assessment

6.4 Arboricultural Survey

An arboricultural survey of the existing trees on site was carried out by SEED in Oct 2022 resulting in a tree constraints plan (ref: 1465-TCP-001-D) and tree schedule (ref: 1465-TS-001-D) in line with BS 5837: 2012. Analysis of these documents is summarised herein.

The site contains many mature and semi mature trees concentrated predominantly around the border. Most trees are category B moderate or category C low quality. There are several category A high retention quality trees located at the southern end of the site.

Tree T1 (London plane) is identified as category A however it is located outside of the site boundary. Precautions are required to protect the roots and canopy that fall inside the proposed development site. Other category A trees are mainly made up of Norway maple (T45-47), Corsican pine (T44), black locust (T43) and red oak (T57)

There are some category C areas identified. These include a small group of trees G10 (Cypress, Cherry laurel and English elm) on the western border and a tree G27 (common ash) in the centre of the site.

The remaining category B and C trees contain a varied mix of species including holly, lime, sycamore, horse chestnut, and alder.

6.5 Archaeological Assessment

Lanpro were commissioned to undertake an Archaeological Desk Based Assessment which was produced in November 2023.

The archaeological desk top study addresses the available information of the site in line with the requirements of the NPPF to clarify the significance of the site.

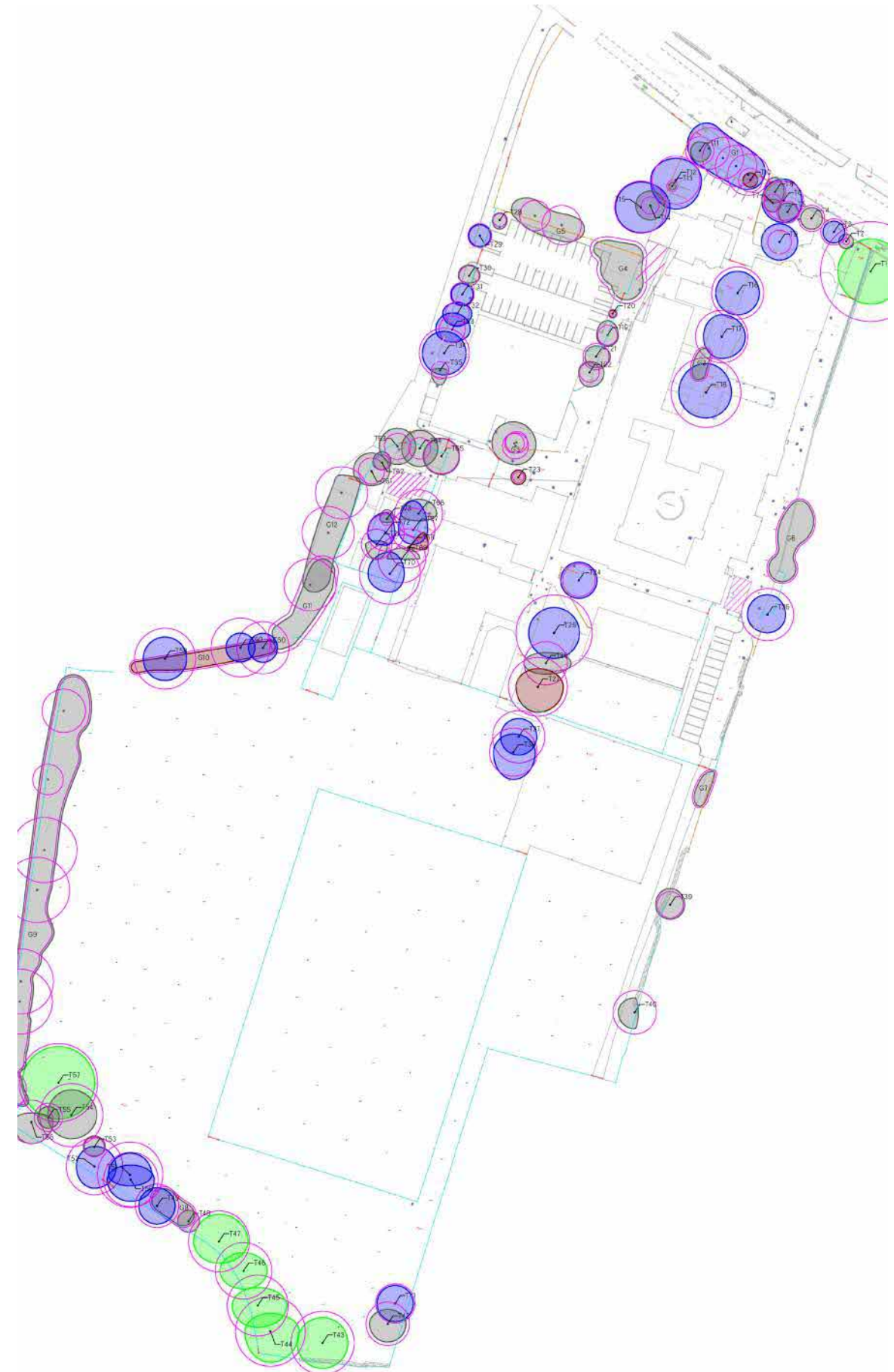
The site is located to the southeast of the medieval town of Newark. The site is likely to have remained as undeveloped land through the post medieval period. Records suggest that the potential for the survival of any significant finds on the site is low and that any surviving archaeology from Prehistoric, Roman, and Medieval periods will be of negligible significance. The northern part of the site within the conservation area is considered to have a greater potential for later post medieval buildings which may have some local/negligible significance however construction and development of

the site during the 19th and 20th century would have a detrimental impact on any remains.





There are no designated archaeological assets on the site itself and that the proposed development will not impact on any nearby designated existing archaeological assets.

Conservation Area

Designated in 1968, Newark conservation area covers most the greater part of the town centre. This covers the Town centre of Newark and encompasses many distinct character areas including reaching as far as the marina, the train station, the riverside, the Castle, Market Square, war memorial and Sconce Hills. The local authority are currently reviewing the extent of the conservation area. The northern part of the site lies within the Newark Conservation area and contains three buildings of interest. One of these is listed Grade II (NHLE:1196275) with the two adjacent buildings being considered as curtilage listed.



Left:
Tree Survey (Seed)

- A Category Tree
(High quality / retention value) 
- B Category Tree
(Moderate quality / retention value) 
- C Category Tree
(Low quality / retention value) 
- U Category Tree
(No remaining retention value) 

6 | Evaluation & Assessment

6.6 Topographical Survey

A desk top ground investigation study was undertaken by Applied Geology in June 2023 (ref: AG3516-23-AQ29 rev 01).

The site measures approximately 4.25ha and a survey concluded that the site was generally flat with a 300mm fall from northeast to southwest.

A 2m perimeter metal fence surrounds the vast majority of the site with gates at various access points. There are areas of dense vegetation and trees on the southwest edge. Along London Road the boundary treatment changes to a mid-height brick wall with hedge behind.

There is an operational electricity substation in the southwest corner.

Ground Investigation

The site is shown in historical records as undeveloped land in an 1884 map with development and initial construction of the buildings between 1889 –1915 that form the school.

Previous investigations have determined that the site is underlain by Superficial strata of the Balderton Sand and Gravel Member with soils of Edwalton Member (mudstone). Historical boreholes within 100m of the site made ground to a depth of 1.3m, over loose to medium dense gravel and Mudstone at 7m and 10.3m.

The site is not in a Radon affected area nor does the site does not lie in the Coal Authority Consultation Zone. The site has no Environment Agency Recorded Pollution Incidents.

6.7 Contamination

A desk top ground investigation study was undertaken by Applied Geology in June 2023 (ref: AG3516-23-AQ29 rev 01).

The desk top study has determined that there is some potential for the presence of ground contaminants from the school buildings to the north of the site and an electricity substation to the southwest. Areas of made ground also has the potential for contaminants and methane gas.

Further ground investigations are recommended, and the remaining buildings inspected for asbestos.

6.8 Utilities

Electricity

Western Power Networks records show LV electricity supply is present in the residential streets that border the site –London Road to the north, Lime Grove to the east and Harewood Avenue. There is 11KV high voltage cables running from the substation in the southwest corner of the site running along the western site boundary and connecting to London Road by the shared ownership drive leading from the bowls club.

Water

Records show that mains water is present in the residential streets that border the site –London Road to the north, Lime Grove to the east and Harewood Avenue. On the western side there are on Eldon Street and again on Albion Street.

Gas

LP main gas enters the site from London Road both along the shared ownership drive to the west and the lane along the eastern boundary entering adjacent to building 3. There are no records of large gas distribution across the site.

Telecom/Virgin Media

Available from London Road along the drive along the eastern boundary entering adjacent to building 3. There are no records of telecoms crossing the site.

6.9 Drainage

An Outline Drainage Strategy report has been prepared by PGC Ref:PGC 198 dated 09.01.2024 and summarises that combined public sewers are present in the residential streets that border the site –London Road to the north and Lime Grove to the east. To the south there are two sewers Harewood Avenue opposite the site falling east and west. On the western side there are sewers connecting to the bowls club on Eldon Street and again on Albion Street. There are no sewers in the shared ownership drive.

6.10 Flood Risk Assessment

A Flood Risk Assessment report has been prepared by PGC Ref:PGC 198 dated 09.01.2024 and summarises that the Environment agency flood categorises the entire site as very low risk from flooding by rivers and from reservoirs. Risk from surface water is similarly categorised as very low risk overall though there are small, isolated areas across the site that are identified as low risk. These are able to be addressed locally on the site. Flooding from groundwater is considered unlikely.



Left:
Topographical Survey Diagram

6 | Evaluation & Assessment

6.11 Highways

A Transport Assessment was carried out by Eddison's (Ref:3876 Rev 5 dated 20.10.23) to analysis the impact of the proposed development on the existing road network.

The report confirms that the proposals align with the Highway requirements of the NPPF, Newark and Sherwood Core Strategy and the Nottinghamshire Local Transport Plan.

The development has been assessed to be designed to provide safe and efficient for vehicular, pedestrian and cycle routes.

The site will be accessed by new priority controlled T junctions. One at London Road to the north with the second at Harewood Avenue to the South. There is an uncontrolled refuge located in front of the site on London Road to assist pedestrians crossing.

There is no through access for vehicles on the site avoiding the creation of a rat run. In addition there is no vehicular access from either the lane leading to the Newark Bowls Club or Newark Tennis Club into or out of the site.

The new roads will meet adoptable standards with 2m footways to each side. Swept path analysis has been carried out to confirm that the road is suitable for refuse, emergency and delivery vehicles.

The proposal provides off street parking for each and every dwelling meeting 100% of parking need.

The report concludes that the development will have a negligible impact on the adjoining highway network at peak times with a forecasted an equivalent of 1no increase in trip every minute.

Traffic volumes on Harewood avenue are assessed as below very low. Evenso in response to concerns raised through Public Consultation the number of dwellings accessed by Harewood Avenue have been significantly reduced. The location of the access has also been repositioned.

The London Road access is forecast to operate well below its theoretical capacity in peak times with no queuing traffic.

In addition the future delivery of the Southern Relief Road currently in local plan will reduce the number of vehicles using London Road.

The site is located near to the town centre therefore there is likely to be reduced reliance on vehicular modes of transport. The site is located near to public transport connections for non vehicular methods of transport such as walking, cycling, bus and train.

A Transport Note has been produced to accompany the submission which responds to comments received from Nottinghamshire County Council (NCC) during the Pre - Application process. Additional highways surveys will be undertaken in January 2024 as requested. Following the completion of the surveys the full TA will be updated.

On completion of the development, a Travel Plan will be put in place to further monitor the vehicle movements going forward.



7 | Planning Context

Paragraph 11 of the National Planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990), that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.1 National Planning Policy Framework (July 2021)

At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2023), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Paragraph 8 states that there are three dimensions to sustainable development: economic, social and environmental and, as set out in paragraph 9, these provide broad objectives to be delivered through planning decisions.

At the heart of the NPPF is a presumption in favour of sustainable development as set out in paragraph 11. This means that local planning authorities should "approve development proposals that accord with the development plan without delay".

Chapter 4 outlines how Local Planning Authorities should approach decisions on proposed developments. It sets out that the approach should be positive and creative and that decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 60 states the importance of a sufficient amount and variety of land coming forward without delay, to significantly boost the supply of homes and ensure an appropriate mix of housing types are provided to address specific housing requirements within local communities. Land with permission should be developed without delay.

Chapter 8 seeks development to promote healthy, safe, and inclusive communities. It sets out that decisions should promote social interaction and opportunities for people to meet each other, for example through mixed-use developments. It looks to achieve safe and inclusive places and beautiful buildings, so crime does not undermine the quality of life and ensure. Public safety, security, and healthy lifestyles are supported by

encouraging well designed public spaces that facilitate walking and cycling.

Paragraph 103 refers to existing open space, sports and recreational buildings and land, including playing fields. These should not be built on unless:

- a) "an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

Chapter 11 advocates the effective use of land in meeting need for homes and other uses. Paragraph 124 (d) states that planning decisions should "promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively".

Paragraph 131 states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."

Paragraph 135 seeks developments that "function well and add to the overall quality of the area . . . are visually attractive as a result of good architecture, layout and appropriate and effective landscaping..are sympathetic to local character and history, including the surrounding built environment and landscape setting..and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users".

Paragraph 136 realises the important contribution of trees to urban environments and in mitigating climate change. Consequently, "Planning policies and decisions should ensure that new streets are tree-lined (if practical), that opportunities are taken to incorporate trees elsewhere in developments.."

Paragraph 139 states "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance

and supplementary planning documents such as design guides and codes".

Chapter 16 relates to the historic environment. Planning applications potentially affecting heritage assessed are required (paragraphs 200 and 201) to describe the significance of the heritage asset in question in a level of detail sufficient to accurately predict the potential impacts of the development. Paragraph 205 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation.

In accordance with paragraph 208, where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Lastly, paragraph 214 states that local authorities should assess whether the benefits of a proposal for enabling development, which would otherwise be in conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7 | Planning Context

7.2 Adopted Development Plan

The development plan for Newark & Sherwood District Council (NSDC) consists of the Newark and Sherwood Core Strategy DPD as amended (2019) and the Newark & Sherwood Allocations and Development Management DPD (2013). The Local Development Framework provides a long-term spatial vision, strategic priorities, and policies for future development in Newark and Sherwood.

The vision seeks to secure an area which provides a high quality of life in thriving sustainable urban and rural communities. These communities are expected to feature good housing with a mix of different sizes, types and tenures which address local needs. The strategy gives regard to the quantity and location of new homes, employment provision, shops, services, transport, and other infrastructure provision to meet the needs of the District up to 2033 and develop a strong, sustainable economy that will provide diverse employment opportunities for local people.

The site is located within the Newark Area which has its own distinct spatial characteristics. To aid the achievement of the Vision and the Strategic Objectives, the following Area-based objectives have been formed for Newark:

- NA O1 - To manage growth in and around Newark Urban Area (Newark, Balderton and Fernwood) and ensure that housing and employment growth are developed alongside appropriate infrastructure and facilities.
- NA O2 - To promote, protect and enhance the character and qualities of Newark Town Centre as a place for retail, business, administration, entertainment and tourism.
- NA O3 - To promote local services in remote rural areas and secure public transport linkages to Newark Urban Area, Collingham and Sutton-on-Trent.

The Core Strategy's Spatial Policies are in place to deliver the vision of the plan.

- Spatial Policy 2: Spatial Distribution of Growth
- Spatial Policy 6: Infrastructure for Growth
- Spatial Policy 7: Sustainable Transport
- Spatial Policy 8: Protecting and Promoting Leisure and Community Facilities

The following Core Strategy policies are relevant to the proposals:

- Core Policy 1: Affordable Housing Provision
- Core Policy 3: Housing Mix, Type and Density
- Core Policy 9: Sustainable Design
- Core Policy 12: Biodiversity and Green Infrastructure
- Core Policy 14: Historic Environment
- NAP1 Newark Urban Area
- NAP3 Newark Urban Area Sports and Leisure Facilities

The following Allocations and Development Management Policies are relevant to this planning application:

- Policy DM3: Developer Contributions and Planning Obligations
- Policy DM5: Design
- Policy DM9: Protecting and Enhancing the Historic Environment
- Policy DM12: Presumption in Favour of Sustainable Development

7.3 Emerging Development Plan

Newark and Sherwood District Council have conducted a Plan Review to ensure the allocations and policies outlined in the Core Strategy and Allocations and Development Management DPD continue to be appropriate, up-to-date, and effective.

Following the Cabinet meeting on 11th July 2023, the Council published a timetable for the production of the Allocations and Development Management Development Plan Document. The Publication Draft DPD will be available in Autumn 2023. It is envisaged the document will be submitted for Examination in December 2023, with the examination being held in April 2024 and adoption in October 2024.

7.4 Supplementary Planning Documents

Supplementary Planning Guidance provides further details on policies outlined within the District Council's development plan. These may take the form of design guides, area development briefs or issue-based documents. SPDS do not form part of the statutory Development Plan but are a material consideration in

the determination of planning applications. The following SPD's are of relevance for the proposed development.

Affordable housing SPD (2013) –provides guidance on the District Council's criteria for delivering the provision of affordable housing. The SPD expands on Core Policy 1 and applies to housing proposals of 10 or more dwellings for the Newark Urban Area.

Planning Obligations/ Developer Contributions SPD (2013) –sets out the proposals for how the District Council approaches developer contributions and planning obligations. It outlines how developer contributions will be sought in accordance with national guidance and how it identifies relevant policies and types of development to which the obligation will apply.

Draft Newark Conservation Area Review (2021) - The northern portion of the site lies within the Newark Conservation Area and the Newark Historic Core. The Conservation Area was first designated in 1968 and the most recent boundary for the CA was designated 1st November 2022. A draft Appraisal exists for the area and the site is recognised as being within the London Road Character Area. The review is expected to lead to the publication of a 'Conservation Area Appraisal and Management Plan'.

Residential Cycling and Car Parking Standards SPD (2021) –The SPD sets out clear recommendations and guidance for residential developments and the provision for car and cycle parking. Within this Guidance, the site is located within the Inner Newark Parking Zone and is therefore subject to the parking standards prescribed to this spatial area in the guidance.

Guidance for New Developments Waste Storage and Collection - Outlines the adopted waste hierarchy and approach to waste management in Newark and Sherwood. The Authority strives for, in priority order, to prevent, reduce, reuse, and recycle waste in preference to immediate disposal. The SPG provides detail on the specific requirements for the storage and collection of waste and recycling for new residential developments. New developments should be designed to accommodate the District Council's collection vehicles and ensure the designated storage areas for waste are in a convenient location for householders. As a default, the Council recommends space is provided for 1 refuse bin and 2 recycling bins.