

**Newark and Sherwood Submission Allocations &
Development Management Development Plan Document
(DPD) – Final Modifications**

January 2013



Introduction

Following the Submission of the Allocations & Development Management Development Plan Document (DPD) to the Secretary of State on 10th September 2012 and its subsequent Examination, by an independent Planning Inspector, between the 11th and 20th December 2012 a range of 'minor' and 'main' modifications to the Submission DPD have been identified.

The minor modifications relate to minor textual and grammatical amendments, whilst the main modifications concern amendments to the content of allocations and the wording of policies etc which are considered necessary for the DPD to be sound in planning terms. The schedule and amended figures within this document detail the proposed main and minor modifications.

The proposed modifications have been subject to review in terms of the implications for the Sustainability Appraisal (SA) and Assessment under the Habitats Regulations (HRA). This review has identified that the modifications do not present any additional issues which warrant further assessment, with many of the changes being intended to provide clarity on policy implementation. The outcome of this review is available through the link below.

<http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/allocationsdmdpd-examination>

Consultation

The proposed modifications and the results of the SA review are now subject to a period of consultation between the **14th January and 8th February 2013**. This consultation however **only** concerns the proposed modifications to the DPD and there is no need to resubmit Representations made on the Submission DPD as these have already been considered as part of the Examination. The results of the consultation will be sent to the Inspector for consideration.

For clarity on the impact of the minor and main modifications on the DPD this document should be read in conjunction with the Submission DPD which is available to view through the following link.

<http://www.newark-sherwooddc.gov.uk/adm>

Should you wish to make a Representation on the proposed modifications this can be done via email to planningpolicy@nsdc.info or by writing to the address below. When making your Representation please ensure that the Modification Reference to which it refers is clearly stated.

Planning Policy Business Unit
Newark & Sherwood District Council
Kelham Hall
Kelham
Newark
Notts
NG23 5QX

If you have any questions about this consultation please contact Planning Policy by telephone on (01636) 655852, 655859, 655850 or 655862 or by email (address above).

Final Proposed Modifications – Document Passport & Introduction

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM1	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM2	Document Passport	Update document passport to set out the position on Adoption	To reflect the up to date position on Adoption	minor	E
FPM3	Introduce new paragraph	Insert new title above paragraph 1.27: Monitoring and Review	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM4	Introduce new paragraph	Insert after paragraph 1.27: Housing 1.28 The Allocations & Development Management DPD sets out the detail for how the vision and objectives of the Core Strategy will be achieved on the ground. The Housing Trajectory for Allocated Sites shows an illustration of how the housing identified through this document may be delivered over the Plan period. In Blidworth and Lowdham it has not been possible to accommodate the numbers of dwellings identified in the Core Strategy due to Green Belt, flooding and access constraints. However, as can be seen from the Local Development Framework Housing Trajectory included at the end of Appendix C, the total number of dwellings identified, 15199, is still in excess of the 14800 required.	To provide the appropriate context for the monitoring and review of the plan	main	E

FPM5	Introduce new paragraph	<p>Insert after paragraph 1.28:</p> <p>1.29 The District Council will give consideration to reviewing the housing numbers set out in the Core Strategy for Green Belt villages in 2015/16, whilst reviewing the position with regards to progress on the implementation of allocations and policies within the Development Plan. As it is not the intention to undertake a further review of the Green Belt, it may be necessary to revise the housing figures downwards if development is not forthcoming.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM6	Introduce new paragraph	<p>Insert after paragraph 1.29:</p> <p>1.30 There is some flexibility in the figures as they have been assessed on a basis of 30dph across the district, apart from the Newark Urban Area which has been assessed at 40dph. As part of the determination of planning allocations on these allocated sites it is possible that both higher and lower densities may be achieved on sites as part of the design process.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM7	Introduce new paragraph	<p>Insert after paragraph 1.30:</p> <p>1.31 The District Council can demonstrate 7.6 years worth of housing supply, as at 1st April 2012, when taking account of planning permissions on deliverable sites and allocated sites where dwellings are anticipated to come forward within five years. The five year land supply is included within the Council's Housing Monitoring and 5 Year Land Supply Report and is updated on an annual basis.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E

FPM8	Introduce new paragraph	<p>Insert after paragraph 1.31:</p> <p>1.32 However, this document has been produced during a time of economic recession and if the market does not improve within the short to medium term it is possible that the levels of housing delivery anticipated may not be achieved. The District Council will keep under review the delivery of housing against the trajectory and also the requirements to maintain a 5 year land supply. The Strategic Sites allocated within the Core Strategy are also central to the delivery of the vision and strategy for the District. Progress on all sites will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices included within the Core Strategy (Appendix G) and this document (Appendix C</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM9	Introduce new paragraph	<p>Insert after paragraph 1.32:</p> <p>Housing Need</p> <p>1.33 It is proposed that a review of the full housing needs assessment will be undertaken in 2014. This will provide the context for reviewing the general and specific housing needs policies contained within the Core Strategy and this DPD as detailed in paragraph 1.42.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E

FPM10	Introduce new paragraph	<p>Insert after paragraph 1.33:</p> <p>Employment</p> <p>1.34 This DPD sets out the detail for how employment land will be provided across the District. Employment land provision set out in Spatial Policy 2 of the adopted Core Strategy identifies a requirement in the region of 211 to 220 hectares, distributed amongst the five areas for the period 2006 to 2026.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E								
FPM11	Introduce new paragraph	<p>Insert after paragraph 1.34:</p> <p>1.35 As at 1st April 2012, the Employment Land Availability Study identified the District had a provision of 225.44 hectares of land for the period up to 2026. This figure takes into account completions; losses; extant planning permissions; available employment land in designated employment areas; allocations in the Core Strategy; and allocations proposed in the Publication Allocations and Development Management DPD.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E								
FPM12	Introduce new paragraph	<p>Insert after paragraph 1.35:</p> <p>1.36 The table below demonstrates the provision of employment land across the District at 1st April 2012, and the Lower and Upper Core Strategy requirements.</p> <table border="1" data-bbox="524 1129 1263 1283"> <thead> <tr> <th></th> <th>District Totals</th> </tr> </thead> <tbody> <tr> <td>Lower Core Strategy Requirement</td> <td>211</td> </tr> <tr> <td>Upper Core Strategy Requirement</td> <td>220</td> </tr> <tr> <td>Total hectares of land provided up to 2026</td> <td>225.44</td> </tr> </tbody> </table>		District Totals	Lower Core Strategy Requirement	211	Upper Core Strategy Requirement	220	Total hectares of land provided up to 2026	225.44	To provide the appropriate context for the monitoring and review of the plan	main	E
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Lower Core Strategy Requirement	211												
Upper Core Strategy Requirement	220												
Total hectares of land provided up to 2026	225.44												

FPM13	Introduce new paragraph	<p>Insert after paragraph 1.36:</p> <p>1.37 As shown above, this document meets the requirements for employment land provision as set out in the Core Strategy. The employment trajectories for allocated sites show an illustration of how the employment identified through this document may be delivered over the Plan period.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM14	Introduce new paragraph	<p>Insert after paragraph 1.37:</p> <p>1.38 As with the housing situation, it is possible that the levels of employment delivery anticipated may not be achieved. The District Council will keep under review the delivery of employment land against the trajectories. This will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM15	Introduce new paragraph	<p>Insert after paragraph 1.38:</p> <p>Retail</p> <p>1.39 As part of the production of the Allocations and Development Management DPD the Council commissioned a review of retail requirements by Alyn Nicholls Associates. The review concluded that the comparison floor space requirement for the District was now 15% lower than originally estimated and set out in Paragraph 5.31 (p49) of the Adopted Core Strategy DPD at 15,690 square metres net. This is as a result of a more up to date retail projection than those contained within the original Retail study. The other elements of the Core Strategy requirements continue to be valid:</p> <ul style="list-style-type: none"> • Convenience floor space requirements; • Comparison floorspace requirements are only required post 2019 as a result of the increased demand generated by housing development. 	To provide the appropriate context for the monitoring and review of the plan	main	E

FPM16	Introduce new paragraph	<p>Insert after paragraph 1.39:</p> <p>1.40 Taking into account this new lower requirement of 15,690 square metres of comparison retail, and existing completions and commitments, the District Council has allocated sufficient land to meet the new requirement in this DPD.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM17	Introduce new paragraph	<p>Insert after paragraph 1.40:</p> <p>1.41 Given the additional retail need relates to new housing growth and the need to review retail over the medium term it is proposed that a full retail needs assessment will be carried out in 2015/16. This will allow the District Council to make necessary adjustments to the strategy if additional or alternative sites are required</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM18	Introduce new paragraph	<p>Insert after paragraph 1.41:</p> <p>Future Review</p> <p>1.42 In 2015/16 the District Council will review the position with regards to progress on the implementation of allocations and policies within the Development Plan, having regard to the trajectories and the current market situation. If necessary, action can be taken to review elements of the Plan, as appropriate, including options to roll forward the end date of the Plan (where delivery is taking place but at a slower rate due to market conditions); or to address changes required as a result of updated evidence.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E

Final Proposed Modifications – Newark Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM19	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM20	Newark Proposals Map	Re-insert Urban Boundary on amended Newark North Proposals Map	Erroneously left off amended map.	main	S
FPM21	Proposed new paragraph after 2.6.	Insert after paragraph 2.6. 2.7“The current requirement for Gypsy and Traveller provision in the Core Strategy of 84 pitches has now been met and exceeded with 93 pitches having been secured. This requirement covers the period to the end of 2012. Projecting forward based on the existing needs study it is anticipated that an additional 21 pitches will be required over the next 5 years. Currently the District Council is in negotiation to buy an existing site which has planning permission, but is not in use, to create additional capacity which should meet such a target. Cabinet has resolved that if necessary Compulsory Purchase Order powers can be used for this purpose. More fundamentally the District Council is updating its evidence base, in partnership with other Local Authorities, to reflect the substantial increase in Pitch Numbers that has occurred and will seek to secure any further allocations based on this information through a Gypsy & Traveller DPD.”	To provide clarity on the approach to Gypsy and Traveller provision	main	S
FPM22	Paragraph 2.7 as amended by the Schedule of Proposed Changes	Insert at the end of paragraph 2.7 2.7 Final sentence of the amended paragraph to read “...and will seek to secure any further allocations based on this information thorough a Gypsy and Traveller DPD over the next two years”	To provide an indication of the timescale of the Gypsy and Traveller DPD.	main	E

FPM23	NUA/Ho/1	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E
FPM24	NUA/Ho/1	<p>Amend first bullet point to read:</p> <p>Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A46 Newark Bypass;</p>	To provide clarity on the implementation of this policy.	main	E
FPM25	NUA/Ho/1	<p>Amend second bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures, if necessary, reflecting the high archaeological potential of the site, secured by condition.</p>	To provide clarity on the implementation of this policy.	main	E
FPM26	NUA/Ho/2	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E
FPM27	NUA/Ho/2	<p>Amend first bullet point to read:</p> <p>The preparation of an appropriate transport assessment by the applicant, including improvements to Quibells Lane to adoptable standard forming part of any planning application.</p>	To provide clarity on the implementation of this policy.	main	E

FPM28	NUA/Ho/2	Amend second bullet point to read: The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application.	To provide clarity on the implementation of this policy.	main	E
FPM29	NUA/Ho/2	Amend third bullet point to read: Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the East Coast Main Line	NUA/Ho/2	main	E
FPM30	NUA/Ho/2	Amend fourth bullet point to read: Developer contributions towards the elimination of the foot crossing across the East Coast Main Line at Hatchets Lane secured through the planning application process.	To provide clarity on the implementation of this policy.	main	E
FPM31	NUA/Ho/2	Amend final bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site.	To provide clarity on the implementation of this policy.	main	E
FPM32	NUA/Ho/2	Insert new bullet point to read: Enhanced provision of an element of Public Open Space on 0.3 hectares of the site including re-provision of the existing Multi-Use Games Area secured as part of any planning application and developer contributions.	To provide clarity on the implementation of this policy.	main	E

FPM33	NUA/Ho/3	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E
FPM34	NUA/Ho/3	<p>Amend final bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy.	main	S
FPM35	NUA/Ho/4	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E
FPM36	NUA/Ho/5	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E

FPM37	NUA/Ho/5	Amend second bullet point to read: Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A1 and long distance views into the site from the north. Amend third bullet point to read:	To provide clarity on the implementation of this policy.	main	S
FPM38	NUA/Ho/5	Amend third bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.	To provide clarity on the implementation of this policy.	main	E
FPM39	NUA/Ho/5	Insert fourth bullet point to read: The preparation of a Master Plan as part of any planning application(s) setting out the broad location for development on the site and phasing of new development.	To provide clarity on the implementation of this policy.	minor	S
FPM40	NUA/Ho/6	Amend third bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.	To provide clarity on the implementation of this policy.	main	E
FPM41	NUA/Ho/6	Insert after introductory paragraph: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this policy.	main	E

FPM42	NUA/Ho/6	<p>Amend the second bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required reflecting the high archaeological potential of the site.</p>	To provide clarity on the implementation of this policy.	main	E
FPM43	NUA/Ho/7	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E
FPM44	NUA/Ho/7	<p>Insert additional sentence at the end of the paragraph:</p> <p>“Further investigation, in the form of a study will be undertaken to examine the environmental issues.”</p>	To provide guidance on how the aims of the policy will be delivered	main	E
FPM45	NUA/Ho/8	<p>Amend introductory paragraph to read:</p> <p>Land on Bowbridge Road has been allocated on the Policies Map for residential development providing around 66 dwellings, taking into an account an existing planning permission for a nursing home.”</p>	To provide clarity on the implementation of this policy.	main	E
FPM46	NUA/Ho/8	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E

FPM47	NUA/Ho/8	<p>Amend final bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To update the Allocation to reflect a recent planning application.	main	E
FPM48	NUA/Ho/9	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy.	main	E
FPM49	NUA/Ho/9	<p>Amend final bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy	main	S
FPM50	NUA/Ho/10	<p>Insert after introductory paragraph:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this policy	main	S

FPM51	NUA/Ho/10	Amend first bullet point to read: The preparation of an appropriate transport assessment by the applicant, including improvements to Manners Road/London Road Junction forming part of any planning application.	To provide clarity on the implementation of this policy	main	S
FPM52	NUA/Ho/10	Amend second bullet point to read: Appropriate landscaping scheme, submitted as part of any planning application, providing buffering to the south and west of the site in relation to the adjacent SINCs and retention of existing hedgerows on site where possible	To provide clarity on the implementation of this policy	main	S
FPM53	NUA/Ho/10	Amend final bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required. New development here should respect the plot shapes of the medieval field system	To provide clarity on the implementation of this policy	main	S
FPM54	NUA/MU/1	Amend final bullet to read: “Until appropriate improvements have been made to the A1/A46/A17 Junction employment development will not be considered appropriate. Any proposed development will need to demonstrate that it will not generate significant AM and PM peak traffic as part of any planning application”	To provide clarity on the transport requirements for this site.	main	E
FPM55	NUA/MU/2	Delete ‘important’ from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM56	NUA/MU/2	Amend second bullet point to read: The preparation of an appropriate transport assessment by the applicant to consider the impact on the A46/A1 junction.	To provide clarity on the implementation of this policy	main	S

FPM57	NUA/MU/2	<p>Insert new fourth bullet point:</p> <p>“the amount and type of employment provision will be determined as part of any planning application ensuring that a flexible approach to such provision can be achieved in line with the site characteristics”</p>	To provide clarity on how employment land will be defined	main	E
FPM58	NUA/MU/2	<p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy	main	S
FPM59	NUA/MU/3	<p>Amend second sentence of the policy to read:</p> <p>“The site will accommodate around 150 dwellings, employment provision and comparison retail provision up to 10,000 square metres (net)</p>	To provide clarity on retail provision	main	E
FPM60	NUA/MU/3	<p>Amend first sentence of first bullet point to read:</p> <p>The preparation of a Master Plan setting out the broad location of new development on the site, an assessment of the impact of new development on the town centre, phasing of new development within the site and associated transfer of existing NSK engineering plant to a new location in the Newark Urban Area.</p>	To provide clarity on the impact of retail development on the town centre	main	E
FPM61	NUA/MU/3	<p>Inset new third bullet point:</p> <p>Investigation and recording of the sites industrial heritage by the applicant as part of the development of a scheme with a view to incorporating where practicable any important features</p>	To provide clarity on the implementation of this policy	main	S

FPM62	NUA/MU/3	<p>Insert new fourth bullet point:</p> <p>“the amount and type of employment provision will be determined as part of any Master Plan preparation ensuring that a flexible approach to such provision can be achieved in line with the site characteristics and wider regeneration aims”</p>	To provide clarity on how employment land will be defined	main	E
FPM63	NUA/MU/4	<p>Amend final bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy	main	S
FPM64	NUA/E/1	<p>Amend final bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy	main	S
FPM65	NUA/E/2	<p>Amend second bullet point to read:</p> <p>Appropriate landscaping scheme, submitted as part of any planning application providing screening of the site from the A1.</p>	To provide clarity on the implementation of this policy	main	S
FPM66	NUA/E/2	<p>Amend third bullet point to read:</p> <p>The preparation of an appropriate transport assessment by the applicant, including improvements to Manners Road/London Road Junction forming part of any planning application.</p>	To provide clarity on the implementation of this policy	main	S

FPM67	NUA/E/3	Amend second bullet point to read: Appropriate landscaping scheme, submitted as part of any planning application providing appropriate boundary treatment to respect the Middleton Road area	To provide clarity on the implementation of this policy	main	S
FPM68	NUA/E/3	Amend third bullet point to read: The preparation of an appropriate transport assessment by the applicant, including improvements to Manners Road/London Road Junction forming part of any planning application.	To provide clarity on the implementation of this policy	main	S
FPM69	NUA/E/4	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM70	NUA/E/4	Amend second bullet point to read: The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application.	To provide clarity on the implementation of this policy.	main	S
FPM71	NUA/E/4	Amend third bullet to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.	To provide clarity on the implementation of this policy.	main	S
FPM72	NUA/SPA/1	Amend third bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site.	To provide clarity on the implementation of this policy.	main	E

FPM73	NUA/SPA/1	<p>Insert fourth bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy.	main	E
FPM74	NUA/SPA/1	<p>Insert fifth bullet point to read:</p> <p>Address any issues arising from the proposals which may adversely affect nearby residents.</p>	To provide clarity on the implementation of this policy.	minor	S
FPM75	NUA/Ph/1	<p>Amend policy to read:</p> <p>'In Newark Urban Area the following sites will include phasing within any masterplan to accompany any planning application:</p> <p>NUA/Ho/4 NUA/Ho/5 NUA/MU/3 NUA/MU/4</p> <p>In the following sites, phasing will be required to address infrastructure/environmental issues:</p> <p>NUA/Ho/8 NUA/Ho/9 NUA/MU/1</p> <p>Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement.</p>	To provide clarity over the purpose of phasing and its implementation.	main	E

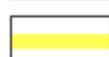
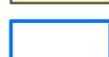
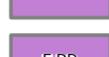
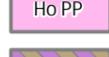
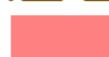
FPM76	NUA/Tr/1	Add final sentence to reasoned justification to read: Such a scheme will be progressed in the first 10 years of this DPD.”	To provide clarity on the implementation of this policy	minor	S
FPM77	NUA/Tr/1	Insert second bullet point to read: Proposals to preserve and enhance heritage assets, including the Grade II listed station and the adjoining conservation area.	To satisfy English Heritage’s concerns.	minor	S
FPM78	Co/MU/1	Replace the word site with “allocation” in second sentence of the policy.	For consistency	minor	S
FPM79	Co/MU/1	Amend first paragraph and insert ‘up to 0.75ha of’ in front of ‘employment uses’.	To provide clarity on the level of employment land being sought through the policy.	main	E
FPM80	Co/MU/1	Insert the additional text after the first sentence of the second paragraph: ‘This area will be considered for development, as part of any planning application, subject to a confirmation of demand for B1 and/or C2 development use that cannot be accommodated within Co/MU/1, and a demonstration that the proposed development will not create unacceptable local environmental, highway and amenity impacts.’	To provide clarity on the implementation of Co/RL/1.	main	E
FPM81	Co/MU/1	Amend sixth bullet point to read: The provision of a station car park on the site as part of any planning application or developer contribution to offsite provision if required following discussion with Network Rail.	To provide clarity on the implementation of this allocation	minor	S

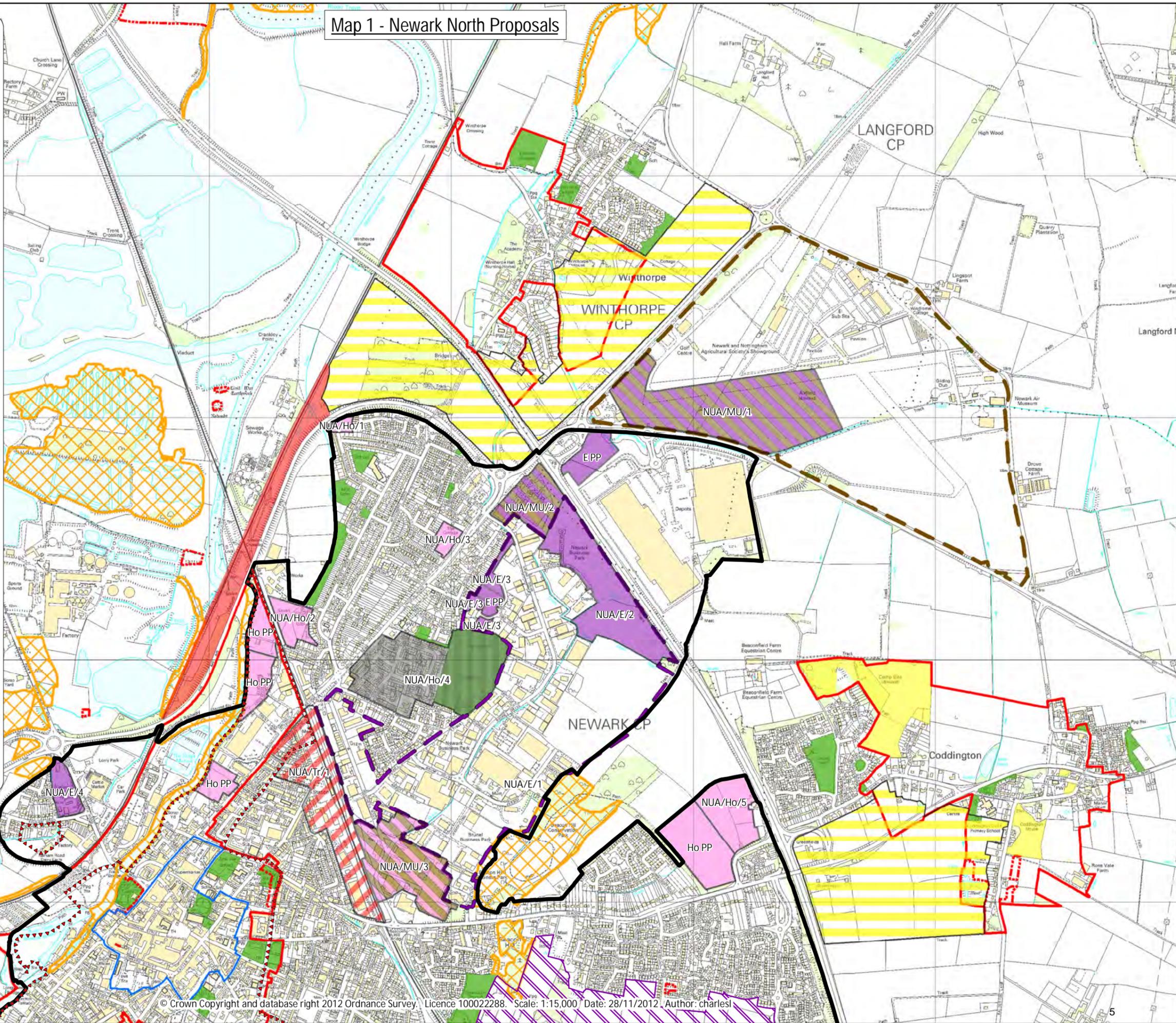
FPM82	Co/MU/1	<p>Delete the final bullet point which concerns the 'Appropriate phasing of residential, employment and allotment uses' and insert the following text as a new first bullet point:</p> <p>'A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced'.</p>	Policy amended to provide clarity on the purpose and implementation of phasing for the site.	main	E
FPM83	Co/MU/1	<p>Amend fifth bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.</p>	To provide clarity on the implementation of this policy	main	S
FPM84	Co/MU/1	<p>Amend sixth bullet point to read:</p> <p>The provision of a station car park on the site as part of any planning application or developer contribution to offsite provision if required following discussion with Network Rail.</p>	To provide clarity on the implementation of this policy	main	S
FPM85	Co/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E
FM86	Sutton on Trent Paragraph 2.28	<p>Insert additional sentence at the end of the paragraph:</p> <p>"In addition to this there is a local desire to see additional retail provision and community facilities such as additional parking for the adjacent doctor's surgery, a village hall, post office and relocated library."</p>	To provide appropriate context for the wording in ST/MU/1	main	E

FPM87	ST/MU/1	Delete the final bullet point which concerns the 'Appropriate phasing of retail and residential uses' and insert the following text as a new first bullet point: 'A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced'.	Policy amended to provide clarity on the purpose and implementation of phasing for the site.	main	E
FPM88	ST/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E

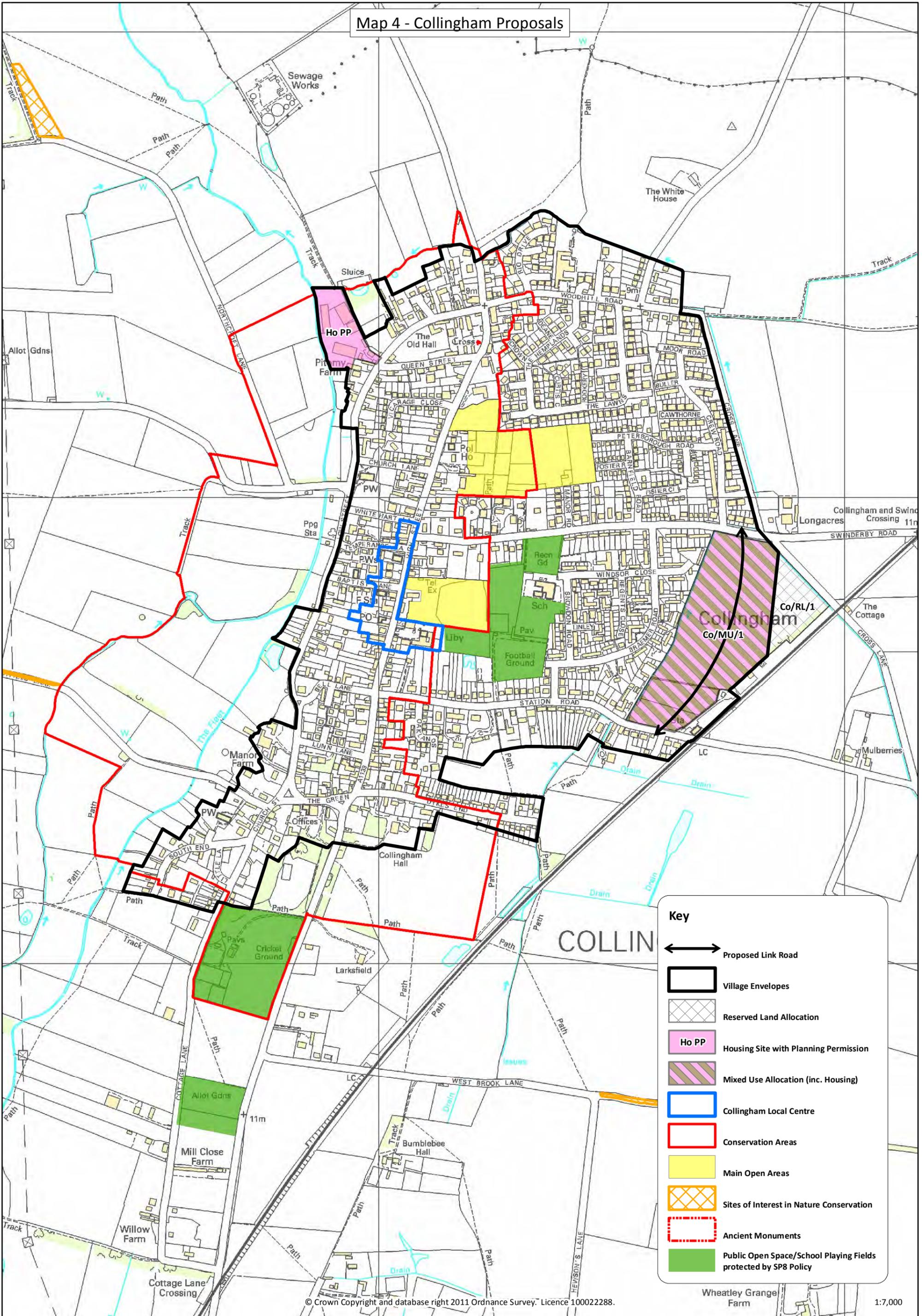
Map 1 - Newark North Proposals

Key

-  Newark's Historic Core
-  Newark Urban Area
-  Land East of Newark (NAP 2B)
-  Open Breaks
-  Newark Town Centre
-  Conservation Areas
-  Employment Allocation
-  Employment Site with Planning Permission
-  Housing Allocation
-  Housing Site with Planning Permission
-  Mixed Use Allocation (Non-Residential)
-  Mixed Use Allocation (inc. Housing)
-  Transport Allocation
-  Newark Industrial Estate
-  Yorke Drive Policy Area
-  Newark Showground Policy Area
-  Newark Flyover SP7
-  Sites of Interest in Nature Conservation
-  Main Open Areas
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy



Map 4 - Collingham Proposals



Key

-  Proposed Link Road
-  Village Envelopes
-  Reserved Land Allocation
-  Ho PP
-  Mixed Use Allocation (inc. Housing)
-  Collingham Local Centre
-  Conservation Areas
-  Main Open Areas
-  Sites of Interest in Nature Conservation
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy

Final Proposed Modifications – Southwell Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM89	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM90	Para 3.5	Insert as final sentence: The Core Strategy requires that the setting of Southwell, including the views of Southwell Minster and The Workhouse, are protected and enhanced. The allocation of sites and the detailed requirements for development of those sites has had regard to this requirement and has been informed by the detailed 'Southwell Landscape Setting' document prepared by the Council and Nottinghamshire County Council.	To satisfy the National Trusts' concerns.	minor	S
FPM91	Policy So/Ho/1	Amend final sentence of second paragraph to read: "development on this site will be subject to the following:..."	Typographical mistake	minor	S
FPM92	Policy So/Ho/1	Delete 'important' from point i.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM93	Policy So/Ho/1	Amend point ii. to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the requirements for the management of surface water.	main	S
FPM94	Policy So/Ho/1	Amend point iv. to read: Provision of appropriate pedestrian access as part of the design and layout of any planning application.	To provide clarity on the pedestrian access requirements.	main	S
FPM95	Policy So/Ho/1	Amend point v. to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the requirements regarding archaeology.	main	E

FPM96	Policy So/Ho/2	Amend final sentence of second paragraph to read: “development on this site will be subject to the following:...”	Typographical mistake	minor	S
FPM97	Policy So/Ho/2	Amend "Bishops Palace" to "Archbishop's Palace" in Policy So/Ho/2 point i.2.	Factual correction	minor	S
FPM98	Policy So/Ho/2	Amend point ii. to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the requirements for the management of surface water.	main	S
FPM99	Policy So/Ho/2	Amend point iii. to read: The provision of suitable access off Halloughton Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate transport assessment to identify the impact of development on the highway network. Through this assessment, the access requirements of So/Ho/3, the impact on the Halloughton Road / West Gate junction and the provision of appropriate mitigating measures should be addressed;	To provide clarity on the sites access arrangements.	main	E
FPM100	Policy So/Ho/2	Amend point iv. to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the requirements regarding archaeology.	main	E
FPM101	Policy So/Ho/3	Amend final sentence of second paragraph to read: “development on this site will be subject to the following:...”	Typographical mistake	minor	S
FPM102	Policy So/Ho/3	Amend point ii. to read: Appropriately designed access forming part of any planning application, with consideration being given to its location off Nottingham Road and the access requirements of So/Ho/2;	To provide clarity on the sites access arrangements.	main	E

FPM103	Policy So/Ho/3	Amend point iii. to read: The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application.	To provide clarity on the requirement for a Site Specific Flood Risk Assessment.	main	S
FPM104	Policy So/Ho/3	Amend criterion (v) to include the necessity to carry out a prior qualitative assessment on the grass land on the site. Should read: “(v) - Subject to prior qualitative assessment, the offsetting of grassland potentially subject to SINC status through the provision of an appropriate level of on-site replacement habitat.”	To satisfy Natural England’s concerns	minor	S
FPM105	Policy So/Ho/3	Amend point iv. to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the requirements for the management of surface water.	main	S
FPM106	Policy So/Ho/3	Amend point vii. to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the requirements regarding archaeology.	main	E
FPM107	Policy So/Ho/4	Replace point i. with the following text: ‘Cooperate with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate measures to ensure that there is adequate capacity in the local drainage network to serve the development.’	To provide clarity on the infrastructure requirements.	main	E
FPM108	Policy So/Ho/4	Delete ‘important’ from point ii.	To provide consistent referencing of gateway sites within policies.	minor	E

FPM109	Policy So/Ho/4	<p>Amend point ii. to read:</p> <p>Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built up area. In order to assimilate the development and limit the impact of the development on the character of the area provision should be made for landscape buffering on the sites northern and western extents within the design and layout of any planning application. In considering such buffering particular regard should be had to the south of The Vineries to help retain the semi-rural character of this section of Kirklington Road;</p>	To provide clarity on the requirement for landscape buffering.	main	E
FPM110	Policy So/Ho/4	<p>Amend point iii. to read:</p> <p>The provision of suitable access off Lower Kirklington Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate transport assessment to identify the impact of the development on the highway network, and specifically include the impacts on Lower Kirklington Road and the Kirklington Road/Lower Kirklington Road junction and the provision of appropriate mitigating measures.</p>	To provide clarity on the access requirements.	main	S
FPM111	Policy So/Ho/4	<p>Amend point iv. to read:</p> <p>The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.</p>	To provide clarity on the requirements for the management of surface water.	main	S
FPM112	Policy So/Ho/4	<p>Amend point v. to read:</p> <p>The provision of appropriate pedestrian access as part of the design and layout of any planning application which utilises the existing Right of Way to the south of the site.</p>	To provide clarity on the pedestrian access requirements.	main	S

FPM113	Policy So/Ho/4	Amend point vi. to read: The undertaking of a Tree Survey by the applicant, assessing and informing the retention of the best specimens into public and private amenity space within the design and layout of any planning application.	To provide clarity on the requirements concerning trees within the site.	main	S
FPM114	Policy So/Ho/4	Amend point vii. to read: Pre-determination evaluation and any necessary post determination archaeological mitigation measures secured by condition on any planning consent reflecting the medium archaeological interest of the site.	To provide clarity on the requirements regarding archaeology.	main	E
FPM115	Policy So/Ho/5	Amend final sentence of second paragraph to read: “development on this site will be subject to the following:...”	Typographical mistake	minor	S
FPM116	Policy So/Ho/5	Replace point i with the following text: Cooperate with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate measures to ensure that there is adequate capacity in the local drainage network to serve the development.’	To provide clarity on the infrastructure requirements.	main	E
FPM117	Policy So/Ho/5	Delete ‘important’ from point ii.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM118	Policy So/Ho/5	Amend point iii. to read: Preparation of an appropriate transport assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact of the sites access on the Lower Kirklington Road/Kirklington Road junction, the achievement of acceptable visibility and the provision of appropriate mitigating measures.	To provide clarity on the access requirements.	main	S

FPM119	Policy So/Ho/5	Amend point iv. to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the requirements for the management of surface water.	main	S
FPM120	Policy So/Ho/5	Amend point v. to read: Provision of appropriate landscape buffering to the Southwell Trail within the design and layout of any planning application.	To provide clarity on the requirement for buffering to the Southwell Trail.	main	S
FPM121	Policy So/Ho/5	Amend point vii. to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required reflecting the high archaeological potential of the site.	To provide clarity on the requirements regarding archaeology.	main	S
FPM122	Policy So/Ho/6	Amend final sentence of second paragraph to read: "development on this site will be subject to the following:..."	Typographical mistake	minor	S
FPM123	Policy So/Ho/6	Amend point i to read: A design brief, to be prepared by the applicant, which appropriately addresses:	To provide clarity on the implementation of the policy.	main	E
FPM124	Policy So/Ho/6	Amend bullet i. 2. To read: The presence of listed and curtilage listed structures within and surrounding the site, which should form the focus for the redevelopment	To provide clarity on the implementation of the policy.	minor	S
FPM125	Policy So/Ho/6	Amend point ii. to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required to reflect the high archaeological interest of the site.	To provide clarity on the requirements regarding archaeology.	main	S

FPM126	Policy So/Ho/7	Amend final sentence of second paragraph to read: “development on this site will be subject to the following:...”	Typographical mistake	minor	S
FPM127	Policy So/Ho/7	Amend point iii. to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the requirements regarding archaeology.	main	S
FPM128	Policy So/MU/1	Amend final sentence of second paragraph to read: “development on this site will be subject to the following:...”	Typographical mistake	minor	S
FPM129	Policy So/MU/1	Amend first sentence to read: Land at the former Minster School has been allocated on the Policies Map for mixed use development of around 13 dwellings and enhanced Open Space.	To provide clarity on what is to be delivered through the policy.	main	E
FPM130	Policy So/MU/1	Amend point i of the policy to read: A design brief, to be prepared by the applicant, which appropriately addresses:	To provide clarity on the implementation of the policy.	main	E
FPM131	Policy So/MU/1	Amend point ii to read: Preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application;	To provide clarity on the implementation of the policy.	main	E
FPM132	Policy So/Ph/1	Delete policy.	Policy not required following the amending of the site specific policies So/Ho/4 and So/Ho/5 to provide clarity on infrastructure requirements.	main	E

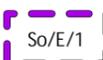
FPM133	Policy So/E/1	<p>Amend the first paragraph of point 2 Thurgarton Hundred Workhouse to read:</p> <p>The Crew Lane Industrial Estate Policy Area adjoins the area defined on the Policies Map as the Thurgarton Hundred Workhouse's Immediate Surroundings. As a result development proposals within the Policy Area should ensure that they do not detrimentally impact upon the Immediate Surroundings of the Workhouse and that the opportunities for enhancements are secured. Those proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable.</p>	To address the concerns of English Heritage and the National Trust.	main	S
FPM134	Policy So/E/2	<p>Amend final sentence of second paragraph to read: "development on this site will be subject to the following:..."</p>	Typographical mistake	minor	S
FPM135	Policy So/PV	<p>Amend "Bishops Palace" to "Archbishop's Palace" in the first paragraph of Policy So/PV</p>	Factual correction	minor	S
FPM136	Policy So/PV	<p>Amend first bullet point to read:</p> <p>Development proposals within the view cones, as defined on the Policies Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets. Those proposals which do detrimentally impact on the views of these heritage assets will not be acceptable;</p>	To address the concerns of English Heritage and the National Trust.	main	S
FPM137	Policy So/Wh	<p>Amend first bullet point to read:</p> <p>Development proposals within the area defined as the immediate surroundings of the Workhouse on the Policies Map should ensure that they do not negatively impact on these surroundings. Those proposals which do detrimentally impact on the setting of the Workhouse will not be acceptable;</p>	To address the concerns of English Heritage and the National Trust.	main	S

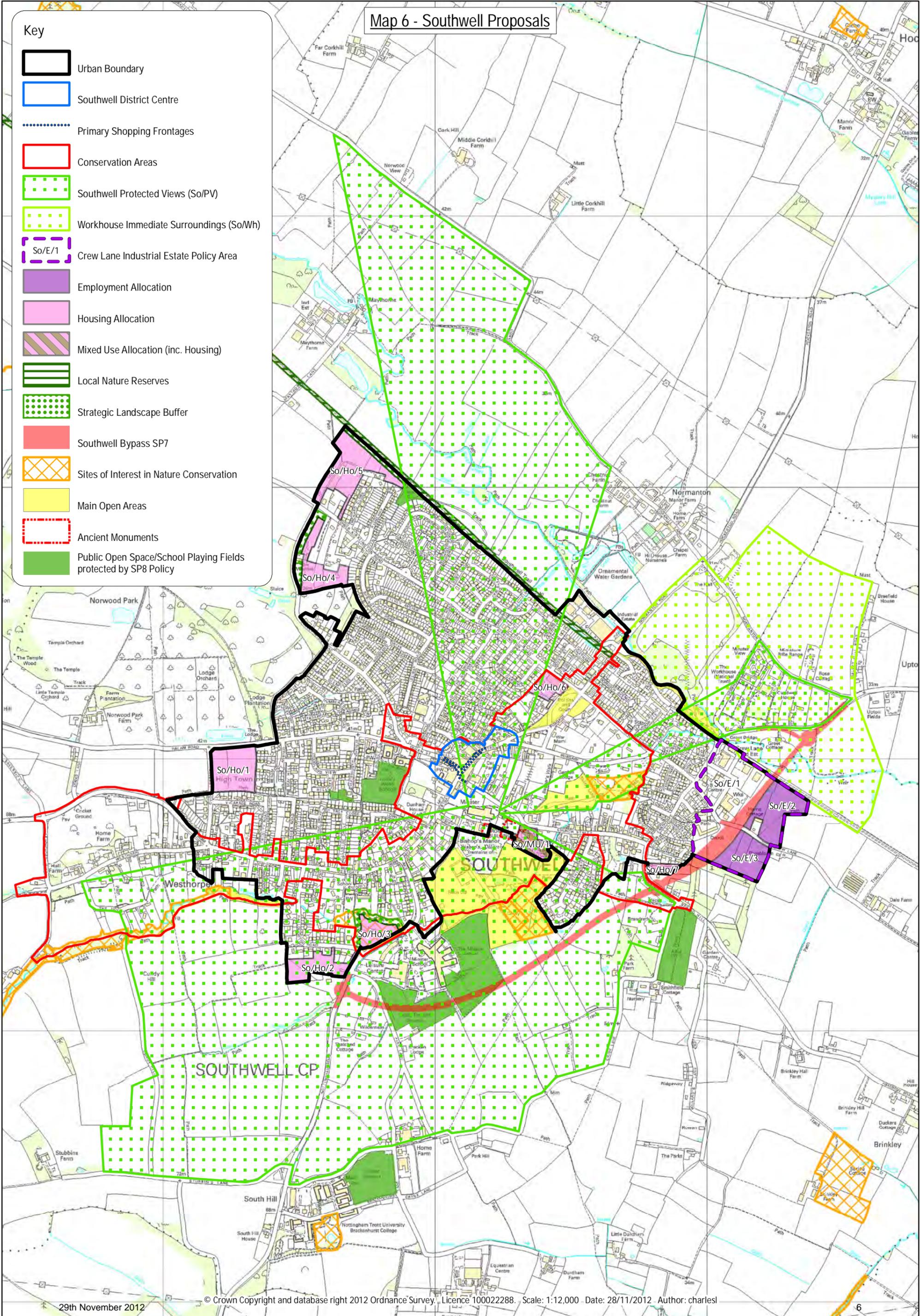
FPM138	Policy Fa/Ho/1	Amend the 2 nd bullet point to read: Appropriate separation and buffer within the design and layout of any planning application between existing dwellings on Ridgeway and Greenvale and proposed dwellings on the site to provide both with an adequate standard of amenity.	To provide clarity on the requirement for separation and buffering.	main	S
FPM139	Policy Fa/Ho/1	Amend the 3 rd bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures, including excavation, likely to be required by conditions attached to any planning permission. New development here should respect the plot shapes of the medieval field system.	To provide clarity on the requirements regarding archaeology.	main	S
FPM140	Policy Fa/Ho/1	Amend the 4 th bullet point to read: Transport Assessment of the Southwell Road/Ridgeway junction submitted as part of any planning application.	To provide clarity on the access requirements.	main	S
FPM141	Policy Fa/Ho/1	Amend the 5 th bullet point to read: Developer funded localised sewer capacity improvements as required.	To provide clarity on infrastructure requirements.	main	S
FPM142	Policy Fa/MU/1	Amend the 1 st bullet point to read: Consideration of stability and drainage issues relating to former quarry on the western boundary of site as part of any planning application.	To provide clarity on the requirements regarding the former quarry use.	main	S
FPM143	Policy Fa/MU/1	Amend the 2 nd bullet point to read: Appropriately designed access forming part of any planning application, with consideration being given to its location towards the southern part of the sites frontage to Cockett Lane.	To provide clarity on the sites access arrangements.	main	E

FPM144	Policy Fa/MU/1	Amend the 3 rd bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required reflecting the medium to high archaeological potential of the site.	To provide clarity on the requirements regarding archaeology.	main	S
FPM145	Policy Fa/MU/1	Delete the 4 th bullet point and insert the following text as a new first bullet point: A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced.	To provide clarity on the purpose and implementation of phasing for the site.	main	E
FPM146	Policy Fa/MU/1	Amend the 5 th bullet point to read: Developer funded localised sewer capacity improvements as required.	To provide clarity on infrastructure requirements.	main	S
FPM147	Policy Fa/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E
FPM148	Map 6 (Southwell)	Amend View Cone between Southwell Minster and the Work House area as set out in the amended Southwell Landscape Setting Study.	To address the concerns of the National Trust and English Heritage.	main	S
FPM149	Map 6 (Southwell)	Amend Key entry regarding Southwell Bypass to read: Southwell Bypass Safeguarded Route (SP7)	To provide clarity on the status of the safeguarded Bypass line.	main	E

Map 6 - Southwell Proposals

Key

-  Urban Boundary
-  Southwell District Centre
-  Primary Shopping Frontages
-  Conservation Areas
-  Southwell Protected Views (So/PV)
-  Workhouse Immediate Surroundings (So/Wh)
-  So/E/1 Crew Lane Industrial Estate Policy Area
-  Employment Allocation
-  Housing Allocation
-  Mixed Use Allocation (inc. Housing)
-  Local Nature Reserves
-  Strategic Landscape Buffer
-  Southwell Bypass SP7
-  Sites of Interest in Nature Conservation
-  Main Open Areas
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy

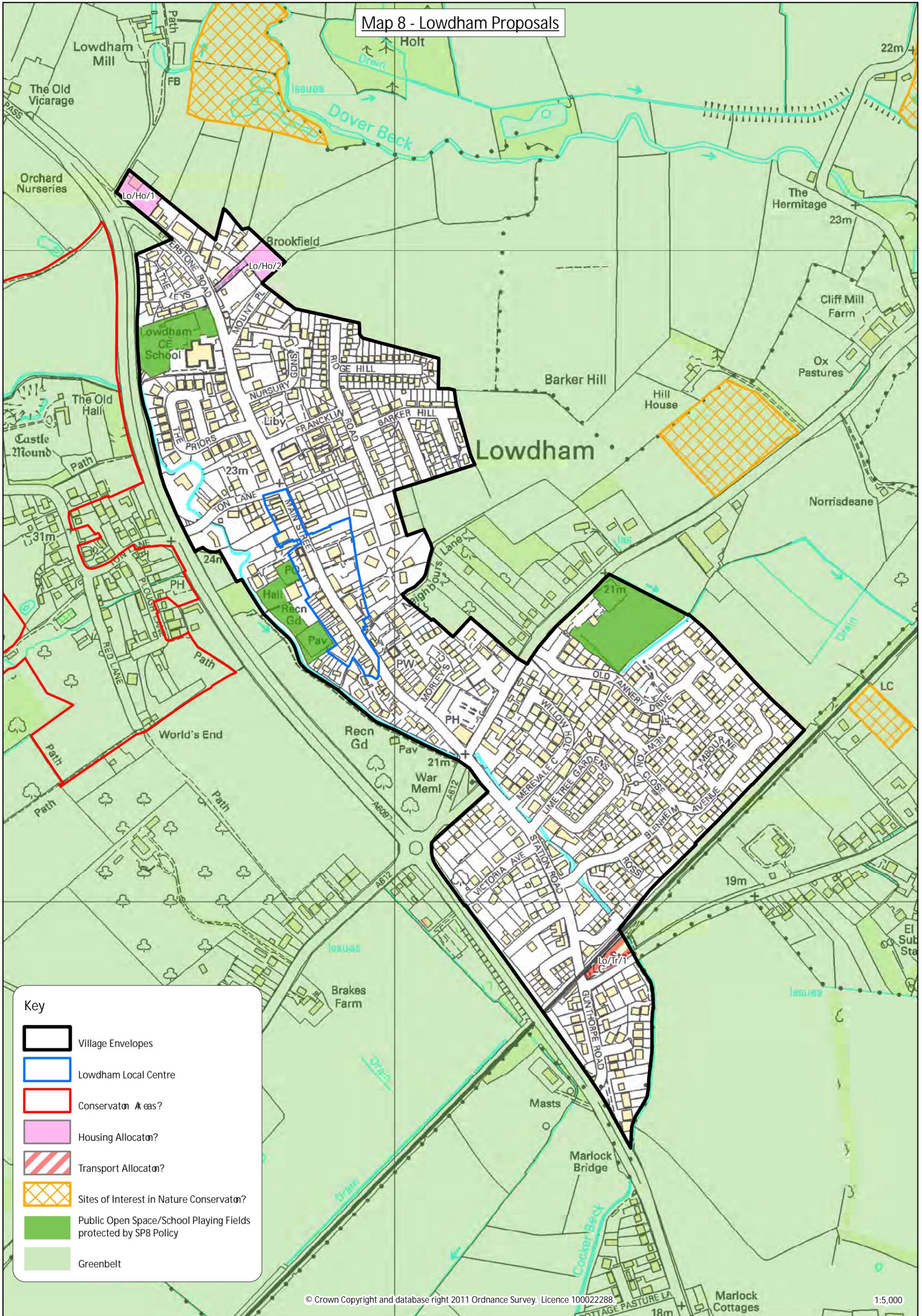


Final Proposed Modifications – Nottingham Fringe Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM150	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM151	Policy Lo/Ho/1	Amend 1 st bullet point to read: Consideration of the retention of the existing boundary hedgerows as part of the design and layout of any planning application in order to manage the transition into the main built up area.	To provide clarity on the requirements over the retention of existing boundary hedgerows.	main	S
FPM152	Policy Lo/Ho/2	Amend 1 st bullet point to read: Consideration of the provision of a new hedgerow to the north eastern boundary and retention of the existing boundary hedgerow to the south east as part of the design and layout of any planning application in order to manage the transition into the main built up area.	To provide clarity over the requirements concerning the provision of new and retention of existing boundary hedgerows.	main	S
FPM153	Policy Lo/Ho/2	Amend 2 nd bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the requirements regarding surface water management.	main	S
FPM154	Policy Lo/Ho/2	Amend 3 rd bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.	To provide clarity on the requirements regarding archaeology.	main	S
FPM155	Policy Lo/Ho/2	Amend 4 th bullet point to read: The existing access road will require upgrading as part of any planning application in order to serve the level of development proposed.	To provide clarity on the access arrangements.	main	S

FPM156	Policy Lo/Ho/3	Remove all reference to site Lo/Ho/3 from the Allocations & DM DPD.	Allocation removed as it is not considered deliverable	main	E
FPM157	Map 8 (Lowdham)	Amend Map 8 deleting site Lo/Ho/3. Delete site Lo/Ho/3. The village envelope will return to its original delineation as depicted on amended Map (8) Lowdham and the site will remain within the Green Belt.	To show the up to date position in Lowdham	main	E

Map 8 - Lowdham Proposals



Key

-  Village Envelopes
-  Lowdham Local Centre
-  Conservation Areas?
-  Housing Allocation?
-  Transport Allocation?
-  Sites of Interest in Nature Conservation?
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Greenbelt

Final Proposed Modifications – Sherwood Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM158	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM159	OB/Ho/1	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM160	OB/Ho/1	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation	main	E
FPM 161	OB/Ho/1	Amend second bullet point to read: Assessment of the impact on transport infrastructure, including Ollerton Roundabout, and the strategic sports infrastructure as part of any planning application(s)	In order to comply with the NPPF	main	E
FPM162	OB/Ho/1	Amend third bullet point to read: Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.	To provide clarity on the implementation of this policy	main	S
FPM163	OB/Ho/1	Amend fourth bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the implementation of this policy	main	S

FPM164	OB/Ho/1	Amend fifth bullet point to read: The incorporation of buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the adjoining SINC.	To provide clarity on the implementation of this policy	main	S
FPM165	OB/HO/2	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation	main	E
FPM166	OB/HO/2	Amend third bullet point to read: Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.	To provide clarity on the implementation of this policy	main	S
FPM167	OB/HO/2	Amend fourth bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime	To provide clarity on the implementation of this policy	main	S
FPM168	OB/Ho/2	Amend final bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the implementation of this policy	main	E

FPM169	OB/HO/3	<p>Amend first paragraph after introductory text to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation	main	E
FPM170	OB/HO/3	<p>Amend first bullet point to read:</p> <p>The retention of the existing bowling green and associated facilities either on site as part of the layout of development, or facilitated by developer contribution through provision elsewhere within Ollerton & Boughton.</p>	To provide clarity on the implementation of this policy	main	S
FPM171	OB/HO/3	<p>Amend second bullet point to read:</p> <p>Developer contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton.</p>	To provide clarity on the implementation of this policy	main	S
FPM172	OB/HO/3	<p>Amend third bullet point to read:</p> <p>The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime</p>	To provide clarity on the implementation of this policy	main	S
FPM173	OB/HO/3	<p>Amend fourth bullet point to read:</p> <p>Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.</p>	To provide clarity on the implementation of this policy	main	S

FPM174	OB/MU/1	<p>Amend first paragraph after introductory text to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation	main	E
FPM175	OB/MU/1	<p>Amend sixth bullet point to read:</p> <p>Preparation of an appropriate transport assessment as part of any planning application to identify any negative impact of the development on the highway network, including Ollerton Roundabout, and the provision of appropriate mitigating measures.</p>	To provide clarity on the implementation of this allocation	main	E
FPM176	OB/MU/1	<p>Amend 7th bullet point to read:</p> <p>The provision of on-site strategic sports facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton.</p>	To provide clarity on the implementation of this policy	main	S
FPM177	OB/MU/1	<p>Amend 8th bullet point to read:</p> <p>Preservation and enhancement of the River Maun and associated footpaths, walkways and cycle facilities through the design and layout of any planning application.</p>	To provide clarity on the implementation of this policy	main	S
FPM178	OB/MU/1	<p>Amend 9th bullet point to read:</p> <p>Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.</p>	To provide clarity on the implementation of this policy	main	S

FPM179	OB/MU/1	<p>Amend 10th bullet point to read:</p> <p>The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime</p>	To provide clarity on the implementation of this policy	main	S
FPM180	OB/MU/1	<p>Amend 11th bullet point to read:</p> <p>Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;</p>	To provide clarity on the implementation of this policy	main	S
FPM181	OB/MU/1	<p>Amend 12th bullet point to read:</p> <p>The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.</p>	To provide clarity on the implementation of this policy	main	E
FPM182	OB/MU/1	<p>Amend 13th bullet point to read:</p> <p>Pre-determination archaeological evaluation submitted as part of any planning application and necessary post determination mitigation measures, secured by conditions attached to any planning permission including LIDAR survey, to reflect the medium to very high archaeological potential of the site.</p>	To provide clarity on the implementation of this policy	main	E
FPM183	OB/MU/2	<p>Amend first paragraph after introductory text to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation	main	E

FPM184	OB/MU/2	<p>Amend 11th bullet point to read:</p> <p>Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.</p>	To provide clarity on the implementation of this policy	main	S
FPM185	OB/MU/2	<p>Amend 12th bullet point to read:</p> <p>The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime</p>	To provide clarity on the implementation of this policy	main	S
FMP186	OB/MU/2	<p>Add final bullet point to read:</p> <p>Preparation of an appropriate transport assessment as part of any planning application to identify any negative impact of the development on the highway network, including Ollerton Roundabout, and the provision of appropriate mitigating measures.</p>	To provide clarity on the implementation of this allocation	main	E
FPM187	OB/Ph/1	<p>Amend policy to read:</p> <p>'In Ollerton & Boughton the following sites will include phasing within any master plan to accompany any planning application: OB/Ho/1 OB/MU/1 OB/MU/2</p> <p>Phasing in all cases must be appropriate to the size of the development, reflect the need for associated on site and off site infrastructure provision and constraints and not be unviable for the developer to implement.</p>	To provide clarity over the purpose of phasing and its implementation	main	S

FPM188	OB/E/1	Amend 1 st bullet point to read: Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application.	To provide clarity on the implementation of this policy	main	S
FPM189	OB/E/1	Amend 2 nd bullet point to read: The incorporation of satisfactory landscaping as part of the design and layout of any planning application to minimise the impact of development on the SINC which is located within and adjoining the industrial estate.	To provide clarity on the implementation of this policy	main	S
FPM190	OB/E/1	Amend 3 rd bullet point to read: Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning applications.	To provide clarity on the implementation of this allocation	main	S
FPM191	OB/E/1	Amend 4 th bullet point to read: Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;	To provide clarity on the implementation of this policy	main	S
FPM192	OB/E/1	Amend 5 th bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime	To provide clarity on the implementation of this policy	main	S
FPM193	OB/E/1	Amend 7 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.	To provide clarity on the implementation of this policy	main	E

FPM194	OB/E/2	Amend 1 st bullet point to read: Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application.	To provide clarity on the implementation of this policy	main	S
FPM195	OB/E/2	Amend 2 nd bullet point to read: The incorporation of satisfactory landscaping as part of the design and layout of any planning application to minimise the impact of development on the SINC which is located within and adjoining the industrial estate.	To provide clarity on the implementation of this policy	main	S
FPM196	OB/E/2	Amend 3 rd bullet point to read: Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning applications.	To provide clarity on the implementation of this allocation	main	S
FPM197	OB/E/2	Amend 4 th bullet point to read: Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;	To provide clarity on the implementation of this policy	main	S
FPM198	OB/E/2	Amend 5 th bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime	To provide clarity on the implementation of this policy	main	S
FPM199	OB/E/2	Amend 7 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.	To provide clarity on the implementation of this policy	main	E

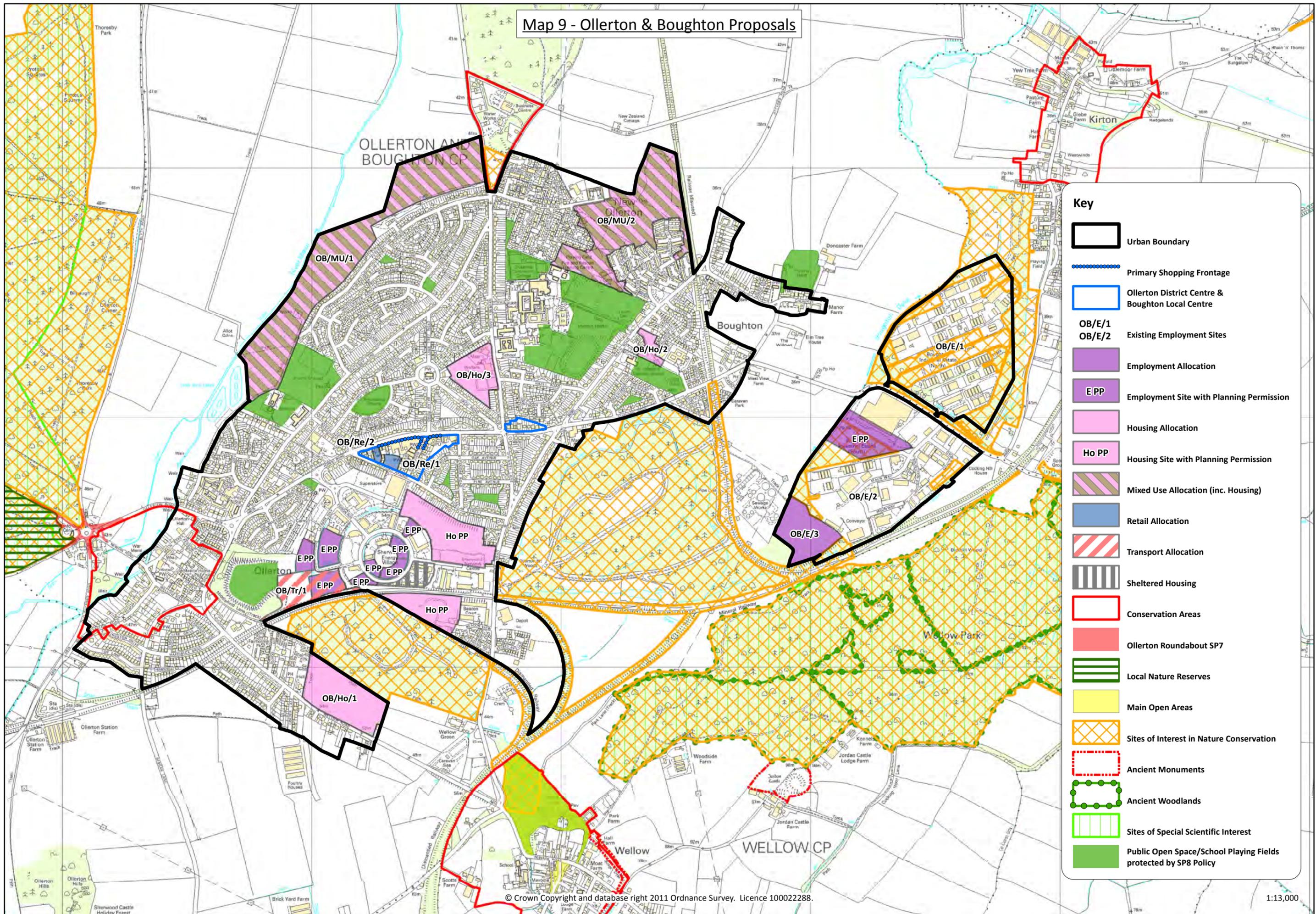
FPM200	OB/E/2	Amend 8 th bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent reflecting the medium archaeological potential of the site.	To provide clarity on the implementation of this policy	main	E
FPM201	OB/E/3	Amend 1 st bullet point to read: The incorporation of suitable access to the adjoining Boughton Industrial Estate South Policy Area as part of the design and layout of any planning application(s).	To provide clarity on the implementation of this policy	main	S
FPM202	OB/E/3	Amend 2 nd bullet point to read: The incorporation of satisfactory landscaping as part of the design and layout of any planning application to minimise the impact of development on the SINC which is located within and adjoining the industrial estate.	To provide clarity on the implementation of this allocation	main	S
FPM203	OB/E/3,	Amend 4 th bullet point to read: Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;	To provide clarity on the implementation of this policy	main	S
FPM204	OB/E/3,	Amend 5 th bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime	To provide clarity on the implementation of this policy	main	S

FPM205	OB/E/3	Amend 6 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.	To provide clarity on the implementation of this policy	main	E
FPM206	ED/Ho/1	Amend first paragraph after introductory text in each case to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation	main	E
FPM207	Ed/Ho/1	Delete 'important' from second bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM208	ED/Ho/1,	Add 3rd bullet point to read: Developer funded localised sewer capacity improvements as required.	To provide clarity on the implementation of this policy	main	S
FPM209	ED/Ho/2	Amend 1st paragraph after introductory text in each case to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation	main	E
FPM210	Ed/Ho/2	Delete 'important' from second bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM211	ED/Ho/2	Add 3rd bullet point to read: Developer funded localised sewer capacity improvements as required.	To provide clarity on the implementation of this policy	main	S

FPM212	ED/VC/1	<p>Amend ED/VC/1 to read:</p> <p>The District Council will, in line with Sherwood Area Policy 1, work closely with Nottinghamshire County Council and local stakeholders to deliver a new Sherwood Forest Visitor Centre which will deliver both enhanced management of the Special Area of Conservation and an improved visitor experience. The development of a new visitor centre for Sherwood Forest on land to the east of Church Street, as identified on the Proposals Map, will be supported in principle. Assessment of detailed proposals including their impact on the Special Area of Conservation will be made in accordance with the relevant Core and development Management Policies.</p>	To ensure this policy complies with the NPPF.	main	S
FPM213	Bi/Ho/1	<p>Amend 1st paragraph after introductory text in each case to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation	main	E
FPM214	Bi/Ho/1	<p>Amend 1st bullet point to read:</p> <p>‘Appropriate design which addresses the sites gateway location and manages the transition into the main built up area; and’</p>	To provide consistent referencing of gateway sites within policies.	main	E
FPM215	Bi/Ho/2	<p>Amend 1st paragraph after introductory text in each case to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation	main	E
FPM216	Bi/Ho/2	Delete ‘important’ from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E

FPM217	Bi/MU/1	<p>Amend 1st paragraph after introductory text in each case to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation	main	E
FPM218	Bi/MU/1	Delete from 1st Line "Kirklington Road" and replace with "Eakring Road"	Factual correction.	minor	S
FPM219	Bi/MU/1	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM220	Bi/Ph/1	<p>Amend policy to read:</p> <p>'In Bilsthorpe the following sites will include phasing within any master plan to accompany any planning application: Bi/Ho/1 Bi/Ho/2 Bi/MU/1</p> <p>Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement.</p>	To provide clarity over the purpose of phasing and its implementation.	main	E

Map 9 - Ollerton & Boughton Proposals



Final Proposed Modifications - Mansfield Fringe Area

	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM221	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM222	Ra/Ho/1	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation.	main	E
FPM223	Ra/Ho/1	Amend 1 st bullet point to read: Preparation of an appropriate transport assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures.	To provide clarity on the implementation of this allocation.	main	S
FPM224	Ra/Ho/1	Amend 2 nd bullet point to read: The provision of off-street car parking for existing residents of Top Street as part of the design and layout of any planning application to address the issue of on street parking in this location.	To provide clarity on the implementation of this allocation.	main	S
FPM225	Ra/Ho/1	Amend 3rd bullet point to read: ' The incorporation of footpaths within the layout of development that link to other areas of Rainworth and the adjoining allotments'	To provide clarity on the implementation of this policy.	minor	E
FPM226	Ra/Ho/1	Amend 4 th bullet point to read: Provision of suitable screening between the residential development and the allotments as part of the design and layout of any planning application.	To provide clarity on the implementation of this policy.	main	S
FPM227	Ra/Ho/1	Amend 5 th bullet point to read:	To provide clarity on the	main	S

		Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.	implementation of this policy.		
FPM228	Ra/Ho/1	Amend 6 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures	To provide clarity on the implementation of this policy.	main	E
FPM229	Ra/Ho/1	Amend 7 th bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the implementation of this policy.	main	E
FPM230	Ra/Ho/2	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation.	main	E
FPM231	Ra/Ho/2	Amend first bullet point to read: ‘The preparation of a comprehensive Master Plan for the whole of the site setting out the broad location for development on the site and the phasing of new development. This should include appropriate design which addresses the sites gateway location and manages the transition into the main built up area including the provision of strategic buffer landscaping to the south and west of the site to maintain a physical and visual break between Rainworth and Blidworth and to minimise the impact of development on the Green Belt. Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision constraints and not be unviable for the	Policy amended to provide clarity on the purpose and implementation of phasing for the site.	main	E

		developer to implement.'			
FPM232	Ra/Ho/2	Amend 2 nd bullet point to read: Preparation of an appropriate transport assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures.	To provide clarity on the implementation of this allocation	main	S
FPM233	Ra/Ho/2	Amend 3 rd bullet point to read: 'Main entrance to the site via Warsop Lane. Any secondary access should not be via existing estate roads to the north and east.'	To reflect the latest advice provided by the Highways Authority.	main	S
FPM234	Ra/Ho/2	Amend 4 th bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the implementation of this policy.	main	S
FPM235	Ra/Ho/2	Amend 6 th bullet point to read: Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.	To provide clarity on the implementation of this policy.	main	S
FPM236	Ra/Ho/2	Amend 7 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures	To provide clarity on the implementation of this policy.	main	E
FPM237	Ra/Ho/2	Amend 8 th bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the implementation of this policy.	main	E
FPM238	Ra/Mu/1	Amend first paragraph after introductory text to read:	To provide clarity on the	main	E

		In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	implementation of this allocation.		
FPM239	Ra/Mu/1	Amend 1 st bullet point to read: 'No built development taking place on the part of the site covered by the SINC, which shall be retained as a landscape buffer'	To clarify the status of the SINC within the development	main	E
FPM240	Ra/MU/1	Amend 2 nd bullet point to read: Preparation of an appropriate transport assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures.	To provide clarity on the implementation of this allocation	main	S
FPM241	Ra/Mu/1	Amend 4 th bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the implementation of this policy.	main	S
FPM242	Ra/Mu/1	Amend 5 th bullet point to read: Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;	To provide clarity on the implementation of this policy.	main	S
FPM243	Ra/Mu/1	Amend 7 th bullet point to read: Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.	To provide clarity on the implementation of this policy.	main	S
FPM244	Ra/Mu/1	Amend 8 th bullet point to read:	To provide clarity on the	main	E

		The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures	implementation of this policy.		
FPM245	Ra/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E
FPM246	Ra/E/1	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation.	main	E
FPM247	Ra/E/1	Remove reference to the Green Belt from the first paragraph.	Site is not in the green belt	minor	S
FPM248	Ra/E/1	Amend 1 st bullet point to read: The provision of suitable vehicular access from the A617 Rainworth bypass as part of the design and layout of any planning application. The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints as part of the design and layout of any planning application.	To provide clarity on the implementation of this policy.	main	S
FPM249	Ra/E/1	Amend 4 th bullet point to read: Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;	To provide clarity on the implementation of this policy.	main	S
FPM250	Ra/E/1	Amend 5 th bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential	To provide clarity on the implementation of this policy.	main	S

		areas or the existing drainage regime.			
FPM251	Ra/E/1	Amend 6 th bullet point to read: Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.	To provide clarity on the implementation of this policy.	main	S
FPM252	Ra/E/1	Amend 8 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures	To provide clarity on the implementation of this policy.	main	E
FPM253	CI/MU/1	Amend Policy to read: Land at the former Clipstone Colliery has been allocated on the Policies Map for mixed use development. The site currently accommodates the Grade II listed headstocks and powerhouse to which national planning controls continue to apply in terms of their conservation. An options appraisal is currently under preparation to assess the future of this listed building. Assuming the retention of the headstocks and powerhouse, the site will accommodate around 120 dwellings, 12 hectares of employment provision, retail and enhanced Public Open Space. The retail element will be of a size and scale which helps facilitate the wider delivery of the scheme and may include a small supermarket and other complimentary facilities to help to meet the needs of the site and the wider settlement. In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following: · A master plan, forming part of any planning application(s) setting out	To address English Heritage's concern regarding this matter and to provide clarity on the implementation of the policy.	main	S

		<p>the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced’.</p> <ul style="list-style-type: none"> · Responding to the conclusions of the options appraisal for the future of the listed former colliery headstocks and powerhouse. · The implementation of suitable measures to address legacy issues such openings within the site which relate to its former use as a colliery; · No residential development shall take place in areas identified as being within Flood Zones 2 & 3; · The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime. · Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development; · The incorporation of buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the adjoining SINC and Vicar Water Country Park; and · Green Infrastructure provision through the partial restoration of the site and connections to the Sherwood Forest Pines Park, Vicar Water Country Park and Sustrans Route 6 through the design and layout of any planning application. 			
FPM254	CI/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E
FPM255	BI/Ho/1	<p>Amend first paragraph after introductory text to read:</p> <p>In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:</p>	To provide clarity on the implementation of this allocation.	main	E
FPM256	BI/Ho/1	Amend 1 st bullet point to read:	To provide clarity on the	main	S

		The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	implementation of this policy.		
FPM257	Bl/Ho/1	Delete 'important' from second bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E
FPM258	Bl/Ho/1	Amend 3rd bullet point to read: Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required.	To provide clarity on the implementation of this policy.	main	S
FPM259	Bl/Ho/2	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation.	main	E
FPM260	Bl/Ho/2	Amend 1 st bullet point to read: Appropriate screening from the adjacent Blidworth Industrial Park as part of the design and layout of any planning application.	To provide clarity on the implementation of this policy.	main	S
FPM261	Bl/Ho/2	Amend 2 nd bullet point to read: The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	To provide clarity on the implementation of this policy.	main	E
FPM262	Bl/Ho/3	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular	To provide clarity on the implementation of this allocation.	main	E

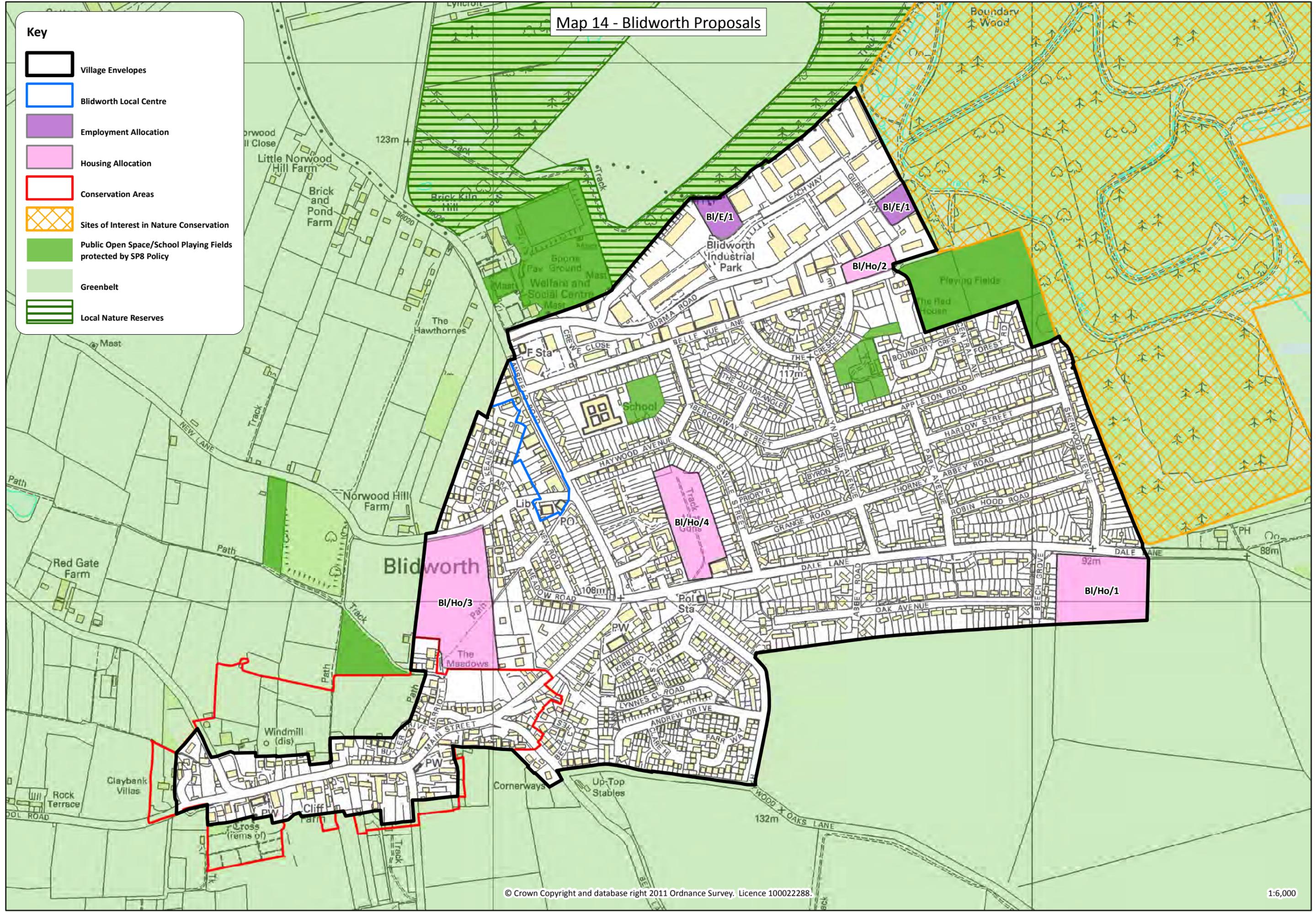
		reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:			
FPM263	BI/Ho/3	Amend 1 st bullet point to read: Preparation of a Transport Assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact on New Lane and the New Lane and Mansfield Road Junction and the provision of appropriate mitigating measures.	To provide clarity on the implementation of this policy.	main	S
FPM264	BI/Ho/3	Amend 2nd bullet point to read: 'The preparation of a master plan, forming part of any planning application(s) setting the broad location of new development on the site, and the phasing of new development and the details of an appropriate landscaping scheme which seeks to retain and enhance boundary treatments, with particular emphasis on the southern boundary with the Blidworth Conservation Area. Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision constraints and not be unviable for the developer to implement;'	Policy amended to provide clarity on the purpose and implementation of phasing for the site.	main	E
FPM265	BI/Ho/3	Amend 3 rd bullet point to read: The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.	To provide clarity on the implementation of this policy.	main	S
FPM266	BI/Ho/3	Amend 4 th bullet point to read: The investigation of the potential impact arising from the legacy of former coal mining activities within Blidworth and the implementation of any necessary mitigation measures	To provide clarity on the implementation of this policy.	main	E
FPM267	BI/Ho/3	Amend 5 th bullet point to read:	To provide clarity on the	main	E

		The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.	implementation of this policy.		
FPM268	BI/Ho/4	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation.	main	E
FPM269	BI/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E
FPM270	BI/E/1	Amend first paragraph after introductory text to read: In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:	To provide clarity on the implementation of this allocation.	main	E

Map 14 - Blidworth Proposals

Key

-  Village Envelopes
-  Blidworth Local Centre
-  Employment Allocation
-  Housing Allocation
-  Conservation Areas
-  Sites of Interest in Nature Conservation
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Greenbelt
-  Local Nature Reserves



Final Proposed Modifications – Development Management Policies

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM271	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S
FPM272	Various	Change reference from Landscape Character DPD to SPD wherever it occurs	Technical correction	main	S
FPM273	Policy DM3	See text at end of table	To ensure that the policy complies with the NPPF	main	E
FPM274	Policy DM4 Renewable and Low Carbon Energy Generation	Amend criterion 3 to read: 3. Heritage Assets and or their settings	To provide clarity on the interpretation of this policy	minor	E
FPM275	Policy DM5: Design	Amend criterion 1 to read: Provision should be made for safe and inclusive access to new development. Where practicable this should make use of Green Infrastructure and as many alternative modes of transport as possible.	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S
FPM276	Policy DM5: Design	Amend criterion 2 to read: Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Development resulting in the loss of parking provision will require justification.	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S

FPM277	Policy DM5: Design	<p>Amend criterion 3 to read:</p> <p>The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact.</p> <p>Proposals resulting in the loss of amenity space will require justification. The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.</p>	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S
FPM278	Policy DM5: Design	<p>Amend criterion 4 to read:</p> <p><u>Local Distinctiveness and Character</u></p> <p>The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.</p> <p>In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.</p> <p>Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.</p>	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S

FPM279	Policy DM5: Design	Amend criterion 5 to read: In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Wherever possible this should be through integration and connectivity to the Green Infrastructure to deliver multifunctional benefits.	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S
FPM280	Policy DM5: Design	Amend criterion 7 to read: Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up to date ecological assessment, including a habitat survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off- site measures), provided where significant impacts cannot be avoided.	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S
FPM281	Policy DM5: Design	Insert: 10. Advertisements, as a heading to the last paragraph	To satisfy Natural England's concerns over this policy and for the clarity of their interpretation	Main	S
FPM282	Policy DM5: Design	Add final sentence to Para 7.25 to read: SUDS should be used wherever possible to mitigate against vulnerability to flooding	To address Severn Trent Waters' concerns.	minor	S
FPM283	DM6 Household er Developme nt	Amend criterion 2 to read: There is no adverse impacts on the amenities of neighbouring land users including loss of privacy, light and overbearing impact.	To provide clarity on the interpretation of this policy	Mino r	S

FPM284	Policy DM7: Biodiversity and Green Infrastructure	<p>Insert new wording at the start of the Policy DM7;</p> <p>“New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multifunctional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. As set out in Core Policy 12 public open space provided in connection within allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.”</p> <p>Amend paragraph to include underlined text:</p> <p><u>On sites of regional or local importance, including previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species,</u> planning permission will only be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.</p>	To satisfy Natural England’s concerns over this policy and to provide clarity on its interpretation.	Main	S
FPM285	Policy DM8:	<p>Amend criterion 3 to read:</p> <p>3. New and Replacement Dwellings</p> <p>Insert paragraph at the start of 3:</p> <p>Planning permission will only be granted for new dwellings where they are of exceptional quality or innovative nature of design, reflect the highest standards of architecture, significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area.</p>	To reflect NPPF’s stance on new dwellings in the countryside.	Minor	s

FPM286	Policy DM8:	Amend criterion 12 last line to read: Character in accordance with Core Policy 13	To reflect NPPF's stance on new dwellings in the countryside.	Minor	S
FPM287	Policy DM8:	Para 7.37 - Change 'Were' to 'Where' typographical	To correct a spelling mistake.	Minor	S
FPM288	Policy DM8:	Para 7.39 - Amend title to read; New and Replacement Dwellings	To reflect NPPF's stance on new dwellings in the countryside.	Minor	S
FPM289	Policy DM8:	Insert new sentences at the beginning of Para 7.39 to read: Whilst the NPPF advocates that LPAs avoid new isolated dwellings in the open countryside, that do not relate to rural workers dwellings or the conversion of appropriate buildings, in special circumstances it also allows for dwellings of exceptional quality or innovative design to be considered. The policy sets out criteria for such consideration.	To reflect NPPF's stance on new dwellings in the countryside.	Minor	S
FPM290	Policy DM8:	Amend point 4 to read: "are not of architectural or historical merit"	To address English Heritage's concern regarding this matter	Minor	S
FPM291	DM9: Protecting and Enhancing the Historic Environment	Amend first sentence of Criterion 3 Historic Landscapes to read: Development proposals should respect the varied historic landscapes of the district (including registered parks & gardens and Stoke Field registered battlefield) through their setting and design	To address Nottinghamshire County Councils Concerns	Minor	S
FPM292	DM9: Protecting and Enhancing the Historic Environment	Insert a new sentence in criterion 4 to state: Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect Scheduled Ancient Monuments	To reflect NPPF's stance on archaeological evaluation.	Minor	s

FPM293	DM9: Protecting and Enhancing the Historic Environment	Amend Criterion 4 text to read: Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, developers will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform...	To reflect NPPF's stance on archaeological evaluation.	Minor	S
FPM294	DM11: Retail and Town Centre Uses.	Change criterion 4 to Omit, 'but within the main built up areas of settlements'	To reflect the NPPF's stance on retail testing out of town retailing	Minor	S
FPM295	DM11: Retail and Town Centre Uses.	Change Para 7.68 to read: Consequently, the Council will require proposals to be accompanied by an assessment of the impact. Where this demonstrates there would be a significant adverse impact on the vitality and viability of the town centre or existing, committed or planned investment in it, the proposal will be resisted	To reflect the NPPF's stance on retail testing out of town retailing	Minor	S

FPM296	Proposed new Policy DM 12 Presumption in Favour of Sustainable Development	<p>A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the district. The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. Where adverse impacts do not outweigh benefits consideration should be given to mitigation where harm would otherwise occur; • Specific policies in that Framework indicate that development should be restricted. 	To reflect the NPPF's stance on the presumption in favour of sustainable development and provide clarity on its implementation.	Main	S
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Policy DM3 Developer Contributions and Planning Obligations

The delivery of planned growth set out in the Core Strategy is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contribution and where appropriate funding assistance from the Council. Planning applications will be expected to include appropriate infrastructure provision.

A Planning Obligation/Developer Contribution SPD will provide the methodology for the delivery of the appropriate infrastructure. The SPD will also set out the methods by which financial contributions will be calculated.

Justification

CIL is a charge which is levied on a range of development within the District. CIL charges will be based upon the size, type and location of the development proposed. The money raised will be used to pay for strategic infrastructure required to support development within the District.

Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Core Strategy Policy for Affordable Housing, the Infrastructure Delivery Plan and the Green Spaces Strategy.

In facilitating the delivery of new development it will be necessary to ensure that new development is not made unviable because of infrastructure and planning obligation requirements. Central to this approach will be the Council, Developers and Infrastructure Providers working together to support the delivery of new development. The requirements to support new development will be monitored over time. The diagram below (Figure 1) illustrates the three stage approach that the District Council will establish:

- Establish detailed infrastructure needs
- Establish viability issues
- Negotiate a solution

Figure 1 Viability and Infrastructure Provision

As part of the pre-application discussions the District Council will work with the Developer and the various infrastructure providers to establish infrastructure requirements.

Establish viability of the proposal taking into account infrastructure provision.

If viability is a marginal issue negotiate on exact contributions

If viability is a major issue consider use of contingent deferred obligations to support infrastructure provision long term

If this method is not appropriate investigate alternative methods of funding infrastructure

Finalise agreement on Developer Contributions

The District Council will need to work closely with developers once the Infrastructure requirements are identified and it becomes apparent that a 'funding gap' exists. The District Council will expect to operate an open book system with the developer to ensure that a full understanding of viability issues can be identified.

Final Proposed Modifications – Appendices A (Glossary) & B (Methodology)

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM297	Appendix A Glossary	<p>Insert the following definition of ‘Gateway Site’:</p> <p>Refers to sites which are situated in edge of settlement locations and that are important in defining the transition from the open countryside into the main built up area. In submitting planning application this status should be reflected by the provision of appropriate landscaping treatments to preserve and enhance setting. This status should also be reflected in the provision of appropriate design, density and layout for the site.</p>	To define what is meant by the term ‘gateway’.	main	E
FPM298	Appendix A Glossary	<p>Insert the following definition of ‘Phasing’:</p> <p>Phasing</p> <p>The definition of phasing, for the purposes of this plan, has three aspects, for which the reasoned justifications are set out below. These are:</p> <ul style="list-style-type: none"> • Monitoring housing delivery • Ensuring appropriate infrastructure delivery • On mixed use sites, preventing different uses prejudicing each other’s delivery 	To provide clarity over the purpose of phasing and its implementation.	main	E

		<p><u>Monitoring housing delivery</u></p> <p>It is necessary to maintain a steady supply of housing over the plan period, and the Housing Trajectory sets out how this could be achieved. The assumptions made to produce the Trajectory were based on the best information available about when sites would come forward. By ensuring that the developers of larger sites provide information about progress on their delivery timescale, the trajectory can be kept up-to-date, providing a solid basis for review.</p> <p><u>Infrastructure delivery</u></p> <p>Where development is dependent on the provision of infrastructure, it is necessary to control this through a form of phasing. We only seek to control the rate at which housing was built, through appropriate planning conditions and agreements, where it is necessary to ensure the delivery of essential infrastructure. By providing site specific criteria we aim to provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency, and to encourage and not act as an impediment to sustainable growth by making it clear to developers the issues that need to be taken into account when formulating development proposals.</p> <p><u>Mixed Use Sites</u></p> <p>On mixed use sites, the delivery of the different uses will progress at different rates according to market conditions. Where development proposals are for less than the full allocation, phasing will ensure that the development of the rest of the allocation is not compromised.</p>		Main	E
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FPM299	Appendix A Glossary	<p>Insert the following definition of ‘Suitable Alternative Natural Green Space (SANGS):</p> <p>SANGS - In the context of Newark and Sherwood District the term ‘Suitable Alternative Natural Green Space (SANGS)’ refers to sites that provide a suitable alternative to the Birklands and Bilhaugh SAC for people in the local area wishing to regularly access natural open space for walking, including dog walking.</p> <p>The definition of natural space development by Natural England in the context of Accessible Natural Greenspace (ANGSt) is “<i>places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate</i>”.</p> <p>In the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:</p> <ul style="list-style-type: none"> • Sites that are freely accessible to people living within 5km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking; • Sites that provide natural space (adopting Natural England’s definition above); • Sites should include some provision for car parking but also be accessible on foot. <p>Such sites provide the opportunity for multi-functional sites that also enhance biodiversity.</p> <p>Sites could be provided as part of new development or through the improvement and management of existing sites.</p>	To address the concerns of Natural England.	main	S
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FPM300	Appendix B Methodology	<p>Amend paragraphs 18 and 19 to read:</p> <p>Core Strategy Core Policy 4 states that the Council will identify and, where necessary, allocate 84 pitches to meet identified need through the A&DM DPD. The situation at the time the Options report was published was as follows; taking into account the 44 pitches granted planning permission since the Needs Assessment was published in 2007, a further 40 pitches are required. The policy states that, given the location of current permissions for pitch provision, it is likely that these allocations will be located in and around Newark Urban Area.</p> <p>Following the Options Report the situation regarding supply numbers changed and the current requirement for Gypsy and Traveller provision has now been met and exceeded with 93 pitches having been secured. This requirement covers the period to the end of 2012. Projecting forward based on the existing needs study it is anticipated that an additional 21 pitches will be required over the next 5 years. Currently the District Council is in negotiation to buy an existing site which has planning permission, but is not in use, to create additional capacity which should meet such a target. Cabinet has resolved that if necessary Compulsory Purchase Order powers can be used for this purpose. More fundamentally the District Council is updating its evidence base, in partnership with others Local Authorities, to reflect the substantial increase in pitch numbers that has occurred and will seek to secure any further allocations based on this information through a Gypsy & Traveller DPD.</p>	To clarify the current situation regarding Gypsy and Traveller Pitch Provision in response to the representation of the Derbyshire Gypsy Liaison Group	main	S
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Final Proposed Modifications - Monitoring

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM301	Appendix C	<p>Insert Additional Para 4 in Appendix C Monitoring:</p> <p>In 2015/16 the District Council will review the position with regards to progress on the implementation of allocations and policies within the Development Plan, having regard to the trajectories and the current market situation. If necessary, action can be taken to review elements of the Plan, as appropriate, including options to roll forward the end date of the Plan (where delivery is taking place but at a slower rate due to market conditions); or to address changes required as a result of updated evidence.</p>	To provide the appropriate context for the monitoring and review of the plan	main	E
FPM302	Appendix C Policy NUA/Ho/6	Include reference to the production of a development brief.	For Clarity	main	S
FPM303	Appendix C	Amend Appendix to include cross references to the Development trajectories included in the DPD	For Clarity	main	S
FPM304	Appendix C	Insert Development Trajectories into Appendix C	For Clarity	main	S & E
FPM305	Appendix C	Amend Allocations trajectory to remove Lo/Ho/3 (3 dwellings) and reduce dwelling numbers on NUA/Ho/8 (reduce to 66, minus 20 dwellings).	To reflect the up to date position	main	E
FPM306	Appendix C	Insert Local Development Framework Housing Trajectory at the end of Appendix C	For Information	main	E

Housing Trajectory for Allocated Sites in the Publication Allocations & Development Management DPD

Housing Trajectory for Allocated Sites in the Publication Allocations and Development Management DPD																	
PADM DPD	Site Area	Address	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Dwellings
NUA/Ho/1	0.49	Land at the end of Alexander Avenue and Stephen Road											5	5	5	5	20
NUA/Ho/2	2.33	Land South of Quibells Lane				10	10	17	10	10	10	10	9				86
NuA/Ho/3	0.93	Land on Lincoln Road				6	6	6	6								24
NUA/Ho/4	n/a	Yorke Drive Estate and Lincoln Playing Fields								10	20	40	40	40	40	40	230
NUA/Ho/5	5.16	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road			20	50	50	50	30								200
NUA/Ho/6	0.33	Land between 55 and 65 Millgate				3	5						2				10
NUA/Ho/8	2.49	Land on Bowbridge Road												10	32	24	66
NUA/Ho/9	4.25	Land on Bowbridge Road (Newark Storage)												48	52	50	150
NUA/Ho/10	5.03	Land North of Lowfield Lane					30	45	45								120
NUA/MU/3	10.11	NSK factory, Northern Road						30	30	30	30	30					150
NUA/MU/4	2.28	Land at Bowbridge Road, (Elm Avenue)				15	50	50									115
Co/MU/1	7.35	Land in between Swinderby Road and Station Road			20	20	20	20									80
ST/MU/1	2.07	Land to the East of Hemplands Lane				10	10	17									37
Fa/Ho/1	2.60	Off Mill Dale, Ridgeway Estate									10	10	10	5			35
Fa/MU/1	3.85	Land to the West of Cockett Lane				15	15	15	15	10							70
So/Ho/1	2.63	Land East of Allenby Road				5	30	30									65
So/Ho/2	1.66	Land South off Halloughton Road				15	15	15									45
So/Ho/3	1.02	Land at Nottingham Road						10	10	10							30
So/Ho/4	1.94	Land East of Kirklington Road												15	15	15	45
So/Ho/5	3.25	Land off Lower Kirklington Road												10	25	25	60
So/Ho/6	0.86	Land at The Burgage (Rainbows)									5	10	10				25
So/Ho/7	0.38	Southwell Depot						5	10								15
So/MU/1	1.06	Land at the former Minster School								6	7						13
Lo/Ho/1	0.25	Land adjacent to 28 Epperstone Road and					1	1	1	1	1						5
Lo/Ho/2	0.27	Land to the South East of Brookfield, Epperstone Road					1	1	1	1	1						5
Bi/Ho/1	0.67	Land to the North of Kirklington Road								5	15						20
Bi/Ho/2	1.87	Land to the East of Ho PP and North of Wycar Leys				5	10	15	15	10							55
Bi/MU/1	3.95	Land to the East of Kirklington Road						5	5	10	10	10	10	10	10	5	75
Ed/Ho/1	2.80	Land to the East of Rufford Road and North of Mansfield Road				12	20	20	20								72
Ed/Ho/2	1.71	Land to the North of Mansfield Road						5	10	10	10	10	5				50
OB/Ho/1	5.80	Land North of Wellow Road				10	15	25	25	25	25						125
OB/Ho/2	0.80	Land adjacent to Hollies Close									10	10	5				25
OB/Ho/3	2.90	Land at the former Miners Welfare at Whinney Lane					5	10	10	10	10	10	10	5			70
OB/MU/1	19.23	Land at the rear of Petersmiths Drive					5	25	25	25	25	25	25	25	25	20	225
OB/MU/2	12.96	Land between Kirk Drive, Stepnall Heights and Hallam Road							15	15	15	15	15	15	15	15	120
Ra/Ho/1	1.93	Land North of Top Street											26	28			54
Ra/Ho/2	7.72	Land to the East of Warsop Lane				5	10	20	20	20	20	20	20	20	20	15	190
Ra/MU/1	0.62	Land at Kirklington Road								2	2	2					6
Bl/Ho/1	2.08	Land at Dale Lane				5	15	15	15	5							55
Bl/Ho/2	0.40	Land at Belle Vue Lane									5	5					10
Bl/Ho/3	3.12	Land South of New Lane				20	20	20	20	20							100
Bl/Ho/4	1.61	Land at Dale Lane Allotments												15	15	15	45
Cl/MU/1	27.64	Land at the former Clipstone Colliery					10	10	10	10	15	15	15	15	10	10	120
Totals			0	0	40	206	353	482	348	239	245	229	207	266	264	239	3118

Retail Trajectory 2012 to 2026
01/04/2012 to 31/03/2026

Sites where the principle of development has been accepted (Sites in the Publication Allocations & Development Management DPD)

ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PLAN AREA	TOTAL SITE AREA (Ha)	TOTAL FLOOR-SPACE (SQM)	TIME LINE FOR IMPLEMENTATION (% expected to be delivered during each period)		
						0-5YRS (2012 - 2017)	5-10YRS (2017 - 2022)	10-14YRS (2022- 2026)
Bi/MU/1	MIXED USE	EAST OF KIRKLINGTON ROAD, BILSTHORPE	SHERWOOD AREA	3.95	**460.00	0%	60%	40%
CI/MU/1	MIXED USE	LAND AT THE FORMERCLIPSTONE COLLIERY	MANSFIELD FRINGE	27.64	**250.00	100%	0%	0%
NUA/MU/3	MIXED USE	NSK FACTORY, NORTHERN ROAD, NEWARK	NEWARK & RURAL SOUTH (Sub Area 1)	10.11	10000.00	0%	20%	80%
OB/Re/1*	RETAIL	RUFFORD AVENUE, OLLERTON	SHERWOOD AREA	0.35	1962.00	100%	0%	0%
OB/Re/2*	RETAIL	FOREST ROAD, OLLERTON	SHERWOOD AREA	0.17	932.00	100%	0%	0%
Ra/MU/1	MIXED USE	Land At IRKLINGTON ROAD	MANSFIELD FRINGE	0.62	**250.00	100%	0%	0%
ST/MU/1	MIXED USE	EAST OF HEMPLANDS LANE, SUTTON ON TRENT	RURAL NORTH (Sub Area 3)	2.07	**250.00	40%	60%	0%

*Sites now have extant planning permission

**Estimates have been made for floorspace provision

Employment

Overall (Ha) 150-157 Guideline New Allocations (Ha) 80-87

Newark Area Employment Trajectory 2012 –2026

(01/04/2012 to 31/03/2026)

Sites where the principle of development has been accepted (Sites in the Publication Allocations & Development Management DPD)

ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PROPOSAL DESCRIPTION (Employment)	TOTAL Ha	AVAILABLE Ha (ASSUMING A PERMIS-SION LAPSE RATE OF 10%)	TIME LINE (Ha)			REMAINING Ha OUTSIDE PLAN PERIOD
						0-5YRS (To - 2017)	5-10YRS (To- 2022)	10-14YRS (To- 2026)	
NUA/E/2	EMPLOYMENT	STEPHENSON WAY NEWARK	B1, B2 AND B8*	12.24		2.24	5.00	5.00	
NUA/E/3 (Adj by 0.14 h/a to take account of extension of adjacent unit)	EMPLOYMENT	LAND OF TELFORD DRIVE NEWARK	B1, B2 AND B8*	1.40		1.40	0.00	0.00	
NUA/E/4	EMPLOYMENT	FORMER NOTTS CC HIGHWAYS DEPOT NEWARK	B1,B2 AND B8*	2.07		1.07	1.00	0.00	
NUA/MU/1 Total site area 21.79 Ha assumed 50% employment)	MIXED USE	NORTH OF THE A17 NEWARK	B CLASS NOT SPECIFIED	10.88		0.00	0.00	10.88	
NUA/MU/2 (Total site area 4.65 Ha 33% assumed for employment use)	MIXED USE	BROWNHILLS MOTOR HOMES NEWARK	B1,B2 AND B8	1.55		0.00	1.55	0.00	
Co/MU/1	MIXED USE	SWINDERBY ROAD AND STATION ROAD COLLINGHAM	B1	0.75		0.00	0.75	0.00	
NAP2C	CORE STRATEGY ALLOCATION	LAND AROUND FERNWOOD	B1	15.00		0.00	5.00	5.00	5.00
ALLOCATION TOTALS				43.89	0.00	4.71	13.30	20.88	5.00
	EXTANT PERMISSIONS	NEWARK PLAN AREAS (1,2 AND 3)	B CLASS VARIOUS	24.77	22.30	11.15	11.15	0.00	
10/01586/OUTM	LAND SOUTH OF NEWARK	BOWBRIDGE LANE BALDERTON	B1, B2 AND B8	50.00		5.00	18.00	15.00	12.00
TOTALS				118.66		20.86	42.45	35.88	17.00

*Refer to Core Policy 6

Summary

	Area Ha	Notes
Completions over Plan Period (Ha) 01/04/2006-31/03/2012	33.99	*of which 2.3Ha are outside of the settlements in which there are allocations
Commitments 0-5 Yrs	16.15	Assumption made for permission lapse of 10%
Commitments 5-10 Yrs	29.15	Assumption made for permission lapse of 10%
Commitments 10-15Yrs	15.00	
Allocations 0-5 Yrs	4.71	
Allocations 5-10 Yrs	13.30	
Allocation 10-15 Yrs	20.88	
Available employment land in a designated employment area	27.08	Fernwood Business Park (10.93 Ha) Land off Beacon Hill Road (15.60 Ha) Plot 16 Telford Drive (0.5 Ha)
Sub-Total	160.26	
Commitments outside of plan period	12.00	Policy NAP2A of the Core Strategy envisages 38 Ha will be constructed during the plan period
Allocation outside of plan period	5.00	
Loss of Employment 01/04/2010-31/03/2012	1.60	Losses (01/04/2010 to 31/03/2012) including Loss of Employment Land to Economic Development Use*
Total deliverable (Ha) within plan period	158.66	

*Losses prior to 2010 have been factored in to the overall requirements

Southwell Area Employment Trajectory 2012 –2026

(01/04/2012 to 31/03/2026)

Overall (Ha) Guideline New Allocations

7-8

6-7

Sites where the principle of development has been accepted (Sites in the Publication Allocations & Development Management DPD)

ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PROPOSAL DESCRIPTION (Employment)	TOTAL H/a	TIME LINE (Ha)			REMAINING Ha OUTSIDE PLAN PERIOD
					0-5YRS (To - 2017)	5-10YRS (To- 2022)	10-14YRS (To-2026)	
Fa/MU/1	MIXED USE	WEST OF COCKETT LANE- FARNSFIELD	B1 AND B2 USE	0.5	0	0.5	0	0
So/E/2	EMPLOYMENT	EAST OF CREW LANE -SOUTHWELL	B1,B2 AND B8 USE *	2.71	1.35	1.36	0	0
So/E/3	EMPLOYMENT	SOUTH OF CREW LANE -SOUTHWELL	B1,B2 AND B8 USE *	2.18	1.09	1.09	0	0
ALLOCATIONS TOTAL				5.39	2.44	2.95	0	
	EXTANT PERMISSION	SOUTHWELL PLAN AREA	B CLASS - VARIOUS	0.52	0.52	0		
TOTALS				5.91	2.96	2.95	0	0

*Refer to Core Policy 6

Summary

	Area Ha	Notes
Completions over Plan Period (Ha) 01/04/2006-31/03/2012	2.27	*of which 1.97Ha are outside of the settlements in which there are allocations
Commitments (0-5) YRS)	0.52	
Allocations 0-5 Yrs	2.44	
Allocations 5-10 Yrs	2.95	
Loss of Employment 01/04/2006-31/03/2012	0.09	Losses (01/04/2010 to 31/03/2012) including Loss of Employment Land to Economic Development Use*
Total deliverable (Ha) within plan period	8.09	

*Losses prior to 2010 have been factored in to the overall requirements

Nottingham Fringe Area Employment Summary 2012 - 2026

(01/04/2012 to 31/03/2026)

Overall (Ha)

1

Guideline New Allocations (Ha)

Up to 1

Summary

	Area Ha	Notes
Completions over Plan Period (Ha) 01/04/2006-31/03/2012	0.11	
Commitments (0-5) YRS	0	
Allocations 0-5 Yrs	0	
Allocations 5-10 Yrs	0	
Loss of Employment 01/04/2010-31/03/2012	0	Losses (01/04/2010 to 31/03/2012) including Loss of Employment Land to Economic Development Use*
Total deliverable (Ha) within plan period	0.11	

*Losses prior to 2010 have been factored in to the overall requirements

Sherwood Area Employment Trajectory 2012 to 2026

(01/04/2012 to 31/03/2026)

Overall (Ha)
29

Guideline New Allocations (Ha)
0

Sites where the principle of development has been accepted (Sites in the Publication Allocations & Development Management DPD)

ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PROPOSAL DESCRIPTION (Employment)	TOTAL Ha	AVAILABLE Ha (ASSUMING A PERMISSION LAPSE RATE OF 10%)	TIME LINE (Ha)			REMAINING H/A OUT-SIDE PLAN PERIOD
						0-5YRS (To - 2017)	5-10YRS (To- 2022)	10-14YRS (To- 2026)	
OB/E/3	EMPLOYMENT	SOUTH OF BOUGHTON INDUSTRIAL ESTATE BOUGHTON	B CLASS (NOT SPECIFIED)	3.78		1.89	1.89	0.00	
Bi/E/1 (Adj by 0.28 to account for extant permission)	EMPLOYMENT	SOUTHERN SIDE OF BRAILWOOD ROAD	B CLASS (NOT SPECIFIED)	2.39		1.20	1.19	0.00	
Bi/E/2	EMPLOYMENT	NORTHERN SIDE OF BRAILWOOD ROAD	B CLASS (NOT SPECIFIED)	0.35		0.35	0.00	0.00	
ALLOCATIONS TOTAL				6.52		3.44	3.08	0.00	0.00
	EXTANT PERMISSIONS	SHERWOOD PLAN AREA		4.96	4.47	4.47	0.00	0.00	
TOTALS				11.48		7.91	3.08	0.00	0.00

Summary

	Area Ha	Notes
Completions over Plan Period (ha) 01/04/2006-31/03/2012	12.08	*0.48 Ha outside of settlements allocating in
Commitments (0-5) YRS	4.47	Assumption made for permission lapse of 10%
Allocations 0-5 Yrs	3.44	
Allocations 5-10 Yrs	3.08	
Available employment land in a designated employment area	9.74	Land at Bilsthorpe Colliery
Loss of Employment 01/04/2010-31/03/2012	0.31	Losses (01/04/2010 to 31/03/2012) including Loss of Employment Land to Economic Development Use*
Total deliverable (Ha) within plan period	32.50	

*Losses prior to 2010 have been factored in to the overall requirements

Mansfield Fringe Employment Trajectory 2012 - 2026

(01/04/2012 to 31/03/2026)

Overall (Ha)
24-25

Guideline New Allocations (Ha)
10-11

Sites where the principle of development has been accepted (Sites in the Publication Allocations & Development Management DPD)

ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PROPOSAL DESCRIPTION (Employment)	TOTAL Ha	TIME LINE (Ha)			REMAINING Ha OUTSIDE PLAN PERIOD
					0-5YRS (To - 2017)	5-10YRS (To- 2022)	10-14YRS (To-2026)	
BL/E/1	EMPLOYMENT	BLIDWORTH INDUSTRIAL PARK BLIDWORTH	B1/B2 AND B8	1.00	1.00	0.00	0.00	
CI/MU/1	MIXED USE SITE	FORMER CLIPSTONE COLLIERY CLIPSTONE	B1/B2 AND B8	12.00	0.00	6.00	6.00	
Ra/E/1	EMPLOYMENT	WEST OF COLLIERY LANE RAINWORTH	B1/B2 AND B8	5.50	2.75	2.75	0.00	
ALLOCATIONS TOTAL				18.50	3.75	8.75	6.00	
	EXTANT PERMISSIONS	MANSFIELD FRINGE PLAN AREA	B CLASS - VARIOUS	1.68	1.68	0.00	0.00	
TOTALS				20.18	5.43	8.75	6.00	0

Summary

	Area Ha	Notes
Completions over Plan Period (Ha) 01/04/2006-31/03/2012	2.85	
Commitments (0-5) YRS)	1.68	
Allocations 0-5 Yrs	3.75	
Allocations 5-10 Yrs	8.75	
Allocations 10-15 Yrs	6.00	
Loss of Employment 01/04/2010-31/03/2012	0.00	Losses (01/04/2010 to 31/03/2012) including Loss of Employment Land to Economic Development Use*
Total deliverable (Ha) within plan period	23.03	

*Losses prior to 2010 have been factored in to the overall requirements

Illustrative Local Development Framework Housing Trajectory as at 01/04/2012

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026
Planning Permission on Allocated Large Sites (10 or over)	159	106	161	63	63	73	60	59	120	225	225	214	200	200	200	200	200	200	250	250
Planning Permission on Unallocated Large Sites (10 or over)	199	110	96	162	223	144	107	209	313	396	378	370	207	139	60	32				
Planning Permission on Medium Sites (5-9)	42	42	35	39	51	46	16	27	34	47	22	10	3	4						
Planning Permission on Small Sites (0 - 4)	83	75	56	141	96	72	50	50	50	51	64	64	35	3						
Allocated Site (Currently allocated and sites in submitted LDF/DPD) - Land East of Newark									50	150	150	150	150	150	150	150	150	150	150	50
Allocated Site (Currently allocated and sites in submitted LDF/DPD)- Land Around Fenwood									50	150	150	150	200	200	200	200	200	200	250	250
Sites where the principle of development has been accepted (Sites in the Publication Allocations & Development Management DPD)									40	206	353	482	348	239	245	229	207	266	264	239
Total Existing Commitments							233	345	657	1225	1342	1440	1143	935	855	811	757	816	914	789
Contingent sites (other sites not included previously but identified in SHLAA)													40	46	46	68	32	82	116	96
Allowance for settlements not central to delivery of the spatial strategy (as detailed in Appendix D of the Adopted Core Strategy)														17	17	17	19	19	19	19
Other Losses	-2	-3	-2	-2	-2	-42														
Total Past Net Completions	481	330	346	403	431	293														
Total Projected Completions							233	345	657	1225	1342	1440	1183	998	918	896	808	917	1049	904
Cumulative Completions	481	811	1157	1560	1991	2284	2517	2862	3519	4744	6086	7526	8709	9707	10625	11521	12329	13246	14295	15199
PLAN - Overall Housing Requirement (Annualised)	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740	740
MONITOR - No. of dwellings above or below cumulative requirement	-259	-669	-1063	-1400	-1709	-2156	-2663	-3058	-3141	-2656	-2054	-1354	-911	-653	-475	-319	-251	-74	235	399
MANAGE - Annual requirement taking account of past/projected completions	740	754	777	803	828	854	894	945	995	1026	1006	968	909	870	849	835	820	824	777	505

Years

Final Proposed Modification 307 – Appendix D Cancelled Local Plan Policies

The adoption of the Core Strategy Development Plan Document (DPD) in March 2011 resulted in a number of Local Plan policies being replaced or partly replaced by the new DPD. As a result these policies, or the elements of them which had been partially replaced, no longer formed part of the Development Plan for the District. However the remaining elements of the Local Plan were 'saved' and so continued to, alongside the Core Strategy, provide for the District's Development Plan. The Allocations & Development Management DPD will however complete the replacement of the 'saved' Local Plan policies, and the production of the DPD has provided either for their:

- Direct cancellation;
- Inclusion within a new policy approach; or
- Transferring into the Local Development Framework under a new policy reference.

Therefore adoption of the Allocations & Development Management DPD will result in deletion of the following 'saved' Local Plan Policies:

Chapter 3 Development & Design

DD2 Comprehensive Development

DD6 Design of Advertisements

Chapter 4 Form, Structure and Patterns of Settlement

FS2 Open Breaks between Newark and Farndon, Winthorpe and Coddington

FS3 Land between Newark & Balderton

FS5 Southwell Green Wedge

FS6 Edwinstowe Green Wedge

FS7 Main Open Areas

FS10 Conversion and Re-use of Buildings in the Green Belt

Chapter 5 Housing

H2 Housing Land Allocations

H3 Site Na – Balderton Hospital New Community

H12 Housing Development on Unidentified Sites in Newark and Balderton

H13 Housing Development in Large Villages H15 Housing Development in Rufford

H18 Affordable housing in Laxton

H20 Categories of Affordable Housing Need

H22 Intensification of Development

H23 Backland Housing Development

H24 Extension of Dwellings

H25 Residential Multiple Occupation

H26 Residential Uses Above Shops

H27 Housing Development in the Countryside

H28 Agricultural Workers' Dwellings

H29 Siting and Occupancy of Agricultural Workers' Dwellings

H30 Removal of Agricultural Occupancy Conditions

H31 Replacement Dwellings in the Countryside

H32 Residential Caravans and Mobile Homes

Chapter 6 Economy

E2 Employment Land Allocations
E3 Site Na – South Airfield Farm, Newark
E4 Site Nb – Farndon Road, Newark
E5 Site Nc – Adjacent to Balderton Hospital, Newark
E6 Northern Road Industrial Estate, Newark
E7 Northern Road Industrial Estate – Brunel Drive Frontages
E9 Great North Road, Sutton-on-Trent
E10 Land to the North of Ollerton Roundabout
E11 Blidworth Industrial Park
E12 Boughton Industrial Estate
E13 Land to West of Colliery Lane, Rainworth
E14 Trent Lane Industrial Area, Hoveringham
E15 Employment Development Within Settlements
E17 Redevelopment of Collieries
E18 Former Ollerton Colliery Site
E19 Development at Collieries
E20 Expansion or Redevelopment of Industrial Land
E21 Hazardous Substances and Installations
E22 Development Near Hazardous Installations
E23 Relocation of Existing Businesses
E24 Impact on Existing Employment Uses
E25 Impact on Nearby Residents
E27 Office Development on London Road, Newark
E28 Employment Development in the Countryside
E29 Exceptional Employment Development

Chapter 7 Conservation and the Built Environment

C1 Development in Conservation Areas
C2 Outline Planning Applications in Conservation Areas
C3 Demolition in Conservation Areas
C4 Natural and Other Features of Interest in Conservation Areas
C5 Environmental Improvement Schemes
C6 Historic Landscape around Laxton
C7 Conversion of Buildings in Laxton
C8 Millgate Field, Newark
C9 Demolition of Listed Buildings
C10 Alterations, Extensions and Changes of Use to Listed Buildings
C11 Setting of Listed Buildings
C12 Under-utilisation of Historic Buildings
C13 Relaxation of Planning Policy
C14 Retention of Buildings of Character
C15 Advertisements in Conservation Areas and on Listed Buildings
C16 Existing Shopfronts of Architectural Value
C17 New Shopfronts in Conservation Areas
C18 Use of Traditional Materials in Shopfronts
C19 Access to Upper Floors
C20 Historic Parks and Gardens
C21 Stoke Field Historic Battlefield Site
C22 Scheduled Ancient Monuments and Archaeological Sites of Major Local Importance
C23 Archaeological Evaluation within Newark's Historic Core

C24 Archaeological Evaluation Elsewhere
C25 Archaeological Record

Chapter 8 The Countryside and the Natural Environment

NE1 Development in the Countryside
NE2 Conversion of Rural Buildings
NE3 Agricultural Land
NE4 Agricultural Development
NE5 Intensive Livestock and Food Production Units
NE6 Farm Diversification
NE10 Sherwood Forest Heritage Area
NE14 Habitat Replacement
NE15 Management of Wildlife Sites
NE16 Management Agreements
NE17 Species Protection
NE18 Heathland Strategy
NE19 Amenity Woodland
NE20 Ancient Woodland
NE21 Woodland Management
NE22 Stapleford Woods
NE23 Greenwood Community Forest

Chapter 9 Shopping

S3 Retail Warehouses, Supermarkets and Superstores
S4 Non-Retail Uses within the Primary Shopping Frontages
S5 Non-Retail Uses within Market Place and Stodman Street
S6 Retail Floorspace within Primary Shopping Frontages
S8 Shopping Development in Rainworth
S9 Shopping Development Outside Village Centres
S11 Non-Retail Uses in Edwinstowe, Ollerton and Southwell Village Centres
S12 Local Shopping Provision in Newark and the Larger Settlements
S13 Local Shopping Provision in Boughton
S14 Shopping Development in the Countryside
S15 Garden Centres
S16 Outdoor Markets

Chapter 10 Transportation

T3 Southwell By-pass
T4 Collingham By-pass
T5 Kelham By-pass
T6 Boughton Bends
T10 Orbital and Cross-Town Routes for Local Traffic in Newark
T11 Newark Town Centre Car Parks
T16 Village Centre Car Parks
T17 Village Centres – Proposed Car Parks
T18 Pedestrian and Cycle Routes
T19 Horse Riding
T20 Off-Street Bus Terminal in Newark
T21 Heavy Goods Vehicles

T22 Motorist-Related Services

Chapter 11 Recreation

R1 Recreation and Sports Development in Settlements

R4 Children's Play Areas and Sports Fields

R5 Amenity Open Space

R6 Adoption of Open Spaces

R7 Indoor Recreation

R8 RHP's Sports Ground, Newark

R9 Parnham's Island, Newark

R10 Newark Riverside

R11 Farndon Riverside

R12 Northgate Riverside, Newark

R13 Clay Lane, Newark

R14 Devon Park, Newark

R15 Newark Showground

R17 Urban Woodlands

R18 Proposed Public Open Space in Ollerton/Boughton

R19 Maun Valley

R20 Access to Woodlands

R21 Stapleford Woods

R23 Recreation and Sports Development in the Countryside

R24 Golf Courses

R25 Built Facilities Associated with Golf Courses

R26 Built Facilities Associated with Golf Courses: Legal Agreements

R27 Golf Driving Ranges

R28 Riding Schools and Racing Stables

R29 Keeping of Horses and Construction of Stables

Chapter 12 Tourism

TO4 Youth Hostel Accommodation

TO5 Dispersing Tourist Pressure

TO6 Tourist Caravan and Camping Sites

Chapter 13 Education, Health and Community Facilities

EHC1 Newark Proposed Schools

EHC2 Pre-School Child Care Facilities

EHC3 Hospital/Healthcare uses on Land at Bowbridge Road Newark

ECH5 Nursing Homes and Elderly Persons Homes

Chapter 14 Public Utilities and Energy

PU1 Washlands

PU3 Water Supply

PU4 Aquifer Protection

PU5 Water Environment

PU6 Sewerage and Sewage Treatment

PU7 Development in the Vicinity of Sewage Treatment Works

PU8 New Public Utilities

PU9 Telecommunication Development

Final Proposed Modifications – Appendix F Strategic Policies

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:
FPM308	Appendix F Strategic Policies	<p>Insert the following text as 'Appendix F Strategic Policies':</p> <p>Appendix F - STRATEGIC POLICIES FOR THE PURPOSES OF NEIGHBOURHOOD PLANNING</p> <p>Introduction</p> <p>The government has recently introduced a system of Neighbourhood Planning, which allows Parish and Town Councils to produce Plans and Orders to guide development at a local level. One of the requirements of such Plans and Orders is that they should be in line with the 'Strategic Policies' of Local Development Framework. Three types of policy have been identified as strategic:</p>	To provide clarity for the purposes of neighbourhood planning.	main	E
FPM309		<p>1) <u>Policies which cover the whole of the District</u></p> <p>The DPD contains a number of Development Management Policies which will provide the context for the consideration of development proposals across the District. In order to facilitate consistent implementation, all Development Management Policies are regarded as strategic.</p>	To provide clarity for the purposes of neighbourhood planning.	main	E

FPM310		<p>2) <u>Policies which allocate land which delivers a large percentage of future development requirements in that location</u></p> <p>The DPD allocates a range of sites for future development across the District. Whilst the Newark Urban Area will accommodate a large percentage of future development, other locations have been allocated development to meet local need and aid regeneration. Larger sites in the context of these settlements should be regarded as strategic. These are:</p> <ul style="list-style-type: none"> i) A single allocation in one community which delivers development requirements ii) Allocations delivering 100 dwellings or more in Newark Urban Area iii) Allocations delivering 50 dwellings or more elsewhere in the District iv) Mixed Use Allocations of 2.5 hectares or more v) Employment allocations in or around Newark Urban Area of 5 hectares or more vi) Employment allocations elsewhere in the District of 2.5 hectares or more 	To provide clarity for the purposes of neighbourhood planning.	main	E
FPM311		<p>3) <u>Policies allocating land which requires a change in the Green Belt Boundaries</u></p> <p>As part of the requirements of the Core Strategy we have carried out a small scale review of Green Belt Boundaries around three settlements. This has resulted in a number of changes to the Green Belt Boundary to accommodate housing allocations. Therefore whilst the reviews are minor, the act of allocation amends a Strategic Policy and the allocations are therefore strategic.</p> <p>The Policies which are identified as being strategic are set out in detail below:</p> <p>*Insert the table below</p>	To provide clarity for the purposes of neighbourhood planning.	main	E

Policies regarded as Strategic	Reason for decision
Policy DM 1 – Development within Settlements Central to Delivering the Spatial Strategy* Policy DM 2 – Development on Allocated Sites Policy DM 3 – Developer Contributions Policy DM 4 – Renewable and Low Carbon Energy Generation Policy DM 5 - Design Policy DM 6 – Householder Development Policy DM 7 – Biodiversity and Green Infrastructure Policy DM 8 – Development in the Open Countryside Policy DM 9 – Protecting and Enhancing the Historic Environment Policy DM 10 – Pollution and Hazardous Materials Policy DM 11 – Retail and Town Centre Uses Policy DM 12 – Presumption in Favour of Sustainable Development	The Development Management Policies provide a strategic context for decision making across the District.
Clipstone – Cl/MU/1 Collingham – Co/MU/1 Sutton on Trent – ST/MU/1	A single allocation in one community which delivers development requirements
Newark Urban Area – NUA/Ho/4, NUA/Ho/5, NUA/Ho/9, NUA/Ho/10	Allocations delivering 100 dwellings or more in Newark Urban Area
Bilsthorpe - Bi/Ho/2 Blidworth – Bl/Ho/1, Bl/Ho/3 Edwinstowe – Ed/Ho/1, Ed/Ho/2 Ollerton & Boughton – OB/Ho/1, OB/Ho/3 Rainworth – Ra/Ho/1, Ra/Ho/2 Southwell – So/Ho/1, So/Ho/5	Allocations delivering 50 dwellings or more elsewhere in the District (not already identified above)
Bilsthorpe – Bi/MU/1	Mixed Use Sites of 2 ½ hectares or more (not

Farnsfield – Fa/MU/1 Newark Urban Area – NUA/MU/1, NUA/MU/2, NUA/MU/3, NUA/MU/4 Ollerton & Boughton – OB/MU/1, OB/MU/2	already identified above)
Lowdham – Lo/Ho/1, Lo/Ho/2	Allocation which require changes in Green Belt Boundaries (not already identified above)
Newark Urban Area – NUA/E/2	Employment allocations in or around Newark Urban Area of 5 hectares or more.
Bilthorpe – Bi/E/1 Ollerton & Boughton – OB/E/3 Rainworth - Ra/E/1 Southwell – So/E/2	Employment allocations elsewhere in the District of 2 ½ hectares or more.
* Along with Spatial Policy 1 of the Core Strategy Policy DM 1 is the policy to which Urban Boundaries and Village Envelopes are attached, therefore such designations are Strategic for the purposes of Neighbourhood Planning	

Newark & Sherwood Submission Allocations & Development Management DPD

January 2013

Addendum to the Final Proposed Modifications

Please note that S and E in the final column of the Final Proposed Modifications table refers to when the modification was introduced, Submission (S) or Examination (E)

- 1) Amendment to Final Proposed Modification 15 (**FPM15**) page 7 of the main document after the final sentence of paragraph 1.39 insert new sentence and table:

Therefore the retail requirements for the District are:

	Newark Urban Area	Rest of District	District Wide	Totals
Additional floor space capacity for Convenience Goods (Sqm)	5661	6707		12368
Additional floor space capacity for Comparison Goods (Sqm)			15690	15690
Total Requirement				28058

Amendment to Final Proposed Modification 16 (**FPM16**) page 8 of the main document after the final sentence of paragraph 1.40:

- 1.40 Taking into account existing completions and commitments, the District Council has allocated sufficient land to meet the requirements as set out above. Details of these are provided in Appendix C Monitoring alongside a retail trajectory. Retail provision was made in the Core Strategy for convenience and comparison shopping in Newark Urban Area in the 3 Strategic Urban Extensions, Local Centre allocations. This document makes an allocation to meet the residual requirement for post 2019 comparison retail provision in Newark Urban Area and various other allocations for convenience provision in the rest of the District.

Amendment to Final Proposed Modification 306 (**FPM306**) page 86 retail information, through the inclusion of information on retail requirements and provision for convenience and comparison.

Insert table after retail trajectory :

Retail Requirements

Type of Retail	Area	Requirement	Commitments, Completions and Losses between 01/04/2010 and 31/03/2012*	Sites where the principal of development has been accepted in the Core Strategy and Allocations and Development Management DPD	Totals
Convenience	Newark Urban Area	5661	4343	2000	6343
Convenience	Rest of the District	6707	5354	1210	6564
Comparison	All of the District	15690	4821	13000	17821

*Where relevant, allowances have been made for Commitments and Completions in the GVA Grimley Retail Study.

Information provided in this table is based on data available in the Retail Monitoring Report as discussed at the hearing sessions. However at the request of the inspector this information provides a more detailed breakdown of convenience and comparison requirement.

2) Additional Final Proposed Modification (**FPM 312**)

Reference	Document Reference	Proposed Modification	Reason	Main or Minor	S/E:
FPM312	Amendments to paragraph 4.4	Add new sentence at the end of Paragraph 4.4: "There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 60 new dwellings in Lowdham."	To provide clarity on the housing figures in this settlement	main	E

3) Additional Final Proposed Modification 313 (**FPM 313**)

Reference	Document Reference	Proposed Modification	Reason	Main or Minor	S/E:
FPM313	Amendments to paragraph 4.5	Amend Paragraph 4.5 to read: "it is not possible to accommodate the amount of housing development as required by the Core Strategy and allocations have been made for 10 dwellings. The requirements for growth will be met elsewhere in the District as set out in the Introduction to this DPD."	To provide clarity on the housing figures in this settlement	main	E

4) Additional Final Proposed Modification 314 (**FPM 314**)

Reference	Document Reference	Proposed Modification	Reason	Main or Minor	S/E:
FPM314	Amendments to paragraph 6.24	Amend Paragraph 6.24 to read: "it is not possible to accommodate the amount of housing development as required by the Core Strategy and allocations have been made for 210 dwellings. The requirements for growth will be met elsewhere in the District as set out in the Introduction to this DPD."	To provide clarity on the housing figures in this settlement	main	E

Final Proposed Modifications Errata – Newark & Sherwood Allocations & Development Management DPD – January 2013

Following review of the final proposed modifications document a number of errors and omissions have been identified. They are set out below. Comments on the errors and omissions can be made in the same way as set out in the Final Modifications Document; the consultation period has been extended until the **18th February 2013**.

- 1) We have not consistently proposed the amendment of allocation policies to include reference to Policy DM3 Developer Contributions and Planning Obligations the following phrase should amend the relevant paragraph of each allocation:

“In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations development on this site will be subject to the following:”

This should amend the second paragraphs of the following policies:

Policy	Modification Reference	Reason	Main or Minor	Submission (S) or Examination (E)
NUA/MU/1	FPM315	To provide clarity on the implementation of this policy	Main	E
NUA/MU/2	FPM316	To provide clarity on the implementation of this policy	Main	E
NUA/MU/3	FPM317	To provide clarity on the implementation of this policy	Main	E
NUA/E/2	FPM318	To provide clarity on the implementation of this policy	Main	E
NUA/E/3	FPM319	To provide clarity on the implementation of this policy	Main	E
NUA/E/4	FPM320	To provide clarity on the implementation of this policy	Main	E
So/Ho/1	FPM321	To provide clarity on the implementation of this policy	Main	E
So/Ho/2	FPM322	To provide clarity on the implementation of this policy	Main	E
So/Ho/3	FPM323	To provide clarity on the implementation of this policy	Main	E
So/Ho/4	FPM324	To provide clarity on the implementation of this policy	Main	E
So/Ho/5	FPM325	To provide clarity on the implementation of this policy	Main	E
So/Ho/6	FPM326	To provide clarity on the implementation of this policy	Main	E
So/Ho/7	FPM327	To provide clarity on the implementation of this policy	Main	E
So/MU/1	FPM328	To provide clarity on the implementation of this policy	Main	E
So/E/2	FPM329	To provide clarity on the implementation of this policy	Main	E
So/E/3	FPM330	To provide clarity on the implementation of this policy	Main	E
Fa/Ho/1	FPM331	To provide clarity on the implementation of this policy	Main	E
Fa/Mu/1	FPM332	To provide clarity on the implementation of this policy	Main	E
Lo/Ho/1	FPM333	To provide clarity on the implementation of this policy	Main	E
Lo/Ho/2	FPM334	To provide clarity on the implementation of this policy	Main	E

This should amend the third paragraphs of the following policies;

Co/MU/1	FPM335	To provide clarity on the implementation of this policy	Main	E
ST/MU/1	FPM336	To provide clarity on the implementation of this policy	Main	E

2) Five new Final Proposed Modifications are proposed;

Reference/ Doc Ref	Proposed Modification	Reason	Main/ Minor	S/E
FPM337 Policy Map 4	Amend Collingham Policy Map 4 Remove Spatial Policy 8 from the area which has planning permission for retail expansion and include in Collingham Local Centre.	Technical Change	Main	E
FPM338 Co/MU/1	Amend third bullet point to read: Appropriate easements to the watercourses running along the northern and western boundaries of the site included as part of the site layout;	To provide clarity on policy implementation	Main	S
FPM339 So/PV	Amend second bullet point to read: Beyond the areas defined within the view cones, as defined on the policies map, development proposals which have the potential to negatively impact on the views of these heritage assets will not normally be acceptable. The level of potential impact will be dependent on factors such as scale, height, location and the scope for mitigation	To provide clarity on policy implementation	Main	E
FPM340 Policy Map 9	Amend Ollerton & Boughton Policy Map 9: Amend Urban Boundary to the south of Wellow Road in line with existing Village Envelope as shown in Final Proposed Modifications document	Technical Change	Main	S
FPM341 Policy Map 14	Amend Blidworth Policy Map 14: To illustrate two areas of public open space protected by Spatial Policy 8 as shown in Final Proposed Modifications document	To represent existing Open Space Provision in the Village	Main	S

3) The following proposed modifications are not required and are deleted;

FPM40 relating to NUA/Ho/6 is a duplicate of FPM 42 which is the correct location for the modification
FPM43 relating to NUA/Ho/7 is the standard wording for allocations and not required as this is a Policy Area rather than an allocation.
FPM73 relating to NUA/SPA/1 is a duplicate of FPM 72 which is the correct location for the modification
FPM81 relating to NUA/SPA/1 is a duplicate of FPM 84 which is the correct location for the modification

4) The following Final Proposed Modifications should read;

Proposed Modification	Should read
FPM35 – NUA/Ho/4	Meet the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations.
FPM66 – NUA/E/2	An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning application; and
FPM68 - NU/E/3	An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning application.
FPM270 – BI/E/1	Development Proposals will be assessed against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations.
Proposed Modification	Correct Policy Reference
FPM32	Policy stated in the proposed modification should be NUA/Ho/3 not NUA/Ho/2

Final Proposed Modification Consultation Note

7th February 2013

It has become apparent that a small number of amendments to policy criteria were not included within the Final Modifications Consultation document, affecting the following points within the Policies below:

<i>Policy</i>	<i>FPM Ref</i>
ST/MU/1	FPM343
	FPM344
	FPM345
OB/Ho/1	FPM346
OB/MU/2	FPM347
	FPM348
	FPM349
Ed/Ho/2	FPM350
Bi/MU/1	FPM351

Whilst all of these matters were published as part of ADM1 - [Schedule of Proposed Modifications](#) at the point of Submission, they were erroneously excluded from the list of main and minor Final Proposed Modifications which have gone out to Public Consultation.

Therefore the Policies are provided in full below including the final proposed modifications as originally intended and are subject to consultation until **18th February 2013**. In making your comments please read this document alongside the earlier consultation documentation. Details on how to make comments are provided on the Allocations & Development Management DPD Examination webpage.

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

Policy ST/MU/1 Sutton on Trent - Mixed Use Site 1

Land to the east of Hemplands Lane has been allocated on the Policies Proposals (**FPM19**) Map for residential development providing around 37 dwellings, retail and additional car parking for the adjacent doctor's surgery.

Consideration will be given to a comprehensive mixed use scheme of development on the site extending into the Main Open Area to the east where it can be demonstrated that this is necessary to deliver community facilities within the site and provide public access to other parts of the Main Open Area.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to ~~DM~~ Policy DM2 Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following: **(FPM336)**

- A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced. **(FPM87)**
- Developer funded localised upsizing of sewer network as required; **(FPM343)**
- Assessment of impact of local surface water flooding as part of any planning application including provision of safe access and egress and flood resilient construction; **(FPM344)**
- Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required; **(FPM345)**
- Consideration of the impact on the character and appearance of the Sutton on Trent Conservation Area;
- ~~Appropriate phasing of retail and residential uses.~~ **(FPM87)**

Policy OB/Ho/1 Ollerton & Boughton – Housing Site 1

Land North of Wellow Road has been allocated on the Policies Proposals **(FPM19)** Map for residential development providing around 125 dwellings.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to ~~DM~~ Policy DM2 Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following: **(FPM160)**

- The preparation of a Master Plan setting out the broad location for development on the site and phasing of new development. This should include appropriate design which addresses the sites ~~important~~ **(FPM159)** gateway location and manages the transition into the main built up area. In order to assimilate the development into the surroundings countryside provision should be made, in accordance with the landscape character, for the retention and enhancement of the sites existing landscape screening;

- ~~Contributions will be required towards the provision of~~ Assessment of the impact on transport infrastructure, including Ollerton Roundabout, and the strategic sports infrastructure within Ollerton & Boughton as part of any planning application(s); (FPM 161)
- Developer funded improvements to ensure ~~Provision of~~ sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development; **(FPM162)**
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact ~~on~~ in run-off into surrounding residential areas or the ~~wider settlement~~ existing drainage regime. **(FPM163)**
- The incorporation of ~~satisfactory~~ buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the adjoining SINC ~~which is located to the north of the site;~~ and **(FPM164)**
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured through conditions attached to any planning permission, including preservation in situ where required to reflect the high archaeological interest of the site.**(FPM346)**

Policy OB/MU/2 Ollerton & Boughton – Mixed Use Site 2

The land between Kirk Drive, Stepnall Heights and Hallam Road has been allocated on the Policies Proposals (FPM19) Map for mixed use development. The site will accommodate around 120 dwellings and enhanced Open Space. It also offers the opportunity to realise the potential of enhancing the housing offer of the two predominantly Council housing estates, Retford Road and Hallam Road, adjacent to the land through wider scale regeneration of the area to create a sustainable identity for the locality.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to ~~DM~~ Policy DM2 Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following:**(FPM183)**

- The preparation of a comprehensive Master Plan to:
 - Identify an appropriate mix of market and affordable housing to enhance the quality of the housing and sustainability of the area;
 - Identify the retail capacity of the area to enhance the present offer;

- Set out the broad location for development on the site, including how this will be integrated with the existing residential areas;
- Set out the phasing of new development; and
- Ensure community consultation is undertaken
- The continued provision and enhancement of existing open space and community facilities on the site;
- The provision of on site strategic open space facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton; **(FPM347)**
- Design should take account of overhead power lines which run across the site and not infringe the statutory safety clearances between overhead lines, the ground and built structures;
- Development will be required to seek to maintain and enhance the current provision of public footpaths that traverse the site and which provide linkages between both the adjoining Retford Road and Hallam Road estates along with community uses within and adjoining the site;
- Developer funded improvements to ensure ~~Provision of~~ sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development. **(FPM184)**
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into ~~on~~ surrounding residential areas or the ~~wider settlement~~ existing drainage regime; **(FPM185)**
- The investigation of the potential impact arising from ~~The implementation of suitable measures to address~~ the legacy of former coal mining activities within Ollerton and Boughton; and the implementation of any necessary mitigation measures; **(FPM348)**
- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post determination mitigation measures, secured by condition on any planning consent; and ~~to reflect the medium archaeological potential of the site~~ **(FPM349)**
- Preparation of an appropriate transport assessment as part of any planning application to identify any negative impact of the development on the highway network, including Ollerton Roundabout, and the provision of appropriate mitigating measures. **(FPM186)**

Policy Ed/Ho/2 Edwinstowe - Housing Site 2

Land to the north of Mansfield Road has been allocated on the Policies Proposals (FPM19) Map for residential development providing around 50 dwellings.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to ~~DM~~ Policy DM2 Allocated Sites, and Policy DM3 ~~appropriate contributions to infrastructure provision in the~~ Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following: **(FPM209)**

- Public open space within the site or at alternative locations within the village, provided in accordance with the Developer Contributions SPD, which shall be designed to reflect the need to provide SANGS to relieve pressure on the Birklands & Billhaugh SAC;
- Appropriate design which addresses the sites ~~important~~ **(FPM210)** gateway location and manages the transition into the main built up area. In order to protect the setting of the Sherwood Forest Country Park, appropriate buffering in accordance with the landscape character of the area should be included within the northern part of the site;
- ~~Upsizing of sewerage to address localised~~ Developer funded localised sewer capacity improvements as required issues; and **(FPM211)**
- Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required to reflect the medium archaeological potential of the site. **(FPM350)**

Policy Bi/MU/1 Bilsthorpe – Mixed Use Site 1

Land to the east of ~~Eakring~~ Kirklington **(FPM218)** Road has been allocated on the Policies Proposals (FPM19) Map for mixed use development providing around 75 dwellings and retail development

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to ~~DM~~ Policy DM2 Allocated Sites, and Policy DM3 ~~appropriate contributions to infrastructure provision in the~~ Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following: **(FPM217)**

- Appropriate design which addresses the sites ~~important~~ **(FPM219)** gateway location and manages the transition into the main built up area;
- Pre-determination archaeological evaluation submitted as part of any planning application and post determination ~~archaeological~~ mitigation measures secured by condition on any planning consent are likely to be required; **(FPM351)**

- Appropriate phasing of retail and residential uses.