



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Newark & Sherwood Local Development Framework

**Draft Developer Contributions and Planning Obligations
Supplementary Planning Document (SPD)**

SUSTAINABILITY APPRAISAL SCREENING REPORT

September 2013

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Sustainability Appraisal Screening Report

Developer Contributions and Planning Obligations Supplementary Planning Document

1. Introduction

- 1.1 The District Council has produced a Draft Developer Contributions and Planning Obligations Supplementary Planning Document (SPD) to supplement the Policies within the Newark and Sherwood Local Development Framework.
- 1.2 Sustainability Appraisal (SA) is a tool that is used to improve the sustainability of LDF documents. It uses a range of sustainability objectives and indicators to test whether the plans, policies and proposals can deliver sustainable development. SA can be viewed as a yardstick against which the social, economic and environmental effects of the plan can be tested. Integrated into the SA are the requirements of the Strategic Environmental Assessment (SEA) Directive¹. However, the sustainability appraisal covers wider social and economic effects of plans, as well as the more environmentally-focused considerations in the SEA Directive.
- 1.3 The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including DPDs (now local plans) and SPDs be subject to SA prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirement for local authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not contain any new policies, but provide supplementary guidance relating to policies set out in overarching local plans that have been subject to SA.
- 1.4 However, a SPD may occasionally be found likely to give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. Therefore, local authorities need to screen their SPDs to ensure that legal requirements for SA are met where there are impacts that have not been covered in the appraisal of the parent plan or where an assessment is required by the Strategic Environmental Assessment (SEA) Directive.
- 1.5 The District Council does not believe that a SA/SEA is likely to be required for the purpose of the draft Developer Contributions and Planning Obligations SPD as outlined in this report and sets out the assessment on which the Council's screening opinion is based.

¹ European Directive 2001/42/EC transposed into United Kingdom law by the Environmental Assessment of Plans and Programmes Regulations 2004,

2. Developer Contributions and Planning Obligations SPD

- 2.1 All development potentially has some impact on the environment and/or infrastructure and services. Some of these impacts are of such a nature or level of significance that they require mitigation through planning obligations. As legally binding agreements between the Council, developers and land owners, planning obligations secure contributions of land, money or works to offset or mitigate impacts of new development, thereby allowing development to proceed that would otherwise not be acceptable in planning terms.
- 2.2 The draft Developer Contributions and Planning Obligations SPD seeks to expand on adopted LDF policies. Policy SP6 - Infrastructure for Growth in the Core Strategy and Allocations & Development Management Policy DM3 - Developer Contributions and Planning Applications provide the local policy framework for planning obligations.
- 2.3 The objective of the draft Developer Contributions and Planning Obligations SPD is to provide clarity on the basis on which planning obligations will be sought. It explains the Council's policies and procedures for securing developer contributions, Section 106 agreements and provides guidance to developers and landowners about the types of development to which the obligation will apply, the types of contributions that will be sought and the basis for the charges.
- 2.4 The draft Developer Contributions and Planning Obligations SPD identifies a range of different types of contribution the Council may seek to secure from development, including:
- Affordable Housing (full details of which will be set out in a separate SPD <http://www.newark-sherwooddc.gov.uk/spds/>);
 - Community facilities;
 - Education Provision (it is proposed that contributions towards secondary education will be obtained from CIL);
 - Health;
 - Libraries;
 - Open Space incorporating:
 - Allotments & Community Gardens
 - Amenity Green Space
 - Natural & Semi Natural Green Spaces
 - Outdoor Sports Facilities and
 - Public Open Space Provision for Children & Young People;
 - Suitable Alternative Natural Green Space (SANGS) related to Birklands & Bilhaugh Special Area of Conservation (SAC); and
 - Transport (excluding projects on the CIL list)
- 2.5 Obligations may be used to improve infrastructure such as new public transport routes, improved measures for cyclists / pedestrians such as footway improvements or a toucan crossing to ensure new development can be safely and appropriately accessed or mitigate adverse effects on the highway network. Alternatively, obligations may be used to improve green infrastructure such as the provision of play areas or tree planting. Such minor works are

provided in direct mitigation of development proposals rather than creating significant effects in their own right.

3. Strategic Environmental Assessment

- 3.1 Firstly, the screening process ascertains whether the draft Planning Obligations SPD gives rise to significant environmental effects, using the criteria set out in Annex II of the SEA Directive 2001/42/EC and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 Paragraph 10 of the SEA Directive only requires SEA for plans which 'determine the use of small areas at a local level' or, which are 'minor modifications' to plans, when these are determined to be likely to cause significant environmental effects. Therefore the criteria for determining the likely significance of effects as listed in SEA Directive 2001/42/EC Annex II and the Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 have been reviewed to determine whether the exception applies to the draft Developer Contributions and Planning Obligations SPD.
- 3.3 Appendix 1 sets out the assessment of the draft Planning Obligations SPD issues against the SEA criteria. The results of the assessment clearly demonstrate that the SPD should not be subject to a SEA.

4. Sustainability Appraisal

- 4.1 Government Guidance (Office of Deputy Prime Minister - Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005) suggests that where the authority has made a determination that the plan is unlikely to have any significant environmental effects (and is therefore exempt from the SEA directive) it must consider whether there are likely to be any significant economic or social effects.
- 4.2 Secondly, the screening process therefore considers whether the draft Developer Contributions and Planning Obligations SPD gives rise to significant social and economic effects. If these have been formally assessed in the context of the higher-level policies in local plans, it is unlikely that significant social and economic effects arise from the draft Planning Obligations SPD.
- 4.3 Both plans containing the key parent policies, the Core Strategy DPD and the Allocations & Development Management DPD, were appraised during their preparation and the appraisal results were reported in Sustainability Appraisal Reports. The SAs for those plans assessed the parent policies against a range of social, economic and environmental 'sustainability objectives' using a range of indicators to consider the contribution that each policy makes towards the achievement of each sustainability objective.
- 4.4 The results of the Appraisals are included in full in Appendix 2 and identify the policies through which the social and economic effects of the planning obligations issues elaborated in the draft SPD have been considered against the sustainability objectives of the parent plan Sustainability Appraisals. Although likely environmental effects have already been considered within the context of the SEA Directive (Appendix 1), for completeness this included the

identification of policies through which the environmental effects of the planning obligation issues have been considered.

4.5 A summary of the appraisal results are set out below:

Policy	Commentary
Spatial Policy 6: Infrastructure for Growth	This approach that involves a Strategic Infrastructure Tariff would enable the Authority to plan more strategically for growth, ensuring that all developments make a fair contribution to financing the provision of strategic transport and education infrastructure. This Policy is also consistent with current National Guidance. Having a developer contributions policy and Developer Contributions and Planning Obligations SPD would appear to have a positive impact on many of the sustainability criteria. For example providing new and enhanced facilities which would help improve the viability and sustainability of urban and rural communities, requiring measures that protect and enhance the built and natural environment.
Spatial Policy 7: Sustainable Transport	This Policy in general enables a more sustainable pattern of transport to be developed by encouraging the use of non motorised forms of transport. Potential negative impacts relate to the natural environment especially in relation to possible impacts on landscape, wildlife habitats and the loss of open land which could be affected or lost by building new transport infrastructure.
Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities	The appraisal has indicated that this approach would have positive effects on a number of the appraisal objectives in particular the social indicators relating to health, access to facilities and social capital. The Policy could also have positive impacts on transport and employment indicators as it could help provide employment for local people and help reduce the need to travel.
CP1 – Affordable Housing Provision	This policy allows the District Council to deliver Affordable Housing across the District, allowing for local and site circumstance to be taken on board and is strongly in support of, in particular, the social sustainability appraisal objectives. The policy also allows the Council to deliver a good mix of tenure and type of affordable housing that significantly supports a number of the social sustainability indicators. The policy will secure new affordable homes across the District though this would lead to more sites in Newark missing out, due to the higher threshold, than in the rest of the District. However given the larger scale of the Strategic Sites proposed this is unlikely to be significant. Apart from that relating directly to housing the policy has a neutral impact across all of the sustainability indicators.
CP2 – Rural Affordable Housing	This policy allows the District Council to deliver Affordable Housing in defined rural parts of the District. In particular, this would strongly support the housing sustainability appraisal objectives. The Policy provides for protection of the environment and of the Green Belt and requires that any “exceptions sites” defined are evidenced by an appropriately constituted Housing Needs Survey. Any sites so identified could have some negative impact on sustainability grounds but apart from this the policy has a neutral impact across all of the sustainability indicators.
CP11 – Rural Accessibility	The policy seeks to promote rural accessibility to services, facilities and employment to the Sub-Regional Centre of Newark and to the defined Service Centres and Principal Villages and encourages the provision of appropriate facilities and services in villages to increase rural sustainability. Therefore the policy shows a level of support for social, transport/accessibility and economic

	indicators.
CP12 – Biodiversity and Green Infrastructure	The policy is in support of a number of the sustainability indicators, particularly in terms of those relating to social and environmental aspects. The Policy could deliver a positive impact on people’s health, provide better opportunities for people to value and enjoy the District’s heritage and participate in cultural and community activities. It would also help contribute to the protection and enhancement of the built and natural environmental assets, including areas such as Sherwood Forest. Creating new areas of interest, dispersing visitor pressure and providing links through to other green infrastructure could all be of benefit in providing opportunities for enjoyment of the District’s heritage.
NAP3 – Newark Sports Facilities	This policy has both positive and neutral impacts. Locally accessible community facilities reduce the need to travel to other locations. Locating sports and leisure facilities in Newark, close to public transport helps with accessibility to the wider District population. The provision of these facilities can lead to increased opportunity for social interaction, community activity and physical activity which can lead to healthier lifestyles.

Sustainability Appraisal of Relevant Allocations & Development Management Policies

Policy	Commentary
DM3 – Developer Contributions	There are some uncertainties at this stage, for example the policy on developer contributions (DM2) could potentially contribute to a range of objectives but it will depend on the range of topics that contributions are sought for and the scale of contributions sought. It may also be that Community Infrastructure Levy contributions are sought rather than developer contributions.

Conclusion

- 5.1 The draft Developer Contributions and Planning Obligations SPD does not determine the use of land or constitute a minor modification to a plan. Based on the assessment in Appendix 1, it is demonstrated that the draft SPD does not give rise to significant environmental effects.
- 5.2 The draft Developer Contributions and Planning Obligations SPD does not give rise to significant social and economic effects. Based on the review in Appendix 2, it is demonstrated that social and economic effects that are likely to arise from the draft SPD have been formally assessed in the context of the Core Strategy and no significant environmental effects have been identified that have not already been mitigated. Policy DM3 of the Allocations & Development Management DPD facilitates the production of the SPD.

Appendix 1 Schedule 1 Criteria	
The characteristics of the Draft Planning Obligations SPD having regard to	
(1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The framework is set by the National Planning Policy Framework and the Community Infrastructure Levy (CIL) Regulations 2010 and subsequent amendments. The SPD will supplement the national guidance on the use of planning obligations and will help to ensure successful implementation at a local level. The SPD will not however set the framework for the allocation or levels of development within the District, nor set the framework for individual projects.
(1b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD will provide detailed local guidance for developer contributions for a range of infrastructure associated with development in accordance with national guidance on the use of planning obligations. It is influenced by other higher tier plans rather than influencing other plans itself.
(1c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The SPD has relevance to the integration of environmental considerations and the promotion of sustainable development in terms of securing contributions towards necessary physical, social and community infrastructure. It may also help contribute to the protection and enhancement of the built and natural environmental assets, including areas such as Sherwood Forest. Creating new areas of interest, dispersing visitor pressure and providing links through to other green infrastructure could all be of benefit in providing opportunities for enjoyment of the District's heritage.

(1d) Environmental problems relevant to the plan or programme; and	There are no specific environmental problems that are relevant to the draft SPD, although it promotes environmental sustainability through seeking to secure environmental enhancements which are necessary to make a development proposal acceptable.
(1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	Not applicable. The draft SPD is not relevant to the implementation of Community legislation on the environment.
Characteristics of the effects and of the area likely to be affected, having regard, in particular to	
(2a) the probability, duration, frequency and reversibility of the effects;	The proposed SPD will not in itself set out, guide or bring forward development plans or projects. It will purely set out a list of developer contributions which may be required for associated infrastructure.
(2b) the cumulative nature of the effects;	The SPD will require a range of developer contributions, but are not considered to lead to cumulative effects.
(2c) the trans-boundary nature of the effects;	Given the nature of the SPD and that contributions will be used to fund infrastructure within Newark and Sherwood, it is considered that no trans-boundary effects will arise.
(2d) the risks to human health or the environment (for example, due to accidents);	Not applicable. The Draft SPD does not produce any risks to human health.
(2e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The draft SPD is applicable district-wide, affects a population of 114,817 and relates to new developments within a geographical area of 65,181 hectares. The SPD will form part of the Local Development Framework but does not set the framework for development.
(2f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	There are a range of special natural characteristics in Newark & Sherwood including Birklands & Bilhaugh Special Area of Conservation, National Nature Reserves, Sites of Special Scientific Interest, Sites of Interest in Nature Conservation and Local Nature Reserves, and heritage assets, including Conservation Areas, Scheduled Ancient

	<p>Monuments and listed buildings of various grades. These are largely protected, conserved and enhanced by adopted plan policies. The draft SPD is unlikely to have a negative impact on these areas.</p>
<p>(2g) the effects on areas or landscapes which have a recognised national, Community or protection status</p>	<p>There are a range of special natural characteristics in Newark & Sherwood including Birklands & Bilhaugh Special Area of Conservation, National Nature Reserves, Sites of Special Scientific Interest, Sites of Interest in Nature Conservation and Local Nature Reserves, and heritage assets, including Conservation Areas, Scheduled Ancient Monuments and listed buildings of various grades. These are largely protected, conserved and enhanced by adopted plan policies. The draft SPD is unlikely to have a negative impact on these areas.</p>

Sustainability Appraisal of Relevant Core Strategy and Allocations & Development Management DPD Policies

The Sustainability Appraisal considered the suitability of the relevant Core Strategy policies against the following Sustainability Objectives:

1. To ensure that the housing stock meets the housing needs of the District
2. To improve health and reduce health inequalities
3. To provide better opportunities for people to value and enjoy the District’s heritage
4. To improve community safety, reduce crime and the fear of crime
5. To promote and support the development and growth of social capital across the District
6. To increase biodiversity levels across the District
7. To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the District
8. To manage prudently the natural resources of the District including water, air quality, soils and minerals
9. To minimise waste and increase the re-use and recycling of waste materials
10. To minimise energy usage and to develop the District's renewable energy resource, reducing dependency on non-renewable sources
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
12. To create high quality employment opportunities
13. To develop a strong culture of enterprise and innovation
14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

The relevant policies have been scored against the objectives using the following:

Key performance:

- +++ Strong and significant beneficial impact
- ++ Potentially significant beneficial impact
- + Supports objective, but beneficial impact may be minor
- 0 Policy has no impact or effect is neutral
- ? Uncertain or insufficient information on which to base the assessment at this stage
- Conflicts with objective and may have adverse impacts
- – Potentially significant adverse impact
- – – Strong and significant adverse impact

Spatial Policy 6 - Infrastructure for Growth

To ensure the delivery of strategic infrastructure in the District, the District Council will seek to introduce a Community Infrastructure Levy (CIL). This will be applied across the District to all forms of development. It will be used to:

- Provide improvements to the strategic highway network and other highway infrastructure that may include the Southern Link Road as identified within the IDP;
- Contribute to a secondary school within the Newark Urban Area;
- Contribute to Newark Urban Area Sports and Leisure Facilities.

Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy and the Allocations & Development Management DPD, utilising a Developer Contributions and Planning Obligations Supplementary Planning Document (SPD). In advance of the adoption of CIL, the District Council will seek to ensure the delivery of strategic infrastructure by Planning Obligations and public funding sources.

	Spatial Policy 6 - Infrastructure for Growth		
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	++	++	Would give the opportunity to require a contribution which would help meeting housing needs, in particular affordable housing. The provision of other facilities could help contribute towards the viability and sustainability of both rural and urban communities.
2 Health and health inequalities	++	++	Would provide the opportunity to require contribution for new/improved health facilities. Such an approach would help meet a majority of the sustainability criteria.
3 Access to Recreation and Culture	++	++	Would give the opportunity to require a contribution which would help maintain and enhance natural, built and cultural heritage where such aspects would be affected by a development. This could help meet a number of the SA criteria including protecting and enhancing cultural assets and improve the condition of public open spaces.
4 Community Safety/Crime	0	0	
5 Develop Social Capital	++	++	Would give the opportunity to require community and leisure facilities which would help meet a majority of the SA indicators.
6 Biodiversity	++	++	Would give the opportunity to require a contribution which would help maintain and enhance the District's biodiversity where such aspects would be affected by a development.

7 Natural, built, cultural, archaeological assets	++	++	Would provide the opportunity to require contributions towards the protection and enhancement of built and natural environment.
8 Natural Resources	+	+	In certain circumstances, the policy may have a beneficial effect on helping to reduce the impact of flooding.
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	+/-	+/-	The policy make developers aware of the requirement for contributions to provide improvements to the strategic highway network including the Southern Link Road and other strategic highway infrastructure as identified within the IDP. This could increase car born traffic. However, contributions towards traffic management and integrated transport schemes including the improvement of public transport could be required through Planning Obligation.
12 Employment	0	0	
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

Spatial Policy 7 - Sustainable Transport

The Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities. In particular the Council will work with the County Council and other relevant agencies to reduce the impact of roads and traffic movement, to support the development of opportunities for the use of public transport, increase rural accessibility and to enhance the pedestrian environment.

Development proposals should contribute to, the implementation of the Nottinghamshire Local Transport Plan and should:

- minimise the need for travel, through measures such as travel plans or the provision or enhancement of local services and facilities;
- provide safe, convenient and attractive accesses for all, including the elderly and disabled, and others with restricted mobility, and provide links to the existing network of footways, bridleways and cycleways, so as to maximise opportunities for their use;
- be appropriate for the highway network in terms of the volume and nature of traffic generated, and ensure that the safety, convenience and free flow of traffic using the highway are not adversely affected;
- avoid highway improvements which harm the environment and character of the

area;

- provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements. Parking standards will apply to new development, and will be set out in the Allocations & Development Management DPD; and
- ensure that vehicular traffic generated does not create new, or exacerbate existing on street parking problems, nor materially increase other traffic problems, taking account of any contributions that have been secured for the provision of off-site works.

The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan. Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes will be identified in the Allocations & Development Management DPD. The route of the Southern Link Road will be safeguarded and is indicatively defined on the Proposals Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover (symbolised on the Newark Key Diagram) to replace the existing flat crossing to the north of Newark Northgate Station and possible new car parking at Newark Northgate Station. The location of these schemes will be identified in detail in the Allocations and Development Management DPD.

High quality, safe, cycle, footpath and bridleway networks will be safeguarded and extended to provide opportunities to reduce the number of short car journeys and for cycling, walking and horse riding for recreation in the countryside. Disused railway lines will be protected from other forms of development, to safeguard their potential to be reinstated to their former use for commercial or leisure purposes, or to extend the cycling or footpath networks.

All major developments should be well located for convenient access by non-car modes, such as walking, cycling and high quality public transport including those measures set out in PPG13 and policies CP11, NAP 1, NAP 2A, 2B and 2C, SoAP1, ShAP2 and Appendix E of the Core Strategy.

The District Council will promote and support the use of the River Trent for commercial and tourism activities.

	Spatial Policy 7 - Sustainable Transport		
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	0	0	
2 Health and health inequalities	0	0	

3 Access to Recreation and Culture	+	+	Promoting an improved and integrated transport network which facilitates a shift of emphasis to non car modes can help to facilitate access to recreation and culture for all.
4 Community Safety/Crime	0	0	
5 Develop Social Capital	+	+	Increasing non car based forms of transport can help to increase accessibility for all.
6 Biodiversity	-	-	Land will be required for new road schemes identified through the Nottinghamshire Local Transport Plan.
7 Natural, built, cultural, archaeological assets	-	-	Land will be required for new road schemes identified through the Nottinghamshire Local Transport Plan.
8 Natural Resources	-	-	Land will be required for new road schemes identified through the Nottinghamshire Local Transport Plan.
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	++	+++	The Sustainable Transport policy meets the objective.
12 Employment	0	0	
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities

The provision of new and enhanced community and leisure facilities will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities, both within the District and beyond.

The loss of existing community and leisure facilities will not be permitted unless it can be clearly demonstrated that:

- Continued use as a community facility or service is no longer feasible, having regard to appropriate marketing, the demand for the use of the site or premises, its usability and the identification of a potential future occupier; and
- That sufficient alternative provision has been made elsewhere which is equally accessible and of the same quality or better as the facility being lost; and
- There is sufficient provision of such facilities in the area.

	Spatial Policy 8 - Protecting and Promoting Leisure and Community Facilities		
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	0	0	
2 Health and health inequalities	+	++	Community and leisure facilities add to the well being of local people and, by providing the opportunity for sport and other activities, help promote healthy lifestyles. Protecting these facilities will allow this to continue.
3 Access to Recreation and Culture	+	++	Promotion of facilities helps improve access to and participation in recreation and sports facilities.
4 Community Safety/Crime	0	0	
5 Develop Social Capital	++	++	The protection of community facilities will provide locations for community level activities/ organisations. Such an approach will also help maintain and enhance the vitality and viability of urban and rural communities.
6 Biodiversity	0	0	
7 Natural, built, cultural, archaeological assets	+/-	+/-	Any new/replacement community facilities would need to be appropriately located to minimise any impact on these assets. The Allocations & Development Management DPD will address this.
8 Natural Resources	-	-	Replacement sites permitted by this Policy may affect existing natural resources e.g. agricultural land.
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	+	+	Protecting such uses will help ensure that there is a supply of locally accessible leisure and community facilities. Such networks can help reduce the need to travel to other locations thus aiding this objective.
12 Employment	+	+	Community facilities help towards the creation of a diverse economy.
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

Core Policy 1 - Affordable Housing Provision

For all qualifying new housing development proposals and allocated housing sites, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is accessible and affordable to those unable to compete in the general housing market. The District Council will seek to secure 30% of new housing development on qualifying sites as Affordable Housing, but in doing so will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case.

The qualifying thresholds for Affordable Housing provision will be:

Newark Urban Area - all housing proposals of 10 or more dwellings or sites of 0.4 ha or above (irrespective of dwelling numbers);

The rest of Newark and Sherwood - all housing proposals of 5 or more dwellings or sites of 0.2 ha or above (irrespective of dwelling numbers).

The District Council does not normally encourage off site contributions - if such contributions are deemed appropriate, because of the characteristics of the scheme proposed, the District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

The District Council will seek to secure a tenure mix of Affordable Housing to reflect local housing need and viability on individual sites. Overall the tenure mix in the District should reflect the following mix:

60% Social Rented housing

40% Intermediate housing

Core Policy 1 Affordable Housing Provision			
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	+++	+++	Will allow for the maximum of affordable housing to be delivered across the District whilst allowing for local circumstance to be taken into account.
2 Health and health inequalities	++	++	Will help address health inequalities by providing new housing.
3 Access to Recreation and Culture	0	0	
4 Community Safety/Crime	0	0	
5 Develop Social Capital	+	+	Will help to maintain social links and maintain social balance
6 Biodiversity	0	0	

7 Natural, built, cultural, archaeological assets	0	0	
8 Natural Resources	0	0	
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	0	0	
12 Employment	0	0	
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

Core Policy 2 – Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing, in defined rural parts of the District, on rural affordable housing ‘exceptions sites.’ Such sites should be in, or adjacent to, the main built-up area of villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Core Policy 2 Rural Affordable Housing			
	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	+++	+++	Will allow for the maximum of affordable housing to be delivered across the rural parts of the District whilst allowing for local circumstance to be taken into account.
2 Health and health inequalities	++	++	Will help address health inequalities by providing new housing.
3 Access to Recreation and Culture	0	0	
4 Community Safety/Crime	0	0	
5 Develop Social Capital	+	+	Will help to maintain social links and maintain social balance

6 Biodiversity	+/-	+/-	The location of affordable housing sites identified under this Policy may have an impact upon this SA objective
7 Natural, built, cultural, archaeological assets	+/-	+/-	The location of affordable housing sites identified under this Policy may have an impact upon this SA objective
8 Natural Resources	0	0	
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	0	0	
12 Employment	0	0	
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

Core Policy - 11 Rural Accessibility

The District Council will promote rural accessibility to services, facilities and employment. Through strong and effective partnerships with service providers and the County Council, the District Council will work to:

- Secure improved public transport to villages, to provide for increased access to services, facilities and employment opportunities in relevant centres:
 - In the Newark Area the District Council will seek to secure improved public transport to villages, providing links to the Town Centre of the Sub-Regional Centre of Newark, the Principal Villages of Collingham and Sutton-on-Trent and applicable centres in neighbouring Districts;
 - In the Sherwood Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Ollerton & Boughton, the Principal Villages of Edwinstowe and Bilsthorpe and with applicable centres in neighbouring Districts;
 - In the Southwell Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Southwell and the Principal Village of Farnsfield.
- Encourage the retention of existing and the development of appropriate new facilities and services in villages to increase rural sustainability in line with Spatial Policy 3 Rural Areas and Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities.

	Core Policy - 11 Rural Accessibility		
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	0	0	
2 Health and health inequalities	+	++	Will promote accessibility for rural residents to services in larger settlements including hospital, doctor's surgeries and pharmacies/chemists
3 Access to Recreation and Culture	+	++	Will promote accessibility for rural residents to recreational and cultural facilities/services.
4 Community Safety/Crime	0	0	
5 Develop Social Capital	0	+	In helping to maintain and build healthy rural communities, the Policy will assist in the development of social capital in the rural parts of the District.
6 Biodiversity	0	0	
7 Natural, built, cultural, archaeological assets	0	0	
8 Natural Resources	0	0	
9 Waste and Recycling	0	0	
10 Energy	0	+	The promotion of public transport and the encouragement of local services will reduce energy requirements for transport.
11 Transport	++	+++	The Policy meets the SA objective.
12 Employment	+	+	Good access is likely to maintain existing jobs and assist in the creation of new jobs accessible to the rural population
13 Enterprise & Innovation	0	+	By increasing rural accessibility, the policy assists in the promotion of rural enterprises
14 Modern Economic Structure	0	+	The Policy increases the attractiveness of the rural parts of the District to new forms of enterprise that are appropriate in nature and scale to the area.

Core Policy 12 - Biodiversity and Green Infrastructure

The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure Strategy and the Nature Conservation Strategy. The District Council will therefore:

- Expect proposals to take into account the need for continued protection of the District’s ecological, biological and geological assets. With particular regard to sites of international, national and local significance, Ancient Woodlands and species and habitats of principal importance identified in Section 41 of the Natural Environment and Rural Communities Act 2006 and in the Nottinghamshire Local Biodiversity Action Plan;
- Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;
- Promote the appropriate management of features of major importance for wild flora and fauna;
- Provide for Suitable Alternative Natural Green Space to reduce visitor pressure on the District’s ecological, biological and geological assets, particularly in the Newark area and for 5kms around the Birklands and Bilhaugh Special Area of Conservation;
- Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between:
 - Newark and Southwell; and
 - Southwell and the north-west of the District
 Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;
- Positively view proposals that seek to enhance the District’s Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported. In Newark, new Green Infrastructure schemes that maximise the potential of the Trent Riverside area will be supported;
- Support the implementation of area-based Strategic Green Infrastructure interventions through the Allocations & Development Management DPD.

Core Policy 12 - Biodiversity and Green Infrastructure			
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	0	0	
2 Health and health inequalities	+	+	Access to a green environment can have beneficial impacts on people’s health and well being.

3 Access to Recreation and Culture	++	++	The natural environment, including areas such as Sherwood Forest, forms an important part of the District's character and heritage. Creating new areas of interest, dispersing visitor pressure and providing links through to other green Infrastructure could all be of benefit in providing opportunities for enjoyment of the District's heritage.
4 Community Safety/Crime	0	0	
5 Develop Social Capital	+	+	Access to a green environment can have beneficial impacts by providing space for community and cultural activities.
6 Biodiversity	++	+++	This Policy would aid the protection of the area's biodiversity and wildlife habitats.
7 Natural, built, cultural, archaeological assets	++	+++	This Policy would aid the protection of the area's biodiversity and wildlife habitats. Encouraging the protection, improvement and provision of new areas of biodiversity can only add to the wealth of natural assets within the District.
8 Natural Resources	+	++	This Policy would aid the protection of the area's natural resources and encourage the provision of areas of biodiversity in new development. It will help promote sustainable forms of development.
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	+	+	Provision of a Green Infrastructure Network throughout the District, including the improvement of access to and between settlements and the Districts assets particularly where this incorporates Multi User Routes, could provide for the opportunity for increased use of non-car based transport.
12 Employment	0	0	
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

Newark Urban Area Policy 3 - Newark Urban Area Sports and Leisure Facilities

The District Council will seek to improve sports and leisure facilities in Newark Urban Area. Such facilities should be accessible by a range of transport modes, including public transport and cycle routes, with good access both to the existing Newark Urban Area and the Strategic Sites. If possible the District Council will seek to locate such facilities in a single location.

It is envisaged that these facilities will be funded through CIL.

	Newark Urban Area Policy 3 - Newark Urban Area Sports and Leisure Facilities		
SA Objective	Short Term	Long Term	Comments/Proposed Mitigation
1 Housing	0	0	
2 Health and health inequalities	++	++	The provision of facilities to encourage sport and recreation in an accessible location gives the opportunity for people to undertake physical activity which can lead to healthier lifestyles.
3 Access to Recreation and Culture	++	+++	Policy provides for the improvement of sports and leisure facilities in Newark which will be accessible by a range of transport modes.
4 Community Safety/Crime	0	0	
5 Develop Social Capital	++	++	The provision of facilities to encourage sport and recreation in an accessible location gives the opportunity for social interaction and a location for community activities.
6 Biodiversity	0	0	
7 Natural, built, cultural, archaeological assets	0	0	
8 Natural Resources	0	0	
9 Waste and Recycling	0	0	
10 Energy	0	0	
11 Transport	++	++	Locally accessible community facilities reduce the need to travel to other locations. Locating the Sports Hub in Newark, close to public transport helps with accessibility to the wider District population.
12 Employment	0	0	
13 Enterprise & Innovation	0	0	
14 Modern Economic Structure	0	0	

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 Contributions and where appropriate funding assistance from the Council. Planning applications will be expected to include appropriate infrastructure provision.

A Planning Obligations / Developer Contributions 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.

Objectives	DM3
1. To ensure that the housing stock meets the housing needs of the District	+
2. To improve health and reduce health inequalities	+
3. To provide better opportunities for people to value and enjoy the District's heritage	+
4. To improve community safety, reduce crime and the fear of crime	+
5. To promote and support the development and growth of social capital across the District	+
6. To increase biodiversity levels across the District	+
7. To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the District	+
8. To manage prudently the natural resources of the District including water, air quality, soils and minerals	+
9. To minimise waste and increase the re-use and recycling of waste materials	0
10. To minimise energy usage and to develop the District's renewable energy resource, reducing dependency on non-renewable sources	0
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	+
12. To create high quality employment opportunities	+
13. To develop a strong culture of enterprise and innovation	+
14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	+