

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

**Sustainability Appraisal and Habitats Regulations Review of  
the Final Modifications**

**January 2013**



## Introduction

Following the Submission of the Allocations & Development Management Development Plan Document (DPD) to the Secretary of State on 10<sup>th</sup> September 2012 and its subsequent Examination, by an independent Planning Inspector, between the 11<sup>th</sup> and 20<sup>th</sup> 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 proposed main and minor modifications are detailed within the Final Modifications document which is available through the link below.

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

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 document details the outcome of this review with each of the proposed modifications being assessed. The review has concluded 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.

## Consultation

The results of this SA review and the proposed final modifications are now subject to a period of consultation between the **14<sup>th</sup> January and 8<sup>th</sup> 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.

Should you wish to make a Representation on the SA review then this can be done via email to [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info) or by writing to the address below.

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).

Our ref: 25025/GC/070113



07 January 2013

Richard Exton  
Senior Planning Officer  
Planning Policy Business Unit  
Newark and Sherwood District Council  
Kelham Hall  
Kelham  
Newark  
Nottinghamshire  
NG23 5QX

One Queens Drive  
Birmingham  
B54PJ  
United Kingdom

Tel: 0121 352 4700  
Fax: 0121 352 4701  
[www.wspenvironmental.com](http://www.wspenvironmental.com)

Dear Richard,

**Newark & Sherwood Publication Allocations & Development Management Development Plan Document – Proposed Modifications – Addendum to the Sustainability Appraisal and Assessment under the Habitats Regulations Reports**

As requested a review of the Proposed Modifications to the Development Plan Document (DPD) has been undertaken. The implications for the Sustainability Appraisal and Assessment under the Habitats Regulations (HRA) dated June 2012. Each of the proposed changes has been reviewed in the attached schedules and no additional issues warranting further assessment have been identified.

Many of the changes are intended to provide clarity on how policies will be implemented, for example arrangements for evaluation of sites with high archaeological potential. The changes will help ensure that policy provisions are implemented at the appropriate point in the development management process.

The proposed changes include a new policy – DM12 on the presumption in favour of sustainable development.

This policy is considered to have potentially significant positive effects at the local level across economic, social and environmental objectives included in the SA framework, however there could be uncertainties associated with instances where local policy is absent, silent or out of date because proposals would then be assessed against the National Planning Policy Framework and local policies where material. **It is suggested that the second part of the policy could also highlight the need for mitigation/enhancement to address instances where harm would otherwise occur.** As it stands a scheme could be approved if any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits but it could be demonstrated that the proposal was compliant with the National Planning Policy Framework. In effect the first part of the policy and the second part are potentially at odds with each other. This is not a criticism of the Council or the Inspector but a reflection on how the National Planning Policy Framework is framed.

Policy DM12 is not anticipated to have any implications for the HRA as the DPD is considered to already provide sufficient safeguards in relation to the Special Area of Conservation and if a situation were to arise where local policy was absent, silent or out of date the National Planning Policy Framework at paragraph 119 states that:

*“The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.”*

The provision of a Visitor Centre at Sherwood Forest provides the opportunity to deliver green space that will help relieve recreational pressure on the Special Area of Conservation. Policy ED/VC/1 is proposed to be amended. The policy still recognises that the Visitor Centre will need to be subject to project level Appropriate Assessment and the proposed changes are not considered to have any further implications for the HRA.

The modifications include a definition of Suitable Alternative Natural Green Space and cross reference Natural England's definition of 'natural space' but do not provide a reference for this. It is suggested that the following text and associated reference is added:

**The definition of natural space development by Natural England in the context of Accessible Natural Greenspace (ANGSt) is “*places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate*<sup>1</sup>”.**

No additional amendments to the previous reports are considered necessary. A Post Adoption Statement for the SA will be required in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Nicholson'.

Sean Nicholson  
Technical Director

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<sup>1</sup> Natural England (2010) *Nature Nearby: Accessible Natural Greenspace*

Final Proposed Modifications – Newark Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:	Any further implications for the SEA?	Any further implications for the HRA?
FPM19	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S	No	No
FPM20	Newark Proposals Map	Re-insert Urban Boundary on amended Newark North Proposals Map	Erroneously left off amended map.	main	S	No	No
FPM21	Proposed new paragraph after 2.6.	<p>Insert after paragraph 2.6.</p> <p>“The current requirement for Gypsy and Traveller provision in the Core Strategy is 84 pitches has now been met and exceed 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 &amp; Traveller DPD.”</p>	To provide clarity on the approach to Gypsy and Traveller provision	main	S	No	No

FPM22	Paragraph 2.7 as amended by the Schedule of Proposed Changes	Insert at the end of paragraph 2.7 Final sentence of the amended paragraph to read "...and will seek to secure any further allocations based on this information through 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	No	No
FPM23	NUA/Ho/1	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	No	No
FPM24	NUA/Ho/1	Amend first bullet point to read:  Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A46 Newark Bypass;	To provide clarity on the implementation of this policy.	main	E	No	No
FPM25	NUA/Ho/1	Amend second bullet point to read:  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 on any planning consent are likely to be required reflecting the high archaeological potential of the site.	To provide clarity on the implementation of this policy.	main	E	No	No

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	No	No
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 standards forming part of any planning application.</p>	To provide clarity on the implementation of this policy.	main	E	No	No
FPM28	NUA/Ho/2	<p>Amend second bullet point to read:</p> <p>The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application.</p>	To provide clarity on the implementation of this policy.	main	E	No	No
FPM29	NUA/Ho/2	<p>Amend third 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 East Coast Main Line</p>	NUA/Ho/2	main	E	No	No
FPM30	NUA/Ho/2	<p>Amend fourth bullet point to read:</p> <p>Developer contributions towards the elimination of the foot crossing across the East Coast Main Line at Hatchets Lane secured through the planning application process.</p>	To provide clarity on the implementation of this policy.	main	E	No	No

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	No	No
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	No	No
FPM33	NUA/Ho/3	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	No	No
FPM34	NUA/Ho/3	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.	To provide clarity on the implementation of this policy.	main	S	No	No



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	No	No
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	No	No
FPM37	NUA/Ho/5	<p>Amend second 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 A1 and long distance views into the site from the north.</p>	To provide clarity on the implementation of this policy.	main	S	No	No
FPM38	NUA/Ho/5	<p>Amend third 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	No	No

FPM39	NUA/Ho/5	<p>Insert fourth bullet point to read:</p> <p>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.</p>	To provide clarity on the implementation of this policy.	minor	S	No	No
FPM40	NUA/Ho/6	<p>Amend third 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	No	No
FPM41	NUA/Ho/6	<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	No	No
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	No	No

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	No	No
FPM44	NUA/Ho/7	<p>Insert additional sentence at the end of the paragraph: "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	No	No
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	No	No
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	No	No
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	No	No

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	No	No
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	No	No
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	No	No
FPM51	NUA/Ho/10	<p>Amend first 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	No	No

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 SINC and retention of existing hedgerows on site where possible	To provide clarity on the implementation of this policy	main	S	No	No
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	No	No
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	No	No
FPM55	NUA/MU/2	Delete ‘important’ from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
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	No	No

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	No	No
FPM58	NUA/MU/2	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	No	No
FPM59	NUA/MU/3	<p>Amend second sentence of the policy to read:</p> <p>“The site sill 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	No	No
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	No	No
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	No	No

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	No	No
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	No	No
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	No	No
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	No	No
FPM66	NUA/E/2	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	No	No
FPM67	NUA/E/3	<p>Amend second bullet point to read:</p> <p>Appropriate landscaping scheme, submitted as part of any planning application providing appropriate boundary treatment to respect the Middleton Road area</p>	To provide clarity on the implementation of this policy	main	S	No	No

FPM68	NUA/E/3	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	No	No
FPM69	NUA/E/4	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
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	No	No
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	No	No
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	No	No
FPM73	NUA/SPA/1	Insert fourth 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	No	No



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	No	No
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	No	No
FPM76	NUA/Tr/1	<p>Add final sentence to reasoned justification to read:</p> <p>Such a scheme will be progressed in the first 10 years of this DPD.”</p>	To provide clarity on the implementation of this policy	minor	S	No	No

FPM77	NUA/Tr/1	<p>Insert second bullet point to read:</p> <p>Proposals to preserve and enhance heritage assets, including the Grade II listed station and the adjoining conservation area.</p>	To satisfy English Heritage's concerns.	minor	S	No	No
FPM78	Co/MU/1	Replace the word site with "allocation" in second sentence of the policy.	For consistency	minor	S	No	No
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	No	No
FPM80	Co/MU/1	<p>Insert the additional text after the first sentence of the second paragraph:</p> <p>'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.'</p>	To provide clarity on the implementation of Co/RL/1.	main	E	No	No
FPM81	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 allocation	minor	S	No	No

FPM82	Co/MU/1	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:  '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	No	No
FPM83	Co/MU/1	Amend fifth 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	No	No
FPM84	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 policy	main	S	No	No
FPM85	Co/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E	No	No
FM86	Sutton on Trent Paragraph 2.28	Insert additional sentence at the end of the paragraph:  "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."	To provide appropriate context for the wording in ST/MU/1	main	E	No	No

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	No	No
FPM88	ST/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	main	E	No	No

Final Proposed Modifications – Southwell Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:	Any further implications for the SEA?	Any further implications for the HRA?
FPM89	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S	No	No
FPM90	Para 3.5	<p>Insert as final sentence:</p> <p>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.</p>	To satisfy the National Trusts' concerns.	minor	S	No	No
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	No	No
FPM92	Policy So/Ho/1	Delete 'important' from point i.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
FPM93	Policy So/Ho/1	<p>Amend point ii. 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	No	No
FPM94	Policy So/Ho/1	<p>Amend point iv. to read:</p> <p>Provision of appropriate pedestrian access as part of the design and layout of any planning application.</p>	To provide clarity on the pedestrian access requirements.	Main	S	No	No

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	No	No
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	No	No
FPM97	Policy So/Ho/2	Amend "Bishops Palace" to "Archbishop's Palace" in Policy So/Ho/2 point i.2.	Factual correction	Minor	S	No	No
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	No	No
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	No	No
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	No	No
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	No	No

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	No	No
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	No	No
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 then provision of an appropriate level of on-site replacement habitat.”	To satisfy Natural Englands concerns	minor	S	No	No
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	No	No
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	No	No

FPM107	Policy So/Ho/4	<p>Replace point i. with the following text:</p> <p>‘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.’</p>	To provide clarity on the infrastructure requirements.	Main	E	No	No
FPM108	Policy So/Ho/4	Delete ‘important’ from point ii.	To provide consistent referencing of gateway sites within policies.	Minor	E	No	No
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	No	No
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	No	No



FPM111	Policy So/Ho/4	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	No	No
FPM112	Policy So/Ho/4	Amend point v. to read:  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.	To provide clarity on the pedestrian access requirements.	Main	S	No	No
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	No	No
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	No	No
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	No	No
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	No	No

FPM117	Policy So/Ho/5	Delete 'important' from point ii.	To provide consistent referencing of gateway sites within policies.	Minor	E	No	No
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	No	No
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	No	No
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	No	No
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	No	No
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	No	No
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	No	No

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	No	No
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	No	No
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	No	No
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	No	No
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	No	No
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	No	No
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	No	No
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	No	No

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	No	No
FPM133	Policy So/E/1	Amend the first paragraph of point 2 Thurgarton Hundred Workhouse to read:  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.	To address the concerns of English Heritage and the National Trust.	Main	S	No	No
FPM134	Policy So/E/2	Amend final sentence of second paragraph to read: "development on this site will be subject to the following:..."	Typographical mistake	minor	S	No	No
FPM135	Policy So/PV	Amend "Bishops Palace" to "Archbishop's Palace" in the first paragraph of Policy So/PV	Factual correction	minor	S	No	No
FPM136	Policy So/PV	Amend first bullet point to read:  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;	To address the concerns of English Heritage and the National Trust.	Main	S	No	No

FPM137	Policy So/Wh	Amend first bullet point to read:  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;	To address the concerns of English Heritage and the National Trust.	Main	S	No	No
FPM138	Policy Fa/Ho/1	Amend the 2 <sup>nd</sup> 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	No	No
FPM139	Policy Fa/Ho/1	Amend the 3 <sup>rd</sup> 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	No	No
FPM140	Policy Fa/Ho/1	Amend the 4 <sup>th</sup> 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	No	No
FPM141	Policy Fa/Ho/1	Amend the 5 <sup>th</sup> bullet point to read:  Developer funded localised sewer capacity improvements as required.	To provide clarity on infrastructure requirements.	Main	S	No	No
FPM142	Policy Fa/MU/1	Amend the 1 <sup>st</sup> 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	No	No

FPM143	Policy Fa/MU/1	Amend the 2 <sup>nd</sup> 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	No	No
FPM144	Policy Fa/MU/1	Amend the 3 <sup>rd</sup> 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	No	No
FPM145	Policy Fa/MU/1	Delete the 4 <sup>th</sup> 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	No	No
FPM146	Policy Fa/MU/1	Amend the 5 <sup>th</sup> bullet point to read:  Developer funded localised sewer capacity improvements as required.	To provide clarity on infrastructure requirements.	Main	S	No	No
FPM147	Policy Fa/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	Main	E	No	No
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	No	No
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	No	No

Final Proposed Modifications – Nottingham Fringe Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:	Any further implications for the SEA?	Any further implications for the HRA?
FPM150	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S	No	No
FPM151	Policy Lo/Ho/1	Amend 1 <sup>st</sup> 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	No	No
FPM152	Policy Lo/Ho/2	Amend 1 <sup>st</sup> 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	No	No
FPM153	Policy Lo/Ho/2	Amend 2 <sup>nd</sup> 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	No	No

FPM154	Policy Lo/Ho/2	Amend 3 <sup>rd</sup> 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	No	No
FPM155	Policy Lo/Ho/2	Amend 4 <sup>th</sup> 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	No	No
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	No	No
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	No	No



Final Proposed Modifications – Sherwood Area

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:	Any further implications for the SEA?	Any further implications for the HRA?
FPM158	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S	No	No
FPM159	OB/Ho/1	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
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	No	No
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	No	No

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	No	No
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	No	No
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	No	No
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	No	No

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	No	No
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	No	No
FPM169	OB/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 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	No	No
FPM170	OB/HO/3	Amend first bullet point to read:  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.	To provide clarity on the implementation of this policy	main	S	No	No
FPM171	OB/HO/3	Amend second bullet point to read:	To provide clarity on the	main	S	No	No

		Developer contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton.	implementation of this policy				
FPM172	OB/HO/3	Amend third 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	No	No
FPM173	OB/HO/3	Amend fourth 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	No	No
FPM174	OB/MU/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	No	No

FPM175	OB/MU/1	Amend sixth bullet point to read:  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.	To provide clarity on the implementation of this allocation	main	E	No	No
FPM176	OB/MU/1	Amend 7 <sup>th</sup> bullet point to read:  The provision of on-site strategic sports facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton.	To provide clarity on the implementation of this policy	main	S	No	No
FPM177	OB/MU/1	Amend 8 <sup>th</sup> bullet point to read:  Preservation and enhancement of the River Maun and associated footpaths, walkways and cycle facilities through the design and layout of any planning application.	To provide clarity on the implementation of this policy	main	S	No	No
FPM178	OB/MU/1	Amend 9 <sup>th</sup> 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	No	No

FPM179	OB/MU/1	Amend 10 <sup>th</sup> 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	No	No
FPM180	OB/MU/1	Amend 11 <sup>th</sup> 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	No	No
FPM181	OB/MU/1	Amend 12 <sup>th</sup> 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	No	No
FPM182	OB/MU/1	Amend 13 <sup>th</sup> bullet point to read:  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.	To provide clarity on the implementation of this policy	main	E	No	No

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	No	No
FPM184	OB/MU/2	<p>Amend 11<sup>th</sup> 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	No	No
FPM185	OB/MU/2	<p>Amend 12<sup>th</sup> 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	No	No

FPM186	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	No	No
FPM187	OB/Ph/1	<p>Amend policy to read:</p> <p>In Ollerton &amp; 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	No	No
FPM188	OB/E/1	<p>Amend 1<sup>st</sup> bullet point to read:</p> <p>Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application.</p>	To provide clarity on the implementation of this policy	main	S	No	No



FPM189	OB/E/1	Amend 2 <sup>nd</sup> 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	No	No
FPM190	OB/E/1	Amend 3 <sup>rd</sup> 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	No	No
FPM191	OB/E/1	Amend 4 <sup>th</sup> 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 allocation	main	S	No	No
FPM192	OB/E/1	Amend 5 <sup>th</sup> 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	No	No

FPM193	OB/E/1	Amend 7 <sup>th</sup> 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	No	No
FPM194	OB/E/2	Amend 1 <sup>st</sup> 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	No	No
FPM195	OB/E/2	Amend 2 <sup>nd</sup> 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	No	No
FPM196	OB/E/2	Amend 3 <sup>rd</sup> 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	No	No
FPM 197	OB/E/2	Amend 4 <sup>th</sup> 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 allocation	main	S	No	

FPM198	OB/E/2	Amend 5 <sup>th</sup> 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	No	No
FPM199	OB/E/2	Amend 7 <sup>th</sup> 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	No	No
FPM200	OB/E/2	Amend 8 <sup>th</sup> 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	No	No
FPM201	OB/E/3	Amend 1 <sup>st</sup> 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	No	No

FPM202	OB/E/3	Amend 2 <sup>nd</sup> 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	No	No
FPM203	OB/E/3	Amend 4 <sup>th</sup> 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	No	No
FPM204	OB/E/3	Amend 5 <sup>th</sup> 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	No	No
FPM205	OB/E/3	Amend 6 <sup>th</sup> 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	No	No

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 policy	main	E	No	No
FPM207	ED/Ho/1	Delete 'important' from second bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
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	No	No
FPM209	ED/Ho/2	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 policy	main	E	No	No
FPM210	ED/Ho/2	Delete 'important' from second bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No

FPM211	ED/Ho/2	<p>Add 3rd bullet point to read:</p> <p>Developer funded localised sewer capacity improvements as required.</p>	To provide clarity on the implementation of this policy	main	S	No	No
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	No	No
FPM213	Bi/Ho/1	<p>Amend first 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 policy	main	E	No	No

FPM214	Bi/Ho/1	Amend 1st bullet point to read:  'Appropriate design which addresses the sites gateway location and manages the transition into the main built up area; and'	To provide consistent referencing of gateway sites within policies.	main	E	No	No
FPM215	Bi/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 policy	main	E	No	No
FPM216	Bi/Ho/2	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
FPM217	Bi/MU/1	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 policy	main	E	No	No
FPM218	Bi/MU/1	Delete from 1st Line "Kirklington Road" and replace with "Eakring Road"	Factual correction.	minor	S	No	No

FPM219	Bi/MU/1	Delete 'important' from first bullet point.	To provide consistent referencing of gateway sites within policies.	minor	E	No	No
FPM220	Bi/Ph/1	Amend policy to read:  '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  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.	To provide clarity over the purpose of phasing and its implementation.	main	E	No	No



Final Proposed Modifications - Mansfield Fringe Area

	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:	Any further implications for the SEA?	Any further implications for the HRA?
FPM221	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S	No	No
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	No	No
FPM223	Ra/Ho/1	Amend 1 <sup>st</sup> 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	No	No
FPM224	Ra/Ho/1	Amend 2 <sup>nd</sup> 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	No	No
FPM225	Ra/Ho/1	Amend 3 <sup>rd</sup> 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	No	No
FPM226	Ra/Ho/1	Amend 4 <sup>th</sup> bullet point to read:	To provide clarity on the	Main	S	No	No

		Provision of suitable screening between the residential development and the allotments as part of the design and layout of any planning application.	implementation of this policy.				
FPM227	Ra/Ho/1	Amend 5 <sup>th</sup> 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	No	No
FPM228	Ra/Ho/1	Amend 6 <sup>th</sup> 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	No	No
FPM229	Ra/Ho/1	Amend 7 <sup>th</sup> 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	No	No
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	No	No
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	Policy amended to provide clarity on the purpose and implementation of phasing for the site.	Main	E	No	No

		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 developer to implement.'					
FPM232	Ra/Ho/2	Amend 2 <sup>nd</sup> 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 policy.	Main	S	No	No
FPM233	Ra/Ho/2	Amend 3 <sup>rd</sup> 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	No	No
FPM234	Ra/Ho/2	Amend 4 <sup>th</sup> 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	No	No
FPM235	Ra/Ho/2	Amend 6 <sup>th</sup> 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	To provide clarity on the implementation of this policy.	Main	S	No	No

		development.					
FPM236	Ra/Ho/2	Amend 7 <sup>th</sup> 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	No	No
FPM237	Ra/Ho/2	Amend 8 <sup>th</sup> 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	No	No
FPM238	Ra/Mu/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	No	No
FPM239	Ra/Mu/1	Amend 1 <sup>st</sup> 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	No	No
FPM240	Ra/MU/1	Amend 2 <sup>nd</sup> 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	No	No
FPM241	Ra/Mu/1	Amend 4 <sup>th</sup> bullet point to read:	To provide clarity on the implementation of this policy.	Main	S	No	No

		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.					
FPM242	Ra/Mu/1	Amend 5 <sup>th</sup> 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	No	No
FPM243	Ra/Mu/1	Amend 7 <sup>th</sup> 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	No	No
FPM244	Ra/Mu/1	Amend 8 <sup>th</sup> 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	No	No
FPM245	Ra/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	Main	E	No	No
FPM246	Ra/E/1	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	No	No
FPM247	Ra/E/1	Remove reference to the Green Belt.	Site is not in the green belt	minor	S	No	No
FPM248	Ra/E/1	Amend 1 <sup>st</sup> bullet point to read:	To provide clarity on the	Main	S	No	No

		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.	implementation of this policy.				
FPM249	Ra/E/1	Amend 4 <sup>th</sup> 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	No	No
FPM250	Ra/E/1	Amend 5 <sup>th</sup> 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	No	No
FPM251	Ra/E/1	Amend 6 <sup>th</sup> 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	No	No
FPM252	Ra/E/1	Amend 8 <sup>th</sup> 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	No	No
FPM253	CI/MU/1	Amend Policy to read:	To address English Heritage's concern regarding this matter	Main	S	No	No

		<p>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.</p> <p>In addition to 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 appropriate contributions to infrastructure provision in the Developer Contributions SPD, development on this site will be subject to the following:</p> <ul style="list-style-type: none"> <li>· The preparation of a Master Plan setting out the broad location for development on the site and the phasing of new development;</li> <li>· Responding to the conclusions of the options appraisal for the future of the listed former colliery headstocks and powerhouse.</li> <li>· The implementation of suitable measures to address legacy issues such openings within the site which relate to its former use as a colliery;</li> <li>· No residential development shall take place in areas identified as being within Flood Zones 2 &amp; 3;</li> </ul>					
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		<ul style="list-style-type: none"> <li>· 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 areas; Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;</li> <li>· 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</li> </ul>					
FPM254	CI/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	Main	E	No	No
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	No	No
FPM256	BI/Ho/1	<p>Amend 1<sup>st</sup> 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	No	No
FPM257	BI/Ho/1	Delete 'important' from second bullet point.	To provide consistent	minor	E	No	No



			referencing of gateway sites within policies.				
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	No	No
FPM259	Bl/Ho/2	Amend 1 <sup>st</sup> 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	No	No
FPM260	Bl/Ho/2	Amend 1 <sup>st</sup> 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	No	No
FPM261	Bl/Ho/2	Amend 2 <sup>nd</sup> 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	No	No
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 reference to DM Policy 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be	To provide clarity on the implementation of this policy.	Main	E	No	No

		subject to the following:					
FPM263	Bl/Ho/3	Amend 1 <sup>st</sup> 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	No	No
FPM264	Bl/Ho/3	Amend 2 <sup>nd</sup> 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	No	No
FPM265	Bl/Ho/3	Amend 3 <sup>rd</sup> 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	No	No
FPM266	Bl/Ho/3	Amend 4 <sup>th</sup> 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	No	No

FPM267	Bl/Ho/3	Amend 5 <sup>th</sup> 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	No	No
FPM268	Bl/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	No	No
FP269	Bl/Ph/1	Delete policy.	Policy not required following the amending of the site specific policy.	Main	E	No	No
FP270	Bl/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	No	No

Final Proposed Modifications – Development Management Policies

Reference:	Document reference:	Proposed Modification:	Reason:	Main or minor	S/E:	Any further implications for the SEA?	Any further implications for the HRA?
FPM271	Various	Change reference from 'proposals' to 'policies' map wherever it occurs	Technical correction	minor	S	No	No
FPM272	Various	Change reference from Landscape Character DPD to SPD wherever it occurs	Technical correction	minor	S	No	No
FPM273	Policy DM3	See text at end of table	To ensure that the policy complies with the NPPF	main	E	No	No
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	No	No
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	No	No
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	No	No

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.</p> <p>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.</p> <p>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	No	No
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 assessed against the requirements of 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 of which would be to harm the existing 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	No	No

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 through integration and connectivity of 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	No	No
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	No	No
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	No	No
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	No	No
FPM283	DM6 Household Development	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	minor	S	No	No

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 &amp; 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>On sites of regional or local importance, <u>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	No	No
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	No	No

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	No	No
FPM287	Policy DM8	Para 7.37 - Change 'Were' to 'Where'	To correct a spelling mistake.	minor	S	No	No
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	No	No
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	No	No
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	No	No
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 Council's Concerns	minor	S	No	No



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	No	No
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	No	No
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	No	No
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	No	No

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"> <li>• 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; or</li> <li>• Specific policies in that Framework indicate that development should be restricted."</li> </ul>	To reflect the NPPF's stance on the presumption in favour of sustainable development and provide clarity on its implementation.	Main	S	Yes – It is suggested that the second part of the policy could also highlight the need for mitigation/enhancement to address instances where harm would otherwise occur.	No – see comments in covering letter
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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.**

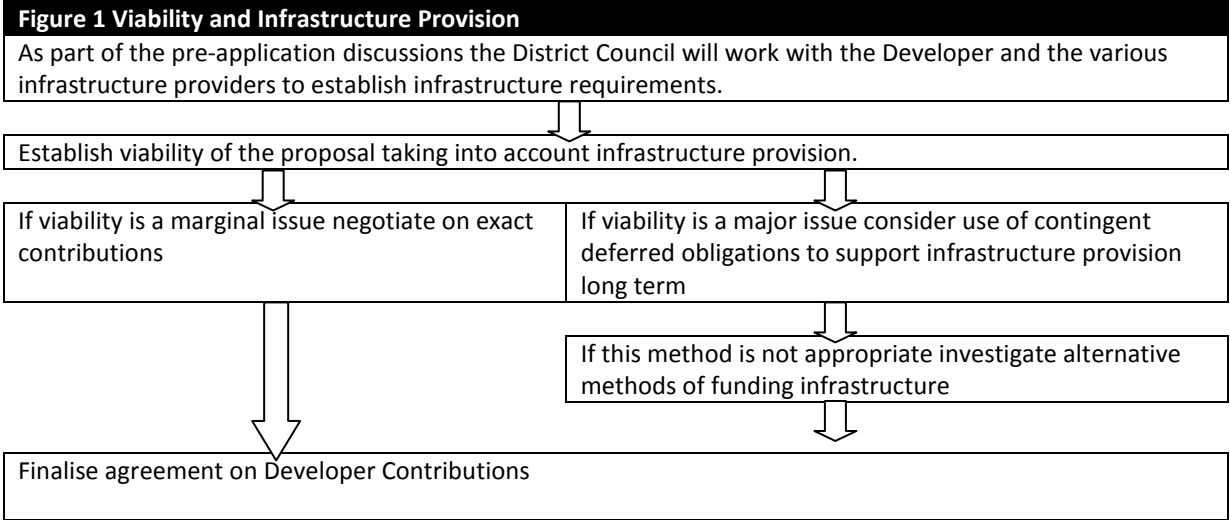
#### **Justification**

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



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:	Any further implications for the SEA?	Any further implications for the HRA?
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	No	No
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"> <li>• Monitoring housing delivery</li> <li>• Ensuring appropriate infrastructure delivery</li> <li>• On mixed use sites, preventing different uses prejudicing each other's delivery</li> </ul>	To provide clarity over the purpose of phasing and its implementation.	Main	E	No	No

		<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>No</p> <p>No</p>	<p>No</p> <p>No</p>
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		<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>				No	No
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>In the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Sites that provide natural space (adopting Natural England's definition above);</li> <li>• Sites should include some provision for car parking but also be accessible on foot.</li> </ul>	To address the concerns of Natural England.	Main	S	No	No – but see covering letter for suggested addition.
						No	No

		<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>					
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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&amp;DM DPD. The situation at the time the Options report was published was as followed; 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 &amp; 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	No	No
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