

26 February 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

Dear Richard,
Newark & Sherwood Publication Allocations & Development Management Development Plan Document – Final Proposed Modifications – To reflect the granting of planning permission on Northgate of a retail scheme 8th February 2013 – 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. The proposed changes have been reviewed in the attached schedules and no additional issues warranting further assessment have been identified.

The primary change is a reduction in retail space from up to 10,000 square metres to around 4,000 square metres at site 'NUA/MU/3'. The housing provision at the same site will also be amended from 'around' 150 dwelling to 'at least' 150 dwellings. These changes also have some implication for other aspects of the plan that cross referred to this allocation. The proposed changes are set out in detail in Table 1.

Table 1 – The Proposed Modifications

Document Reference	Original Proposed Modification (January 2013)	New Proposed Modification (February 2013)
	Insert Development Trajectories into Appendix C	Amend Retail Trajectory to reflect New Proposed Modification FPM59 See Below
	See below	Amend Retail Provision chart to reflect Northgate permission. See below
Page 24 NUA/MU/3	Amend second sentence of the policy to read: The site will accommodate around 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 square metres (net).	Amend second sentence of the policy to read: The site will accommodate <u>at least</u> around 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 of around <u>4000</u> square metres (net).
Map 1 Newark North Proposals	Reinsert Urban Boundary on amended Newark North Proposals Map	Reinsert Urban Boundary on amended Newark North Proposals Map and amend map to reflect land at Northgate having both retail and residential planning permission. See below

The modifications set out in Table 1 do not affect the significance of any of the effects identified in the Sustainability Appraisal Report (June 2012) when reviewed against the significance criteria sets out in the assessment protocols of the SA (as set out in Appendix A of the Report).

The amendments do not have any implications for the HRA as the DPD is considered to already provide sufficient safeguards in relation to the Special Area of Conservation.

No 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', written in a cursive style.

Sean Nicholson
Technical Director