



**Newark & Sherwood District Council**

**Schedule of Proposed Modifications (including Main Modifications  
and Minor Modifications/Points of Clarification) to the Newark &  
Sherwood Amended Core Strategy DPD**

**August 2018**

## Introduction

The hearing sessions for the Newark & Sherwood Amended Core Strategy Development Plan Document (DPD) were held between 1<sup>st</sup> and 2<sup>nd</sup> February 2018. Following the close of the hearing sessions, Inspector Mr Paul Griffiths BSC (Hons) BArch IHBC, advised the Council that a number of proposed Main Modifications were required to make the DPD sound and legally compliant.

The Schedule of Main Modifications applies to the submitted DPD and has been published for a consultation period of 6 weeks. Main Modifications are proposed without prejudice to the Inspector's final conclusion on the DPD. All duly made comments on the proposed Main Modifications will be taken into consideration by the Inspector before issuing his report recommending whether or not the DPD is sound and legally compliant.

All interested parties may make comment on the proposed Main Modifications. Comments are not restricted to those who have previously made representation throughout the plan review process.

In addition to Main Modifications the Council has proposed a number of Minor Modifications/Points of Clarification, which are not formally part of the Examination process but which we are consulting upon at the same time as seeking representations on Main Modifications.

In addition to the consultation on these Modifications the Council has produced:

- An assessment of the impact of the Main Modifications and the Minor Modifications/Points of Clarification on the Integrated Impact Assessment & HRA.
- An Appropriate Assessment. Following a recent European Court ruling on the practice relating to Habitat Regulations Assessments, any plan or programme which has taken into account mitigation in the screening of impacts cannot be regarded as having met the requirements of the Habitat Regulations. Therefore the District Council has reviewed its Habitat Regulations Screening Assessment and produced an Appropriate Assessment (AA). The AA concludes that the Amended Core Strategy "is not expected to result in any Likely Significant Effects and therefore satisfies the Habitat Regulations."

Both of these documents are available to comment on during the period of consultation on the Modifications.

The Representation Guidance Note explains how to make representation on Modifications (including Main Modifications and Minor Modifications/Points of Clarification) and review of the Habitat Regulations or the Appropriate Assessment in conjunction with the [Publication Amended Core Strategy DPD](#). All associated documents can be located at the Council's Offices at Castle House, Newark, Libraries in the District and in the Council's website at: <https://www.newark-sherwooddc.gov.uk/planreview/>

## Newark & Sherwood Amended Core Strategy DPD Schedule of Modifications (including Main Modifications and Minor Modifications/ Points of Clarification)

The modifications below are not expressed in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text as this protocol has already been used to articulate the changes between the Adopted Core Strategy (2011) and the Publication Amended Core Strategy as submitted to the Secretary of State. The modifications proposed here will therefore utilise ~~double striketrough~~ for deletions and double underlining for additions of text occurring since the submission of the Publication Amended Core Strategy.

The page numbers and paragraph numbering below refer to the Publication Amended Core Strategy submission document which contains the deletions and additions submitted to the Inspector (CS/01). Where policies or paragraphs break across pages, the page number given refers to where the policy or paragraph starts. The references in brackets refer to the suggested main modifications (MM) and minor modifications/points of clarification (CMA) put before the Inspector as part of the Regulation 22 Statement of Consultation.

**Table 1: Main Modifications**

Reference	Policy/ Para/Page	Description of Change
MM/0001 (CMA/0002)	Para 4.17 Page 26	<b>Amend the first sentence of para 4.17 to read:</b> In seeking to meet the District's Objectively Assessed Housing Need (OAN), the District Council must plan for <u>a minimum of</u> 9,080 dwellings over the Plan period.
MM/0002 (CMA/0002) (CMA/0003)	Spatial Policy 2 Page 28	<b>Amend the first sentence of the second paragraph of Policy SP2 to read:</b> The housing requirements for Newark & Sherwood District between 2013 and 2033 are <u>a minimum of 9080</u> dwellings. <b>Amend Policy SP2, paragraph between the housing and employment tables, first sentence to read:</b> The employment land requirement for Newark & Sherwood District between 2013 and 2033 <u>is a minimum of</u> 83.1 hectares
MM/0003 (MM/0001)	Spatial Policy 3 Page 30	<b>Amend Spatial Policy 3 Rural Areas to read:</b> The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes <u>to enhance heritage assets</u> , to increase biodiversity, enhance the landscape and, in the right locations, <u>increase</u> woodland cover will be encouraged.  Beyond Principal Villages, proposals for new development will be considered against the following criteria:

Reference	Policy/ Para/Page	Description of Change
		<ul style="list-style-type: none"> <li>• <del>Location</del> - new development should be <del>within the main built-up areas</del> of villages, which have <del>local services and sustainable</del> access to Newark Urban Area, Service Centres or Principal Villages <u>and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls;</u></li> <li>• <del>Scale</del> - new development should be appropriate to the proposed location and small scale in nature;</li> <li>• <del>Need</del> - Employment and tourism which <del>requires a rural/village location</del> <u>are sustainable and meet the requirements of the relevant Core Policies.</u> New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to <del>meet identified proven local need</del> <u>support community facilities and local services. Neighbourhood Plans may set detailed policies reflecting local housing need, elsewhere housing schemes of 3 dwellings or more should meet the mix and type requirements of Core Policy 3 and reflects local need in terms of both tenure and house types;</u></li> <li>• <del>Impact</del> - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network; <u>and</u></li> <li>• <del>Character</del> - new development should not have a detrimental impact on the character of the location or its landscape setting.</li> </ul> <p><del>Within the main built-up area of</del> villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. <del>The scale of such enabling development should be appropriate to the location of the proposal.</del></p> <p><del>Within the main built-up area of</del> settlements which <u>do not meet the locational criterion of this policy but are well related to villages that do,</u> consideration will be given to the infilling of small gaps with <u>1 or 2 dwellings so long as this does not result in the joining of outlying areas into the main built-up areas of the village in question, or the coalescence with another village.</u> Such development will need to <u>comply with the scale, need, impact and character criteria of this policy.</u></p>

Reference	Policy/ Para/Page	Description of Change
		<p>Development <del>away from the main built-up areas of</del> <u>not in villages or settlements</u>, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. <del>such as Agriculture and Forestry</del> <u>Policies to deal with such applications are set out in the Allocations &amp; Development Management DPD.</u> Consideration will also be given to the re-use of rural buildings of architectural merit. <del>The Allocations &amp; Development Management DPD will set out policies to deal with such applications.</del></p> <p><u>Where Neighbourhood Plans define village envelopes, development will only be supported beyond them if they meet the requirements of relevant policies within the Core Strategy or Allocations &amp; Development Management DPD.</u></p>
MM/0004	Para 4.25 Page 32	<p><b>Amend paragraph 4.25 to read:</b></p> <p><u>In implementing Spatial Policy 3 its locational criteria supports the development of sites in sustainable accessible villages</u> <del>refers to the main built-up area of a village.</del> For the purposes of implementation and <u>In decision making terms this means locations within the existing built extent of the village, which includes dwellings and their gardens, commercial premises, farm yards and community facilities. It would not normally include undeveloped land, fields, paddocks or open space which form the edge of built form.</u> <del>would normally refer to the buildings and land which form the core of the village where most housing and community facilities are focused. Often villages have outlying development which, whilst part of the village, does not form part of the 'main built-up area'; proposed new development which results in the joining of such areas to the main built-up area should be resisted.</del> It is not proposed to <del>identify</del> <u>define the extent of villages covered in Spatial Policy 3 by way of village envelopes</u> <del>the main built-up areas of villages</del> in our Core Strategy or Allocations &amp; Development Management DPD. However, the District Council will work with local communities to identify the characteristics of their village which they feel should be protected. Such work will be contained within <u>Neighbourhood Plans and Village Design Statements (VDS)</u> <del>or Parish Plans.</del> This work could include the identification of <del>the main built-up areas of the village</del> <u>envelopes and where this is the case Spatial Policy 3 supports this approach.</u> <u>Neighbourhood Plans when 'made' become part of the development plan</u> and providing the requirements for Supplementary Planning Documents are followed, a VDS <del>or the Planning element of the Parish Plan</del> could be adopted as a Supplementary Planning Document by the District Council and be a material consideration in the determining of</p>

Reference	Policy/ Para/Page	Description of Change
		Planning Applications.
MM/0005 (MM/0002)	Para 4.26 Page 32	<p><b>Amend Paragraph 4.26 to read:</b></p> <p><u>The Council considers that in locations with local facilities and services, additional development can support their continued existence. Limited Development within the setting of this policy requires applicants to demonstrate the services it will support. and the housing need within the area. As with all planning policy, Spatial Policy 3 is intended to serve the public interest rather than that of individuals and consequently the requirement to reflect local need in relation to new dwellings to which its refers must be that of the community rather than the applicant. It is accepted that the two may align where, for example, a lack of a particular type of housing in a community also reflects the needs of an applicant. The Policy is not intended to cater for individuals desire to live in particular locations or in particular types of accommodation, beyond those exceptions identified in national and local planning policy. The Council has conducted a detailed assessment of the types of housing needed within different parts of the district and applicants should refer to this for guidance. Neighbourhood Plans may also set out more detailed policies on local housing requirements. The policy makes provision for detailed policies in Neighbourhood Plans to set policies on local housing need (including mix and type) elsewhere for larger schemes (i.e. for those of 3 or more dwellings) the Council expects new development to satisfy the mix and type requirements of Core Policy 3. It is recognised that for schemes of one or two dwellings it will not be possible to require a particular type or mix of dwellings.</u></p>
MM/0006	Spatial Policy 4B Page 35	<p><b>Amend the last paragraph to read:</b> Other <del>appropriate</del> development in the Green Belt <u>not identified in this policy</u> will be judged according to national Green Belt policy.</p>
MM/0007 (CMA/0006)	Spatial Policy 7 Page 43	<p><b>Amend first sentence of third paragraph to read:</b> The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan <u>and its implementation plan.</u></p>
MM/0008 (MM/0003)	Spatial Policy 9 Page 47	<p><b>Amend bullet point 8 to read:</b> Not lead to the loss of locally important open space <u>and views</u> or, in the case of housing and employment, other locally important community facilities (unless adequately replaced);</p> <p><b>Add new bullet point 10:</b> <u>The allocation of sites for development will not lead to the sterilization of known mineral resources as defined within the Minerals Local Plan.</u></p>

Reference	Policy/ Para/Page	Description of Change								
MM/0009	Core Policy 2 Page 53	<b>Amend 2<sup>nd</sup> sentence to read:</b> Such sites should be in or adjacent to <del>the main built-up area of</del> villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development.								
MM/0010 (MM/0004)	Core Policy 3 Page 54	<b>Amend third paragraph to read:</b>  The District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely: <ul style="list-style-type: none"> <li>• <del>Family housing of 3 bedrooms or more</del> <u>Family housing of 3 bedrooms or more</u></li> <li>• Smaller houses of 2 bedrooms or less.</li> <li>• Housing for the elderly and disabled population.</li> </ul> <u>Particular emphasis will be placed on securing smaller houses of 2 bedrooms or less and those for housing for elderly and disabled population.</u>								
MM/0011	Para 5.15	<b>Amend Paragraph 5.15 to read:</b>  Newark and Sherwood has a long tradition of Gypsies and Travellers living in certain locations in the District, mainly in Newark, <del>but also in Ollerton &amp; Boughton</del> and rural locations across the District. The Regional Plan sets out the future pitch requirement for the District, until 2012, of 84 pitches. This is based on research in the Nottinghamshire Gypsy and Traveller Accommodation Needs Assessment. <del>Through the Gypsy and Traveller Accommodation Assessment (June 2016) (GTAA) a need for 40 pitches has been identified between 2013 – 2028. As a result of permissions having been granted since 2013, 28 additional pitches need to be provided over the rest of the plan period.</del> Since the Assessment was published the District Council has made considerable progress in meeting this target. In total we have granted permission for 32 new pitches over this period which is around 38% of the total required. The breakdown of permissions is as follows:  <b>Table 1</b> <table border="1"> <thead> <tr> <th>Location of new pitch provision</th> <th>Pitches granted planning permission</th> </tr> </thead> <tbody> <tr> <td>Newark Urban Area</td> <td>3</td> </tr> <tr> <td>Ollerton &amp; Boughton</td> <td>29</td> </tr> <tr> <td><b>Total</b></td> <td><b>32</b></td> </tr> </tbody> </table>	Location of new pitch provision	Pitches granted planning permission	Newark Urban Area	3	Ollerton & Boughton	29	<b>Total</b>	<b>32</b>
Location of new pitch provision	Pitches granted planning permission									
Newark Urban Area	3									
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<b>Total</b>	<b>32</b>									
MM/0012	Para 5.16	<b>Amend Paragraph 5.16 to read</b>  <u>Since 2007 over 100 additional pitches have been delivered in Newark, Ollerton and in rural locations across the District, which is by far the highest in the East Midlands. Whilst this number of pitches has more</u>								

Reference	Policy/ Para/Page	Description of Change
		<p><u>than met the supply for the previous plan period, it is now the responsibility of the Council to ensure that supply up until 2033 2028 is met. The specific level of need will be identified by the production of a new Gypsy &amp; Traveller Needs Assessment which will be produced during 2018/19 and will inform the securing of future pitches. The Local Development Scheme will be updated to reflect the timescales required for this work. The approach is to secure such pitches through every avenue open to the Council. Core Policy 4 sets out the various ways that future need will be secured, including through allocations as part of the Allocations &amp; Development Management DPD. It is proposed that given the balance of recent permissions - 100% in rural locations in the Southwell and Sherwood Areas - that the Council will secure additional provision in and around Newark Urban area where most Gypsies and Travellers live in the District. This is not to say that other locations are not appropriate provided they meet the policy requirements set out in Core Policy 5.</u></p>
MM/0013	Core Policy 4	<p><b>Amend Core Policy 4 to read:</b></p> <p><b>Core Policy 4</b></p> <p><b>Gypsies &amp; Travellers <del>and Travelling Showpeople</del> - New Pitch Provision</b></p> <p>The District Council will, with partners, address future Gypsy, <del>and Travellers and Travelling Showpeople</del> pitch requirements <del>provision</del> for the District which is consistent with the <del>East Midlands Regional Plan</del> most up to date Gypsy and Traveller Accommodation Assessment (GTAA) through all necessary means, including:</p> <ul style="list-style-type: none"> <li>• <u>The allocation of new sites through the development plan;</u></li> <li>• <u>The granting of planning permission for pitches on new sites in line with Core Policy 5;</u></li> <li>• <u>The granting of planning permission for the provision of additional pitches at existing sites through further appropriate intensification of use or expansion of the site in line with Core Policy 5;</u></li> <li>• <u>The purchase by the Council, or partners, of new sites for additional pitches;</u></li> <li>• <u>Encouraging owners of underutilized sites to allow occupation of vacant pitches;</u></li> <li>• <u>The compulsory purchase of existing sites with the benefit of planning permission which are not in use; and</u></li> <li>• <u>The provision of flood resilience measures to enable the safe expansion of existing sites in partnership with the Environment Agency.</u></li> </ul> <p>Future pitch provision will be provided <del>largely in and around the Newark Urban Area and Ollerton &amp; Boughton areas</del> — on a scale which reflects, <del>proportionately, the population size of these settlements:</del> <u>in line with the Councils Spatial Strategy with the focus of the Council’s efforts</u></p>

Reference	Policy/ Para/Page	Description of Change								
		<p>to seek to secure additional provision in and around Newark Urban Area.</p> <p>Newark Urban Area—78%</p> <p>Ollerton &amp; Boughton—22%</p> <p><u>Future pitch provision will be determined following the production of a new GTAA. This will be undertaken during 2018/19, the level of need identified will be addressed as part of the production of the Allocations &amp; Development Management DPD using the methods set out in the list above.</u></p> <p><del>The Council will secure identify and, where necessary, allocate 84-40 pitches to meet identified need through the Allocations &amp; Development Management DPD over the period of the current GTAA as follows:</del></p> <table border="1" data-bbox="563 846 1390 1211"> <thead> <tr> <th data-bbox="563 846 975 913"><u>Time Period</u></th> <th data-bbox="975 846 1390 913"><u>Pitch Requirement</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="563 913 975 1077"><del>2013—2018</del></td> <td data-bbox="975 913 1390 1077"><del>14 pitches—12 granted permission therefore a Residual Requirement of 2</del></td> </tr> <tr> <td data-bbox="563 1077 975 1144"><del>2018—2023</del></td> <td data-bbox="975 1077 1390 1144"><del>15 pitches</del></td> </tr> <tr> <td data-bbox="563 1144 975 1211"><del>2023—2028</del></td> <td data-bbox="975 1144 1390 1211"><del>11 pitches</del></td> </tr> </tbody> </table> <p>No separate need for Showmen’s sites has been identified. Applications for Showmen’s sites will be assessed against the criteria of Core Policy 5.</p>	<u>Time Period</u>	<u>Pitch Requirement</u>	<del>2013—2018</del>	<del>14 pitches—12 granted permission therefore a Residual Requirement of 2</del>	<del>2018—2023</del>	<del>15 pitches</del>	<del>2023—2028</del>	<del>11 pitches</del>
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MM/0014	Core Policy 5	<p><b>Amend 1<sup>st</sup> bullet point to read:</b></p> <ol style="list-style-type: none"> <li data-bbox="539 1395 1423 1536">The site would not lead to the <u>unacceptable</u> loss, or <u>significant</u> adverse impact on <u>landscape character and value</u>, important heritage assets and their settings, nature conservation or biodiversity sites;</li> </ol> <p><b>Amend 4<sup>th</sup> bullet point to read:</b></p> <ol style="list-style-type: none"> <li data-bbox="539 1637 1423 1809">The site would offer a suitable level of residential amenity to any proposed occupiers, <u>including consideration of public health, and not have an <del>no</del> unacceptable</u> adverse impact on the amenity of nearby residents <u>particularly in rural and semi-rural settings where development is restricted overall;</u></li> </ol>								
MM/0015 (MM/0006)	Core Policy 8 Page 69	<p><b>Amend 7<sup>th</sup> bullet point to read:</b></p> <ul style="list-style-type: none"> <li data-bbox="539 1951 1423 2018"><u>Deliver new convenience retail development at Land South of Newark, to the south of the Newark Urban Area which is of a</u></li> </ul>								

Reference	Policy/ Para/Page	Description of Change
		<p><del>scale sufficient to meet the needs generated by population growth. Support will therefore be provided for provision within the main built up area, in a sequentially appropriate location and subject to application of the Impact Test at either. Support will therefore be provided for a foodstore or superstore with a total (net) floorspace of up to 2,230 sqm. This equates to an additional 430 sqm (net) to the maximum 1,800 sqm (net) floorspace allowed in any one unit through the planning consent 14/01978/OUTM. Proposals for a foodstore or superstore which exceeds 2,230 sqm (net) and/or where its delivery is proposed prior to 2026 will require justification through the undertaking of an impact test. Notwithstanding this any applications prior to 2026 to bring forward the retail floorspace consented through 14/01978/OUTM will not be required to be supported by updated Retail Impact Assessment.</del></p> <ul style="list-style-type: none"> <li><del>• Land South of Newark (NAP2A)</del></li> <li><del>• Land around Fernwood (NAP2C); or</del></li> </ul> <p><u>Beyond this, additional comparison retail development and other main town centre uses of an appropriate scale to meet local need will also be supported within the Local Centres <del>in the above locations;</del></u></p> <p><b>Amend 8<sup>th</sup> bullet point to read:</b></p> <ul style="list-style-type: none"> <li>• <u>Provide new retail development and other main town centre uses of an appropriate scale to meet local need in the following locations:</u> <ul style="list-style-type: none"> <li>• <u>Land East of Newark (NAP2B); and</u></li> <li>• <u>Land around Fernwood; and</u></li> <li>• <u>Sutton-on-Trent (ST/MU/1).</u></li> </ul> </li> </ul> <p><b>Amend 9<sup>th</sup> bullet point to read:</b>  <u>Ensure that the development of new centres will be expected to consolidate and enhance the hierarchy of centres and does not harm with the likely impact on the vitality and viability of existing centres being appropriately assessed; and</u></p>
MM/0016 (MM/0007)	Core Policy 10 Page 78	<p><b>Amend 5<sup>th</sup> bullet point to read:</b>  <u>Where appropriate having applied the Sequential Test move on to apply the Exceptions Test, in line with national guidance. In those circumstances where the wider Exceptions Test is not required proposals for new development in flood risk areas will still need to demonstrate that the safety of the development and future occupants from flood risk can be provided for, over the lifetime of the development; and</u></p>
MM/0017	Core Policy 14	<p><b>Amend the first bullet point and insert 2 sub bullet points to read:</b></p>

Reference	Policy/ Para/Page	Description of Change
	Page 91	<ul style="list-style-type: none"> <li>• The continued <del>preservation</del> <u>conservation</u> and enhancement of the character, appearance and setting of the District’s heritage assets and historic environment, <u>in line with their identified significance as set out in national policy:</u> <ul style="list-style-type: none"> <li>• <del>Such</del> <u>Designated</u> assets and environments <del>comprise</del> <u>comprising</u> Listed Buildings (inclusive of the protected views of and across Southwell’s principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, <u>including and</u> Scheduled Monuments, <del>and other archaeological sites, Registered Historic Parks and Gardens, Listed Buildings and buildings of local historic importance, Conservation Areas and other cultural assets of significant value and non-designated</del> <u>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;</u></li> <li>• <u>Non-designated heritage assets including buildings of local interest, areas of archeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></li> </ul> </li> </ul>
MM/0018	NAP 2A Page 106	<p><b>Amend the first paragraph of NAP 2A to read:</b>  This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,150 dwellings, <del>2,200 of which to be constructed in the plan period to 2026</del>); employment land uses (B2 and B8 uses: <del>38 50 hectares in the plan period</del>); two local centres, comprising retail (<u>including provision of an expanded foodstore or superstore in line with the approach set out in Core Policy 8</u>), service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 5 - Land South of Newark.</p> <p><b>Amend section D point 8 (v) to read:</b>  Retail Impact Assessment to consider the implications of the local centres on <u>Newark Town Centre and existing retail provision local centres within Newark Urban Area, in line with Core Policy 8.</u></p>
MM/0019 (MM/0008)	NAP 2B Page 111	<p><b>Amend Figure 6:</b>  Figure 6 to be amended to reflect more detailed site appraisal (see below)</p>
MM/0020	NAP 2B	<p><b>Delete wording of part 8v:</b></p>

Reference	Policy/ Para/Page	Description of Change
(MM/0009 MM/0010)	Page 112	<del>vi. improvements to existing spaces;</del> <b>Amend part 8vi to read:</b> vii. <del>links to the countryside beyond the site</del> <u>Safe, convenient pedestrian and cycle routes within and adjoining the development;</u>
MM/0021 (CMA/0013)	NAP 2C Page 118	<b>Amend the last sentence of para 4 to read:</b> ... <del>forming the majority of uses on the employment area allocation.</del>
MM/0022 (MM/0011)	SoAP 2 Page 127	<b>Amend bullet point 1 to read:</b> <ul style="list-style-type: none"> <li>Support the development of new educational and research facilities <u>and additional student accommodation</u> at the Brackenhurst Campus</li> </ul>
MM/0023 (MM/0012 CMA/0015)	ShAP 4 Page 141	<b>Add new final criterion to point 10 of ShAP4 to read:</b> viii. <u>Coal Mining Risk Assessment or equivalent report addressing any potential coal mining legacy issues</u>  <b>Amend Section 12 vi to read:</b> vi. <u>Safeguarding of a route for alternative vehicular access to the new Sherwood Forest Visitor Centre;</u>
MM/0024 (CMA/0018)	Appendix F Page 174	<b>Include a monitoring Indicator trigger and target in Appendix F for both policies SP2 and SP5:</b> <b>Indicator:</b> <u>Where the five year land supply position fall below 5 years for a period of two consecutive years, the LPA will seek to assist the owners of the Opportunity sites to unlock delivery. Measures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.</u> <b>Target:</b> <u>To deliver the approach to the Spatial Strategy</u>

## Minor Modifications/Points of Clarification

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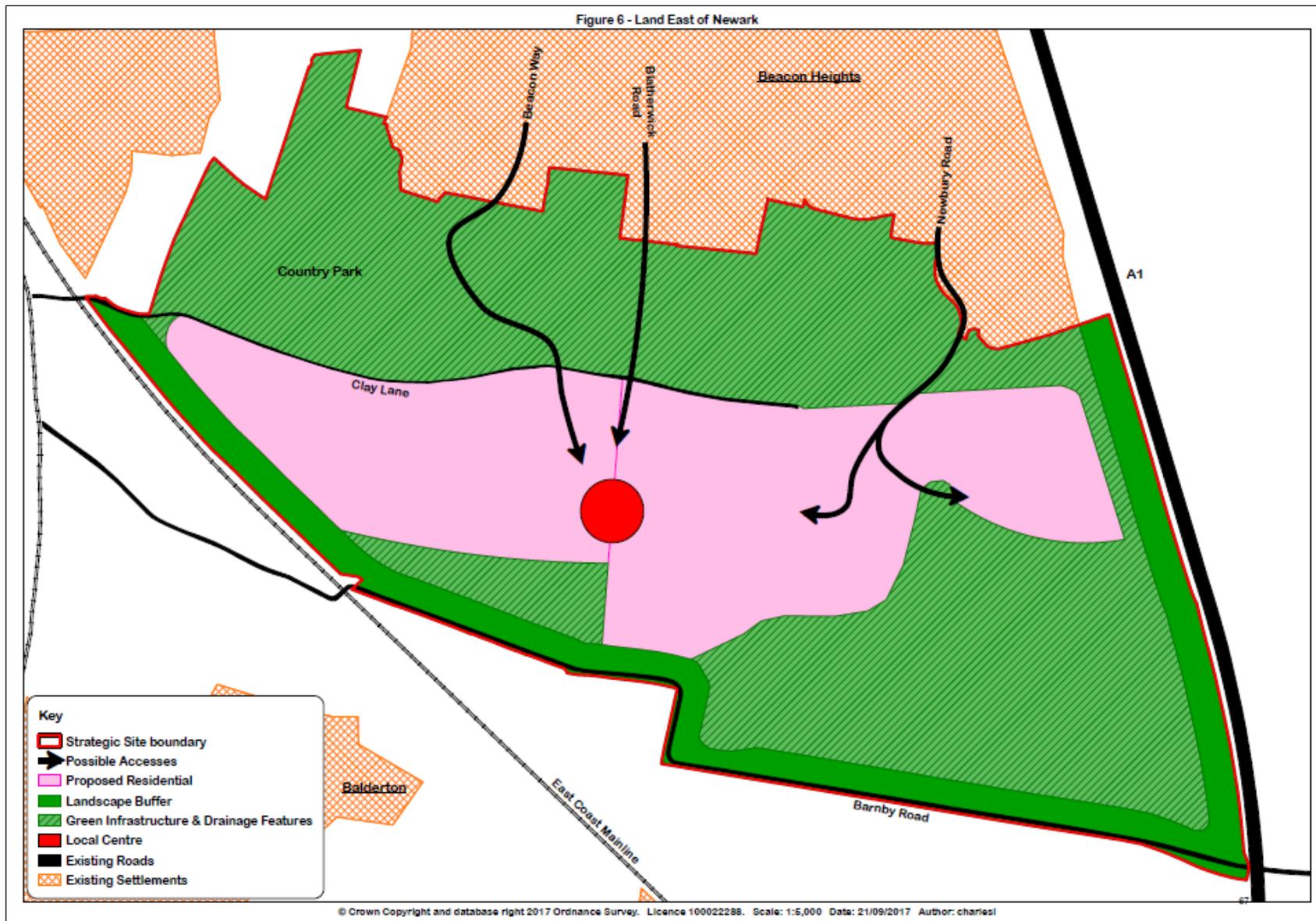
**Table 2: Minor Modifications/Points of Clarification**

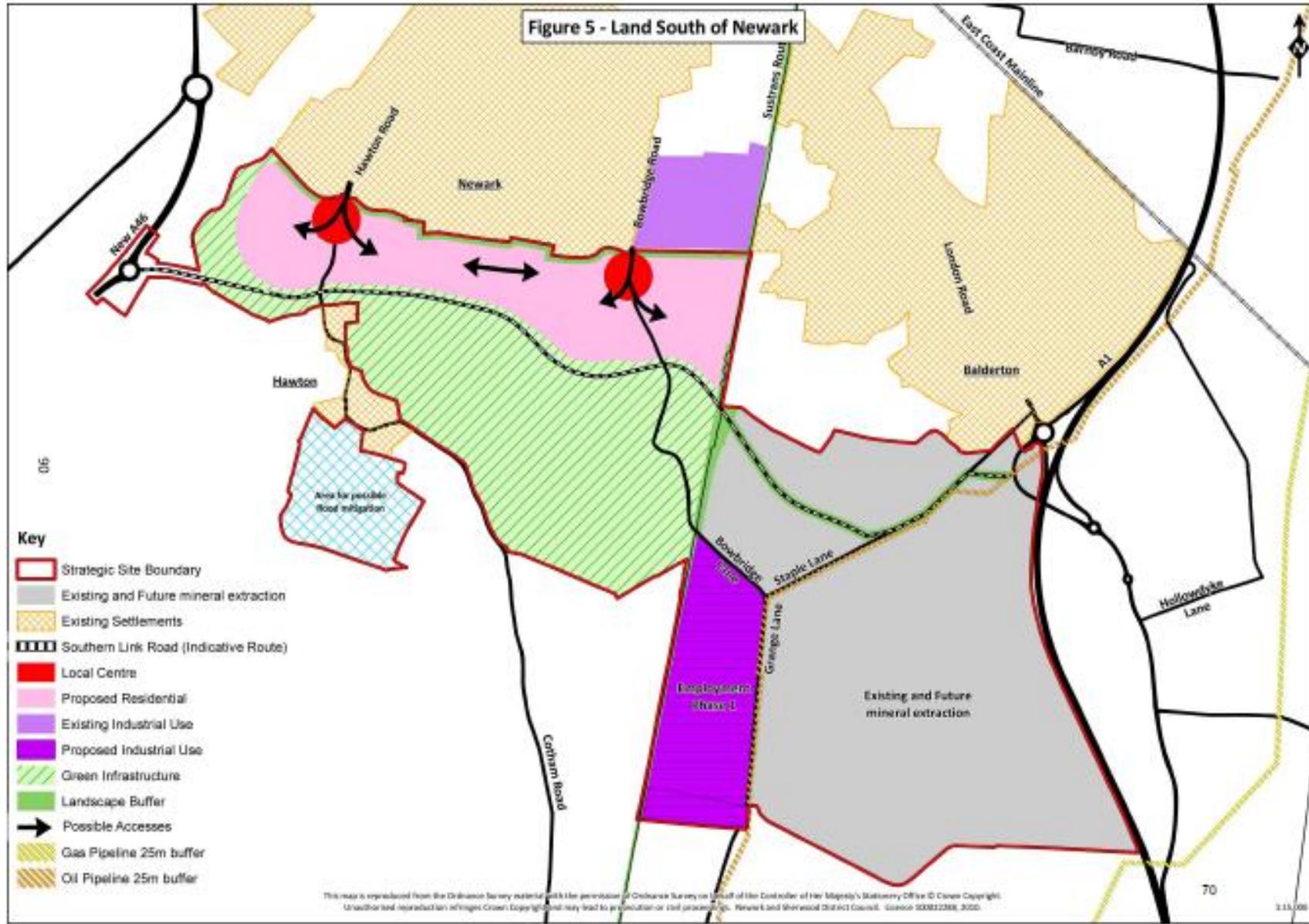
Reference	Policy/ Para/Page	Description of Change
CMA/ 0001 (CMA/0001)	Para 1.4 (9) Page 1	<b>Results of the Habitats Regulations Screening</b> - The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora <del>requires</del> <u>requires</u> that any plan or project <del>that is</del> likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives.
CMA/0002 CMA/0004)	Para 4.28 Page 34	The Nottingham-Derby Green Belt prevents the Nottingham Conurbation from merging with the surrounding towns and villages within Nottinghamshire and the nearby city of Derby. <del>Its status was confirmed in the recent East Midlands Regional Plan. The plan states that in the Northern Sub-Region:</del> <ul style="list-style-type: none"> <li><del>• No strategic changes should be made to the Green Belt in this Sub-Area.</del></li> <li><del>• When considering development provision in and around settlements affected by the Green Belt, LDFs should critically assess any impact on the Green Belt and whether development should be located elsewhere.</del></li> </ul> <p><del>Allocations should not allow for commuter led development which could put pressure on Green Belt boundaries.</del>  <u>The NPPF sets out that an essential characteristic of the Green Belt is its permanence, with boundaries only being altered in exceptional circumstances through the Development Plan process.</u> <del>Whilst</del> No strategic changes are <del>envisaged</del> <u>proposed</u> in <u>the extent of</u> the Green Belt within the District, as a number of small scale reviews <del>were undertaken</del> <u>are proposed to reflect the requirement to address local housing need</u> in Lowdham, and support regeneration in Rainworth and Blidworth. <del>These reviews will be undertaken</del> as part of the Allocations &amp; Development Management DPD in 2012.</p>

CMA/0003 (CMA/0005)	Para 4.38 Page 38	<p><b>Update and amend Para 4.38 to read:</b></p> <p><u>In addition, a number of sites which were allocated or had planning permission previously, which are still considered developable but are subject to uncertainty over timescales for delivery, will be <del>have been</del> identified as Opportunity Sites. These will be <del>are</del> detailed within the Amended Allocations &amp; Development Management DPD. Where it becomes clear through the monitoring process that delivery rates are dropping the Council will work with landowners and developers to try to actively resolve delivery issues where this will bring forward development on these Opportunity Sites. Measures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.</u></p>
CMA/0004 (CMA/0007)	Para 5.10	<p><b>Insert Title to Table 3:</b></p> <p><u>Affordable Housing Bedroom Requirements</u></p>
CMA/0005	Para 5.11	<p><b>Amend first sentence to read:</b></p> <p>As well as the delivery of Affordable Housing through requiring developers to contribute to its provision, the District Council in appropriate circumstances will allow Affordable Housing schemes on the edge of existing <del>built-up areas of</del> settlements.</p>
CMA/0006	Para 5.13 Page 53	<p><b>Amend paragraph 5.13 to read:</b></p> <p><u>..... adaptable to meet the needs of elderly and disabled residents. Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified through the Strategic Housing Market Assessment. The Study also indicates ...</u></p>
CMA/0007	New Para	<p><b>Insert new paragraph above paragraph 5.32:</b></p> <p><u>The approach to meeting forecast convenience and comparison retail needs (Table 4 above) outlined in Core Policy 8, and through various site specific site allocations, does not necessarily represent an upper limit to the level of new retail provision over the plan period. Rather it seeks to ensure that those forecast needs can be met. Beyond this additional provision may prove to be acceptable, guided by application of the sequential and impact tests as appropriate.</u></p>
CMA/0008 (CMA/0009)	Para 5.31 Page 65	<p><b>Amend third bullet point under paragraph 5.31 to:</b></p> <ul style="list-style-type: none"> <li>• <u>Whilst the main towns and smaller centres in Newark and Sherwood District appear to be vital and viable, they are nevertheless vulnerable to increased competition from out-of-centre retailing and the growth of internet shopping. Newark Town Centre is shown to have lost market share to competing out-of-centre foodstores, retail warehouses and retail parks. There has also been dynamic growth in smaller convenience stores operated by the major grocers. Where proposed on the</u></li> </ul>

		<p><u>edge or outside of smaller centres, this form of retail development can result in significant adverse impact on trading performance and overall vitality and viability – particularly where a centre is anchored by a smaller supermarket(s) or convenience stores.</u></p> <p><u>This resulted in the Study recommending that a District-wide 350sqm (gross) threshold should be introduced, whereby an impact assessment would be required. However given the difference in scale between Newark Town Centre and the other centres in the hierarchy, and having had regard to the scale and the form of recent retail proposals within Newark Urban Area this was raised to 400sqm (gross) in this location.</u></p>
CMA/0009 (CMA/0010)	Para 6.15 Page 94	<p><b>Amend Para 6.15 second sentence to read:</b> Key to this will be the <del>delivery</del> <u>completion</u> of the Southern Link Road (SLR) <u>currently constructed between Staple Lane and Bowbridge Road</u> which <u>when finished</u> will provide a link between the A46 at Farndon and the A1 at Balderton.</p>
CMA/0010 (CMA/0011)	Para 6.16 Page 95	<p><b>Amend list to have one A46 reference:</b></p> <ul style="list-style-type: none"> <li>• A46 <u>Newark Bypass – Upgrade(s)</u> <del>Link Capacity, Newark on Trent Bypass;</del></li> <li>• <del>A46/A617 Cattle Market Roundabout;</del></li> <li>• A46 <u>Roundabout at Farndon;</u></li> <li>• <del>A1/B6326 London Road Roundabout, Balderton;</del></li> <li>• <del>A1/A17/A46 Roundabout; and</del></li> <li>• <del>A1/A46 Brownhills Roundabout;</del></li> <li>• A1 Overbridge, Fernwood; and</li> <li>• A617 Kelham Bypass.</li> </ul>
CMA/0011 (CMA/0020)	Figure 5 Page 105	<p><b>Amend Figure 5 to remove reference to the former A46</b> (See below)</p>
CMA/0012	NAP 2B Page 106	<p><b>Amend Criterion 13 to read:</b> Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising <del>a the Developer Contributions &amp; Planning Obligations SPD in line with Spatial Policy 6</del> <u>&amp; Planning Obligations SPD in line with Spatial Policy 6</u>.</p>
CMA/0013 (CMA/0012)	Para 6.47 Page 109	<p><b>Amend the second sentence to read:</b> The employment allocation for B2/B8 uses is expected to be sufficient up to <del>2026</del> <u>2033</u>, but the British Gypsum land could be considered within the plan period if the land became available at an earlier date and if the allocated employment site is fully developed.</p>
CMA/0014 (CMA/0014)	Para 6.74 Page 124	<p><b>Amend last sentence of para 6.74 to read:</b> <u>Developers are responsible for the construction of the SLR, and the Local Enterprise Partnership, national government, Nottinghamshire County Council and the District Council are contributing funding.”</u></p>

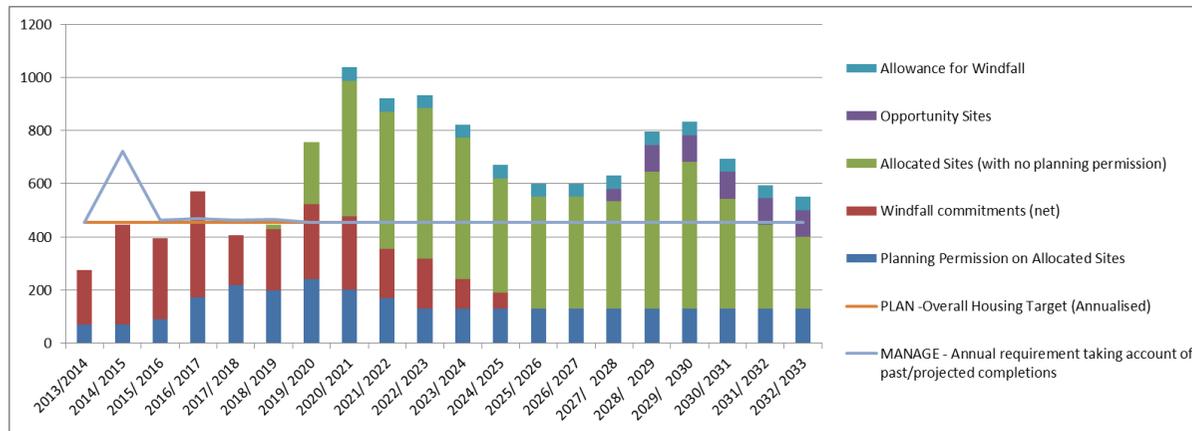
CMA/0015 (CMA/0016)	Appendix C Page 160	<b>Insert:</b> Illustrative Housing Trajectory Chart at Appendix C (See Below)
CMA/0016	Appendix D Page 163	<b>Delete 4 separate A46 improvement entries to reflect changes at CMA/0009 above</b> Insert single A46 improvement entry as set out below
CMA/0017 (CMA/0018)	Appendix F Page 174	<b>Include a monitoring Indicator trigger and target in Appendix F for both policies SP2 and SP5:</b> <u>Indicator: Where the five year land supply position fall below 5 years for a period of two consecutive years, the LPA will seek to assist the owners of the Opportunity sites to unlock delivery. Measures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.</u> <u>Target: To deliver the approach to the Spatial Strategy</u>





CMA/0014

Illustrative Housing Trajectory Chart



CMA/0015 To be inserted into Appendix D

<b>Location</b>	<b>Improvement</b>	<b>Timescales</b>	<b>Cost</b>	<b>Funding (F) / Delivery (D) Responsibility</b>
A46 Newark Bypass – Upgrade(s)	Upgrade to 'expressway standard'	Post 2020	To be determined	DFT, RIS 2 Funding (F) Highways England (D)