

Appendix – Main Modifications

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

The page numbers and paragraph numbering below refer to the submission document, and do not take account of the deletion or addition of text. Where policies or paragraphs break across pages, the page number given refers to where the policy or paragraph starts.

Document Passport and Introduction

Reference	Policy / Para / page	Description of change
MM1 FPM3	Page 14 Above para 1.27	Insert new title above paragraph 1.27: <u>Monitoring and Review</u>
MM2 FPM4	Page 14 New para	Insert after paragraph 1.27: <u>Housing</u> <u>1.28 The Allocations & Development Management DPD sets out the detail for how the vision and objectives of the Core Strategy will be achieved on the ground. The Housing Trajectory for Allocated Sites shows an illustration of how the housing identified through this document may be delivered over the Plan period. In Blidworth and Lowdham it has not been possible to accommodate the numbers of dwellings indentified in the Core Strategy due to Green Belt, flooding and access constraints. However, as can be seen from the Local Development Framework Housing Trajectory included at the end of Appendix C, the total number of dwellings identified, 15199, is still in excess of the 14800 required.</u>
MM3 FPM5	Page 14 New para	Insert after paragraph 1.28: <u>1.29 The District Council will give consideration to reviewing the housing numbers set out in the Core Strategy for Green Belt villages in 2015/16, whilst reviewing the position with regards to progress on the implementation of allocations and policies within the Development Plan. As it is not the intention to undertake a further review of the Green Belt, it may be necessary to revise the housing figures downwards if development is not forthcoming.</u>
MM4 FPM6	Page 14 New para	Insert after paragraph 1.29: <u>1.30 There is some flexibility in the figures as they have been assessed on a basis of 30dph across the district, apart from the Newark Urban Area which has been assessed at 40dph. As part of the determination of planning allocations on these allocated sites it is possible that both higher and lower densities may be achieved on sites as part of the design process.</u>
MM5	Page 14	Insert after paragraph 1.30:

FPM7	New para	<p><u>1.31 The District Council can demonstrate 7.6 years worth of housing supply, as at 1st April 2012, when taking account of planning permissions on deliverable sites and allocated sites where dwellings are anticipated to come forward within five years. The five year land supply is included within the Council's Housing Monitoring and 5 Year Land Supply Report and is updated on an annual basis.</u></p>
MM6 FPM8	Page 14 New para	<p>Insert after paragraph 1.31:</p> <p><u>1.32 However, this document has been produced during a time of economic recession and if the market does not improve within the short to medium term it is possible that the levels of housing delivery anticipated may not be achieved. The District Council will keep under review the delivery of housing against the trajectory and also the requirements to maintain a 5 year land supply. The Strategic Sites allocated within the Core Strategy are also central to the delivery of the vision and strategy for the District. Progress on all sites will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices included within the Core Strategy (Appendix G) and this document (Appendix C)</u></p>
MM7 FPM9	Page 14 New para	<p>Insert after paragraph 1.32:</p> <p><u>Housing Need</u></p> <p><u>1.33 It is proposed that a review of the full housing needs assessment will be undertaken in 2014. This will provide the context for reviewing the general and specific housing needs policies contained within the Core Strategy and this DPD as detailed in paragraph 1.42.</u></p>
MM8 FPM10	Page 14 New para	<p>Insert after paragraph 1.33:</p> <p><u>Employment</u></p> <p><u>1.34 This DPD sets out the detail for how employment land will be provided across the District. Employment land provision set out in Spatial Policy 2 of the adopted Core Strategy identifies a requirement in the region of 211 to 220 hectares, distributed amongst the five areas for the period 2006 to 2026.</u></p>
MM9 FPM11	Page 14 New para	<p>Insert after paragraph 1.34:</p> <p><u>1.35 As at 1st April 2012, the Employment Land Availability Study identified the District had a provision of 225.44 hectares of land for the period up to 2026. This figure takes into account completions; losses; extant planning permissions; available employment land in designated employment areas; allocations in the Core Strategy; and allocations proposed in the Publication Allocations and Development Management DPD.</u></p>
MM10	Page 14	<p>Insert after paragraph 1.35:</p>

FPM12	New para	<p>1.36 The table below demonstrates the provision of employment land across the District at 1st April 2012, and the Lower and Upper Core Strategy requirements.</p> <table border="1" data-bbox="643 333 1385 483"> <tr> <td></td> <td style="text-align: right;"><u>District Totals</u></td> </tr> <tr> <td><u>Lower Core Strategy Requirement</u></td> <td style="text-align: right;"><u>211</u></td> </tr> <tr> <td><u>Upper Core Strategy Requirement</u></td> <td style="text-align: right;"><u>220</u></td> </tr> <tr> <td><u>Total hectares of land provided up to 2026</u></td> <td style="text-align: right;"><u>225.44</u></td> </tr> </table>		<u>District Totals</u>	<u>Lower Core Strategy Requirement</u>	<u>211</u>	<u>Upper Core Strategy Requirement</u>	<u>220</u>	<u>Total hectares of land provided up to 2026</u>	<u>225.44</u>		
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MM11 FPM13	Page 14 New para	<p>Insert after paragraph 1.36:</p> <p><u>1.37 As shown above, this document meets the requirements for employment land provision as set out in the Core Strategy. The employment trajectories for allocated sites show an illustration of how the employment identified through this document may be delivered over the Plan period.</u></p>										
MM12 FPM14	Page 14 New para	<p>Insert after paragraph 1.37:</p> <p><u>1.38 As with the housing situation, it is possible that the levels of employment delivery anticipated may not be achieved. The District Council will keep under review the delivery of employment land against the trajectories. This will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices.</u></p>										
MM13 FPM15	Page 14 New para	<p>Insert after paragraph 1.38:</p> <p><u>Retail</u></p> <p><u>1.39 As part of the production of the Allocations and Development Management DPD the Council commissioned a review of retail requirements by Alyn Nicholls Associates. The review concluded that the comparison floor space requirement for the District was now 15% lower than originally estimated and set out in Paragraph 5.31 (p49) of the Adopted Core Strategy DPD at 15,690 square metres net. This is as a result of a more up to date retail projection than those contained within the original Retail study. The other elements of the Core Strategy requirements continue to be valid:</u></p> <ul style="list-style-type: none"> <u>• Convenience floor space requirements;</u> <u>• Comparison floorspace requirements are only required post 2019 as a result of the increased demand generated by housing development.</u> <p><u>Therefore the retail requirements for the District are:</u></p> <table border="1" data-bbox="643 1809 1401 2022"> <thead> <tr> <th></th> <th><u>Newark Urban Area</u></th> <th><u>Rest of District</u></th> <th><u>District Wide</u></th> <th><u>Totals</u></th> </tr> </thead> <tbody> <tr> <td><u>Additional floor space capacity for</u></td> <td style="text-align: center;"><u>5661</u></td> <td style="text-align: center;"><u>6707</u></td> <td></td> <td style="text-align: center;"><u>12368</u></td> </tr> </tbody> </table>		<u>Newark Urban Area</u>	<u>Rest of District</u>	<u>District Wide</u>	<u>Totals</u>	<u>Additional floor space capacity for</u>	<u>5661</u>	<u>6707</u>		<u>12368</u>
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MM14 FPM16	Page 14 New para	<p>Insert after paragraph 1.39:</p> <p><u>1.40 Taking into account existing completions and commitments, the District Council has allocated sufficient land to meet the requirements as set out above. Details of these are provided in Appendix C Monitoring alongside a retail trajectory. Retail provision was made in the Core Strategy for convenience and comparison shopping in Newark Urban Area in the 3 Strategic Urban Extensions, Local Centre allocations. This document makes an allocation to meet the residual requirement for post 2019 comparison retail provision in Newark Urban Area and various other allocations for convenience provision in the rest of the District.</u></p>															
MM15 FPM17	Page 14 New para	<p>Insert after paragraph 1.40:</p> <p><u>1.41 Given the additional retail need relates to new housing growth and the need to review retail over the medium term it is proposed that a full retail needs assessment will be carried out in 2015/16. This will allow the District Council to make necessary adjustments to the strategy if additional or alternative sites are required</u></p>															
MM16 FPM18	Page 14 New para	<p>Insert after paragraph 1.41:</p> <p><u>Future Review</u></p> <p><u>1.42 In 2015/16 the District Council will review the position with regards to progress on the implementation of allocations and policies within the Development Plan, having regard to the trajectories and the current market situation. If necessary, action can be taken to review elements of the Plan, as appropriate, including options to roll forward the end date of the Plan (where delivery is taking place but at a slower rate due to market conditions); or to address changes required as a result of updated evidence.</u></p>															

Newark Area

Reference	Policy / Para / page	Description of change
MM17 FPM21 and FPM22	Page 17 New para	<p>Insert after paragraph 2.6:</p> <p><u>2.7 The current requirement for Gypsy and Traveller provision in the Core Strategy of 84 pitches has now been met and exceeded with 93 pitches having been secured. This requirement covers the period to the end of 2012. Projecting forward based on the existing needs study it is anticipated that an additional 21 pitches will be required over the next 5 years. Currently the District Council is in negotiation to buy an existing site which has planning permission, but is not in use, to create additional capacity which should meet such a target. Cabinet has resolved that if necessary Compulsory Purchase Order powers can be used for this purpose. More fundamentally the District Council is updating its evidence base, in partnership with other Local Authorities, to reflect the substantial increase in Pitch Numbers that has occurred and will seek to secure any further allocations based on this information through a Gypsy & Traveller DPD over the next two years.</u></p>
MM18 FPM23	Page 17 NUA/Ho/1	<p>Amend second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u>, development on this site will be subject to the following:</p>
MM19 FPM24	Page 17 NUA/Ho/1	<p>Amend first bullet point to read:</p> <p><u>Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A46 Newark Bypass;</u></p>
MM20 FPM25	Page 17 NUA/Ho/1	<p>Amend second bullet point to read:</p> <p><u>Pre-determination archaeological evaluation submitted as part of any planning application and post determination archaeological mitigation measures, if necessary, reflecting the high archaeological potential of the site, secured by condition.</u></p>
MM21 FPM26	Page 18 NUA/Ho/2	<p>Amend second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u></p>

		Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations , development on this site will be subject to the following:
MM22 FPM27	Page 18 NUA/Ho/2	Amend first bullet point to read: The preparation of an appropriate transport assessment <u>by the applicant</u> , including improvements to Quibells Lane to adoptable standards <u>forming part of any planning application</u> .
MM23 FPM28	Page 18 NUA/Ho/2	Amend second bullet point to read: The preparation of a <u>Site Specific Flood Risk Assessment by the applicant forming part of any planning application</u> .
MM24 FPM29	Page 18 NUA/Ho/2	Amend third bullet point to read: Provision of an appropriate landscaping scheme <u>submitted as part of any planning application</u> to screen the site from the East Coast Main Line
MM25 FPM30	Page 18 NUA/Ho/2	Amend fourth bullet point to read: <u>Developer € contributions towards the elimination of the foot crossing across the East Coast Main Line at Hatchets Lane secured through the planning application process.</u>
MM26 FPM31	Page 18 NUA/Ho/2	Amend final bullet point to read: <u>The investigation of potential archaeology on the site and any necessary P post determination archaeological- mitigation measures likely to be required secured by condition on any planning consent reflecting the high archaeological potential of the site.</u>
MM27 FPM33	Page 18 NUA/Ho/3	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations , development on this site will be subject to the following:
MM28 FPM32	Page 18 NUA/Ho/3	Amend first 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 <u>secured as part of any planning application and developer contributions</u> .
MM29 FPM34	Page 18 NUA/Ho/3	Amend final bullet point to read: Pre-determination archaeological evaluation <u>submitted as part of any planning application</u> and post determination mitigation measures <u>secured by condition on any planning consent</u> are likely to be required.

MM30 FPM35	Page 19 NUA/Ho/4	Amend first criterion iii to read: Meet the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> and appropriate contributions to infrastructure provision in the Developer Contributions <u>SPD</u> and <u>Planning Obligations</u> .
MM31 FPM36	Page 20 NUA/Ho/5	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions <u>SPD</u> , <u>and Planning Obligations</u> , development on this site will be subject to the following:
MM32 FPM37	Page 20 NUA/Ho/5	Amend second bullet point to read: Provision of an appropriate landscaping scheme <u>submitted as part of any planning application</u> to screen the site from the A1 and long distance views into the site from the north.
MM33 FPM38	Page 20 NUA/Ho/5	Amend third bullet point to read: Pre-determination archaeological evaluation <u>submitted as part of any planning application</u> and post determination mitigation measures <u>secured by condition on any planning consent</u> are likely to be required.
MM34 FPM39	Page 20 NUA/Ho/5	Insert new fourth bullet point to read: <u>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.</u>
MM35 FPM41	Page 20 NUA/Ho/6	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions <u>SPD</u> , <u>and Planning Obligations</u> , development on this site will be subject to the following:
MM36 FPM42	Page 20 NUA/Ho/6	Amend the second bullet point to read: Pre-determination <u>archaeological</u> evaluation <u>submitted as part of any planning application</u> and post determination mitigation measures in the form of excavation <u>secured by condition on any planning consent</u> are likely to be required, reflecting the high archaeological potential of the site.
MM37 FPM44	Page 21 NUA/Ho/7	Insert additional sentence at the end of the policy:

		Further investigation, in the form of a study will be undertaken to examine the environmental issues.
MM38 FPM45	Page 21 NUA/Ho/8	Amend introductory paragraph to read: Land on Bowbridge Road has been allocated on the <u>Proposals Policies Map</u> for residential development providing around 86 <u>66 dwellings, taking into account an existing planning permission for a nursing home.</u>
MM39 FPM46	Page 21 NUA/Ho/8	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM40 FPM47	Page 21 NUA/Ho/8	Amend final bullet point to read: <u>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.</u>
MM41 FPM48	Page 22 NUA/Ho/9	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM42 FPM49	Page 22 NUA/Ho/9	Amend final bullet point to read: <u>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.</u>
MM43 FPM50	Page 22 NUA/Ho/10	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM44 FPM51	Page 22 NUA/Ho/10	Amend first bullet point to read: <u>The preparation of an appropriate transport assessment by the</u>

		<u>applicant, including improvements to Manners Road/London Road Junction forming part of any planning application.</u>
MM45 FPM52	Page 22 NUA/Ho/10	Amend second bullet point to read: <u>Appropriate landscaping scheme, submitted as part of any planning application, providing buffering to the south and west of the site in relation to the adjacent SINCS and retention of existing hedgerows on site where possible;</u>
MM46 FPM53	Page 22 NUA/Ho/10	Amend final bullet point to read: <u>Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures, including excavation, secured by condition on any planning consent are likely to be required.</u> New development here should respect the plot shapes of the medieval field system.
MM47 FPM72	Page 22 NUA/SPA/1	Amend fourth bullet point to read: <u>The investigation of potential archaeology on the site and any necessary post determination archaeological mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site.</u>
MM48 FPM74	Page 22 NUA/SPA/1	Insert fifth bullet point to read: <u>Address any issues arising from the proposals which may adversely affect nearby residents.</u>
MM49 FPM315	Page 23 NUA/MU/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM50 FPM54	Page 23 NUA/MU/1	Amend final bullet to read: Development of uses which generate significant AM and PM peak traffic will not be considered appropriate u <u>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. In the first instance this will restrict development to Hotel/Conference centre and restaurant facilities.</u>
MM51 FPM316	Page 24 NUA/MU/2	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u>

		Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following:
MM52 FPM55	Page 24 NUA/MU/2	Amend second bullet point to read: <u>The preparation of an appropriate Transport assessment by the applicant to consider the impact on the A46/A1 junction.</u>
MM53 FPM57	Page 24 NUA/MU/2	Insert new bullet point after third bullet point: <u>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.</u>
MM54 FPM58	Page 24 NUA/MU/2	Amend fourth bullet point to read: <u>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.</u>
MM55 FPM59	Page 24 NUA/MU/3	Amend second sentence of the policy to read: The site will accommodate <u>at least around</u> 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 of around 4000 square metres (net).
MM56 FPM317	Page 24 NUA/MU/3	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following:
MM57 FPM60	Page 24 NUA/MU/3	Amend first sentence of first bullet point to read: The preparation of a Master Plan setting out the broad location of new development on the site, <u>an assessment of the impact of new development on the town centre</u> , phasing of new development within the site and associated transfer of existing NSK engineering plant to a new location in the Newark Urban Area.
MM58 FPM61	Page 24 NUA/MU/3	Inset new third bullet point: <u>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;</u>
MM59 FPM62	Page 24 NUA/MU/3	Insert new fourth bullet point: <u>the amount and type of employment provision will be</u>

		<u>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;</u>
MM60 FPM342	Page 25 NUA/MU/4	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM61 FPM63	Page 25 NUA/MU/4	Amend final bullet point to read: <u>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.</u>
MM62 FPM64	Page 25 NUA/E/1	Amend final bullet point to read: <u>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.</u>
MM63 FPM318	Page 26 NUA/E/2	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM64 FPM65	Page 26 NUA/E/2	Amend second bullet point to read: <u>Appropriate landscaping scheme, submitted as part of any planning application providing Sscreening of the site from the A1.</u>
MM65 FPM66	Page 26 NUA/E/2	Amend third bullet point to read: Address <u>An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning Application; and</u>
MM66 FPM319	Page 27 NUA/E/3	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be

		subject to the following:
MM67 FPM67	Page 27 NUA/E/3	Amend second bullet point to read: <u>Appropriate landscaping scheme, submitted as part of any planning application providing Appropriate boundary treatment to respect the Middleton Road area;</u>
MM68 FPM68	Page 27 NUA/E/3	Amend third bullet point to read: <u>An appropriate assessment of Address access issues arising from the proposal on the wider industrial estate submitted as part of any planning application.</u>
MM69 FPM320	Page 27 NUA/E/4	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM70 FPM70	Page 27 NUA/E/4	Amend second bullet point to read: <u>The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application.</u>
MM71 FPM71	Page 27 NUA/E/4	Amend third bullet to read: <u>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.</u>
MM72 FPM75	Page 28 NUA/Ph/1	Amend policy to read: Phasing of development in Newark Urban Area will be required in the following locations to ensure a steady supply of housing over the Plan period. In Newark Urban Area the following sites will include phasing within any masterplan to accompany any planning application: NUA/Ho/4 <u>NUA/Ho/5</u> NUA/MU/3 NUA/MU/4 In the following sites, phasing will be required to address infrastructure/environmental issues: NUA/Ho/8 NUA/Ho/9 NUA/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.
MM73 FPM77	Page 30 NUA/Tr/1	Insert second bullet point to read: <u>Proposals to preserve and enhance heritage assets, including the Grade II listed station and the adjoining conservation area.</u>
MM74 FPM20	End of Newark Area Chapter Map 1 – Newark North	Re-insert Urban Boundary on amended Newark North Policies Map (see Appendix – Main Modifications Figures and Plans)
MM75 FPM79	Page 36 Co/MU/1	Amend first paragraph to read: Land in between Swinderby Road and Station Road, to the west of the railway line has been allocated on the Proposals Map for mixed use development providing around 80 dwellings, allotments, <u>up to 0.75ha of employment uses</u> in the north eastern part of the site, public open space and the potential for a station car park
MM76 FPM80	Page 36 Co/MU/1	Amend second paragraph to read: Land to the east of the site has been identified for future development within Use Classes B1 and C2 under designation CO/RL/1 on the Proposals Map. <u>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.</u>
MM77 FPM335	Page 36 Co/MU/1	Amend the third paragraph 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 <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM78 FPM82	Page 36 Co/MU/1	Insert the following text as a new first bullet point: <u>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.</u>
MM79 FPM338	Page 36 Co/MU/1	Amend the third bullet point to read: Appropriate easements to the watercourses running along the northern and western boundaries of the site <u>included as part of the site layout;</u>

MM80 FPM83	Page 36 Co/MU/1	Amend fifth bullet point to read: <u>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;</u>
MM81 FPM84	Page 36 Co/MU/1	Amend sixth bullet point to read: <u>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.</u>
MM82 FPM82	Page 36 Co/MU/1	Delete the final bullet point: Appropriate phasing of residential, employment and allotment uses.
MM83 FPM85	Page 37 Co/Ph/1	Delete policy Co/PH/1: Phasing Collingham Phasing Policy Phasing of development in Collingham will be required in the following locations to ensure a steady supply of housing over the Plan period. In Collingham the following sites will include phasing within any masterplan to accompany any planning application: • Co/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.
MM84 FPM337	End of Newark Area Chapter Map 4 Collingham	Amend Map 4 Collingham: Remove Spatial Policy 8 from the area which has planning permission for retail expansion and include in Collingham Local Centre(see Appendix – Main Modifications Figures and Plans).
MM85 FM86	Page 40 Paragraph 2.28	Insert additional sentence at the end of the paragraph: <u>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.</u>
MM86 FPM336	Page 40 ST/MU/1	Amend the third paragraph 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 <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD,

		and <u>Planning Obligations</u> , development on this site will be subject to the following:
MM87 FPM87	Page 40 ST/MU/1	Insert the following text as a new first bullet point: <u>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.</u>
MM88 FPM343	Page 40 ST/MU/1	<u>Developer funded localised upsizing of sewer network as required;</u>
MM89 FPM344	Page 40 ST/MU/1	Assessment of impact of local surface water flooding <u>as part of any planning application</u> including provision of safe access and egress and flood resilient construction;
MM90 FPM345	Page 40 ST/MU/1	Pre-determination archaeological evaluation <u>submitted as part of any planning application</u> and post determination mitigation measures <u>secured by condition on any planning consent are likely to be required;</u>
MM91 FPM87	Page 40 ST/MU/1	Delete the final bullet point: <u>Appropriate phasing of retail and residential uses.</u>
MM92 FPM88	Page 41 ST/Ph/1	Delete Policy ST/Ph/1: Phasing Sutton on Trent – Phasing Policy Phasing of development in Sutton on Trent will be required in the following locations to ensure a steady supply of housing over the Plan period. In Sutton on Trent the following sites will include phasing within any masterplan to accompany any planning application: <ul style="list-style-type: none"> • ST/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.

Southwell Area

<p>MM93 FPM321</p>	<p>Page 46 Policy So/Ho/1</p>	<p>Amend second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> development on this site will <u>be</u> subject to the following:</p>
<p>MM94 FPM93</p>	<p>Page 46 Policy So/Ho/1</p>	<p>Amend point ii:</p> <p>The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;</p>
<p>MM95 FPM94</p>	<p>Page 46 Policy So/Ho/1</p>	<p>Amend point iv:</p> <p>Provision of appropriate pedestrian access <u>as part of the design and layout of any planning application;</u> and</p>
<p>MM96 FPM95</p>	<p>Page 46 Policy So/Ho/1</p>	<p>Amend point v:</p> <p><u>The investigation of potential archaeology on the site and any necessary Post determination archaeological-mitigation measures secured by condition on any planning consent.</u></p>
<p>MM97 FPM322</p>	<p>Page 47 Policy So/Ho/2</p>	<p>Amend second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> development on this site will <u>be</u> subject to the following:</p>
<p>MM98 FPM98</p>	<p>Page 47 Policy So/Ho/2</p>	<p>Amend point ii:</p> <p>The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.</p>
<p>MM99 FPM99</p>	<p>Page 47 Policy So/Ho/2</p>	<p>Amend point iii:</p> <p>The provision of suitable access off Halloughton Road <u>as part of the design and layout of any planning application.</u> This should be informed by the preparation of an appropriate transport assessment to identify the impact of development on the highway network <u>and specifically include.</u> Through this</p>

		assessment, the access requirements of So/Ho/3, the impact on the Halloughton Road / West Gate junction and the provision of appropriate mitigating measures <u>should be addressed</u> ;
MM100 FPM100	Page 47 Policy So/Ho/2	Amend point iv: <u>The investigation of potential archaeology on the site and any necessary Ppost determination archaeological-mitigation measures secured by condition on any planning consent.</u>
MM101 FPM323	Page 47 Policy So/Ho/3	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations development on this site will <u>be</u> subject to the following:
MM102 FPM102	Page 47 Policy So/Ho/3	Amend point ii: The provision of suitable access of Nottingham Road. This should be informed by the preparation of an appropriate transport assessment to identify the impact of the development on the highway network; <u>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;</u>
MM103 FPM103	Page 47 Policy So/Ho/3	Amend point iii. to read: <u>The Ppreparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application;</u>
MM104 FPM104	Page 47 Policy So/Ho/3	Amend point v. to read <u>Subject to prior qualitative assessment, the offsetting of the loss of grassland subject to SINC status through the provision of an appropriate level of on-site replacement habitat;</u>
MM105 FPM105	Page 47 Policy So/Ho/3	Amend point iv: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
MM106 FPM106	Page 47 Policy So/Ho/3	Amend point vii. to: <u>The investigation of potential archaeology on the site and any necessary Ppost determination archaeological-mitigation measures secured by condition on any planning consent.</u>
MM107 FPM324	Page 48 Policy So/Ho/4	Amend the second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in

		Chapter 7, with particular reference to DM Policy DM2 Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations development on this site will <u>be</u> subject to the following:
MM108 FPM107	Page 48 Policy So/Ho/4	<p>Replace point i with the amended text:</p> <p>The phasing of development to allow the infrastructure provider to undertake the necessary investigation into the impact of the site on the local sewerage network and following this, the carrying out of remedial works, where necessary, to support further growth;</p> <p><u>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.</u></p>
MM109 FPM109	Page 48 Policy So/Ho/4	<p>Amend point ii:</p> <p>Appropriate design, density and layout which addresses the sites important 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 a significant level of landscape buffering on the sites northern and western extents <u>within the design and layout of any planning application</u>. In considering sSuch buffering should be particularly extensive to the south of The Vineries to <u>help</u> retain the semi-rural character of this section of Kirklington Road;</p>
MM110 FPM110	Page 48 Policy So/Ho/4	<p>Amend point iii:</p> <p>The provision of suitable access off Lower Kirklington Road <u>as part of the design and layout of any planning application</u>. 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>
MM111 FPM111	Page 48 Policy So/Ho/4	<p>Amend point iv:</p> <p>The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;</p>
MM112 FPM112	Page 48 Policy So/Ho/4	<p>Amend point v:</p> <p>The provision of appropriate pedestrian access <u>as part of the</u></p>

		<u>design and layout of any planning application</u> which utilises the existing Right of Way to the south of the site.
MM113 FPM113	Page 48 Policy So/Ho/4	Amend point vi: The undertaking of a Tree Survey <u>by the applicant</u> , assessing and <u>informing the</u> potential -retention of the best specimens into public and private amenity space within the development design and layout of any planning application.
MM114 FPM114	Page 48 Policy So/Ho/4	Amend point vii: Pre-determination evaluation and <u>any necessary</u> post determination archaeological mitigation measures <u>secured by condition on any planning consent</u> reflecting the medium archaeological interest of the site.
MM115 FPM325	Page 49 Policy So/Ho/5	Amend the second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions <u>SPD</u> , and <u>Planning Obligations</u> development on this site will <u>be</u> subject to the following:
MM116 FPM116	Page 49 Policy So/Ho/5	Replace point i with the amended text: The phasing of development to allow the infrastructure provider to undertake the necessary investigation into the impact of the site on the local sewerage network and following this, the carrying out of remedial works, where necessary, to support further growth; <u>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;</u>
MM117 FPM118	Page 49 Policy So/Ho/5	Amend point iii: Preparation of an appropriate transport assessment <u>as part of any planning application</u> 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;
MM118 FPM119	Page 49 Policy So/Ho/5	Amend point iv: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact in run-off into surrounding residential

		areas or the existing drainage regime;
MM119 FPM120	Page 49 Policy So/Ho/5	Amend point v: Provision of appropriate landscape buffering to the Southwell Trail <u>within the design and layout of any planning application.</u>
MM120 FPM121	Page 49 Policy So/Ho/5	Amend point vii: <u>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 interest potential of the site.</u>
MM121 FPM326	Page 50 Policy So/Ho/6	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u> development on this site will <u>be</u> subject to the following:
MM122 FPM123	Page 50 Policy So/Ho/6	Amend point i to read: The preparation of a Master Plan A Design Brief, to be prepared by the applicant, which appropriately addresses:
MM123 FPM125	Page 50 Policy So/Ho/6	Amend point ii. to read: <u>Pre-determination archaeological evaluation submitted as part of any planning application and post determination archaeological mitigation measures secured by condition on any planning consent are likely to be required to reflect the high archaeological interest of the site.</u>
MM124 FPM327	Page 51 Policy So/Ho/7	Amend the second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u> development on this site will <u>be</u> subject to the following:
MM125 FPM127	Page 51 Policy So/Ho/7	Amend point iii. to read: <u>The investigation of potential archaeology on the site and any necessary post determination archaeological mitigation measures secured by condition on any planning consent.</u>
MM126 FPM129	Page 52 Policy So/MU/1	Amend first sentence to read: Land at the former Minster School has been allocated on the <u>Proposals Policies Map</u> for mixed use development including of around 13 dwellings and enhanced Open Space.

<p>MM127 FPM328</p>	<p>Page 52 Policy So/MU/1</p>	<p>Amend the second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u> development on this site will <u>be</u> subject to the following:</p>
<p>MM128 FPM130</p>	<p>Page 52 Policy So/MU/1</p>	<p>Amend point i of the policy to read:</p> <p>The preparation of a Master PlanA design brief, to be prepared <u>by the applicant</u>, which appropriately addresses:</p>
<p>MM129 FPM131</p>	<p>Page 52 Policy So/MU/1</p>	<p>Amend point ii to read:</p> <p>Preparation of a <u>Site Specific</u> Flood Risk Assessment <u>by the applicant</u> forming part of any planning application.</p>
<p>MM130 FPM132</p>	<p>Page 52 Policy So/Ph/1</p>	<p>Delete policy:</p> <p>Southwell – Phasing Policy</p> <p>Phasing of development in Southwell will be required in the following locations to ensure a steady supply of housing over the Plan Period and to address infrastructure issues:</p> <ul style="list-style-type: none"> • So/Ho/4; and - • So/Ho/5 <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>
<p>MM131 FPM133</p>	<p>Page 53 Policy So/E/1</p>	<p>Amend the first paragraph of point 2 ‘Thurgarton Hundred Workhouse’:</p> <p>The Crew Lane Industrial Estate Policy Area adjoins the area defined on the Policies Map as the Thurgarton Hundred Workhouse's Immediate Surroundings. As a result development proposals within the Policy Area should ensure that they do not detrimentally impact upon the Immediate Surroundings of the Workhouse and that the opportunities for enhancements are secured. <u>Those proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable.</u> The District Council will therefore expect development proposals to:</p> <ul style="list-style-type: none"> • Demonstrate an appropriate design, layout and scale which respects and enhances the immediate surroundings of the Workhouse taking account of the need for suitable height and massing and the provision

		<p>of appropriate mitigating measures such as landscape screening.</p> <p>Where possible the District Council will also work with partners to secure improvements to the existing Crew Lane Policy Area environment.</p>
MM132 FPM329	Page 54 Policy So/E/2	<p>Amend the second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions <u>SPD</u>, and <u>Planning Obligations</u> development on this site will <u>be</u> subject to the following:</p>
MM133 FPM330	Page 55 Policy So/E/3	<p>Amend the second paragraph:</p> <p>In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions <u>SPD</u>, and <u>Planning Obligations</u> development on this site will <u>be</u> subject to the following:</p>
MM134 FPM136	Page 57 Policy So/PV	<p>Amend first bullet point:</p> <p>Development proposals within the view cones, as defined on the Proposals <u>Policies</u> Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets. <u>Those proposals which do detrimentally impact on the views of these heritage assets will not be acceptable;</u> and</p>
MM135 FPM339	Page 57 Policy So/PV	<p>Amend second bullet point:</p> <p>Beyond the areas defined within the view cones, as defined on the Proposals <u>Policies</u> Map, <u>development proposals</u> which have the potential to negatively impact on the views of these heritage assets will not normally be acceptable. The level of potential impact will be dependent on factors such as scale, height, and location and the scope for mitigation.</p>
MM136 FPM137	Page 57 Policy So/Wh	<p>Amend first bullet point:</p> <p>Development proposals within the area defined as the immediate surroundings of the Workhouse on the Proposals <u>Policies</u> Map should ensure that they do not negatively impact on these surroundings. <u>Those proposals which do detrimentally impact on the setting of the Workhouse will not be acceptable;</u></p>
MM137 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 (see Appendix – Main Modifications Figures and

	End of Southwell Area Chapter	Plans).
MM138 FPM149	Map 6 (Southwell) End of Southwell Area Chapter	Amend Key entry regarding Southwell Bypass to read: Southwell Bypass Safeguarded Route (SP7)
MM139 FPM331	Page 60 Policy Fa/Ho/1	Amend the second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u> development on this site will be subject to the following:
MM140 FPM138	Page 60 Policy Fa/Ho/1	Amend the second bullet point to read: <u>Appropriate separation and buffer within the design and layout of any planning application</u> between existing dwellings on Ridgeway and Greenvale and proposed dwellings on the site to provide both with an adequate standard of amenity;
MM141 FPM139	Page 60 Policy Fa/Ho/1	Amend the third bullet point to read: <u>Pre-determination archaeological evaluation submitted as part of any planning application</u> 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;
MM142 FPM140	Page 60 Policy Fa/Ho/1	Amend the fourth bullet point to read: <u>Transport Assessment of the Southwell Road/Ridgeway junction submitted as part of any planning application;</u> and
MM143 FPM141	Page 60 Policy Fa/Ho/1	Amend the fifth bullet point to read: <u>Developer funded</u> Localised sewer capacity improvements as required.
MM144 FPM332	Page 61 Policy Fa/Mu/1	Amend the second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u> development on this site will be subject to the following:
MM145 FPM142	Page 61 Policy Fa/MU/1	Amend the first bullet point: Consideration of stability and drainage issues relating to

		former quarry on the western boundary of site <u>as part of any planning application.</u>
MM146 FPM143	Page 61 Policy Fa/MU/1	Amend the second bullet point to read: <u>Appropriately designed access forming part of any planning application, with consideration being given to its location</u> towards the southern part of the sites frontage to Cockett Lane;
MM147 FPM144	Page 61 Policy Fa/MU/1	Amend the third bullet point to read: <u>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;</u>
MM148 FPM145	Page 61 Policy Fa/MU/1	Delete the fourth bullet point and insert the following text as a new first bullet point: Appropriate phasing of residential and employment uses. <u>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.</u>
MM149 FPM146	Page 61 Policy Fa/MU/1	Amend the fifth bullet point to read: <u>Developer funded</u> Localised sewer capacity improvements as required.
MM150 FPM147	Page 61 Policy Fa/Ph/1	Delete policy: <u>Farnsfield Phasing Policy</u> Phasing of development in Farnsfield will be required in the following locations to ensure a steady supply of housing over the Plan period. In Farnsfield the following sites will include phasing within any masterplan to accompany any planning application: <ul style="list-style-type: none"> • Fa/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.

Nottingham Fringe

Reference	Policy / Para / page	Description of change
MM151 FPM312	Page 65 Para 4.4	Add new sentence at the end of Paragraph 4.4: <u>There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 60 new dwellings in Lowdham.</u>
MM152 FPM333	Page 65 Lo/Ho/1	Amend the second paragraph to read: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, <u>and Planning Obligations</u> development on this site will be subject to the following:
MM153 FPM151	Page 65 Lo/Ho/1	Amend first bullet point to read: Consideration of the retention of the existing boundary hedgerows which will help <u>as part of the design and layout of any planning application in order</u> to manage the transition into the main built up area; and
MM154 FPM334	Page 66 Lo/Ho/2	Amend the second paragraph to read: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, <u>and Planning Obligations</u> , development on this site will be subject to the following:
MM155 FPM152	Page 66 Lo/Ho/2	Amend first 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 which will help <u>as part of the design and layout of any planning application in order</u> to manage the transition into the main built up area;
MM156 FPM153	Page 66 Lo/Ho/2	Amend second bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact from in run-off into surrounding residential areas <u>or the existing drainage regime.</u>
MM157 FPM154	Page 66 Lo/Ho/2	Amend third bullet point to read:

		Pre-determination <u>archaeological</u> evaluation <u>submitted as part of any planning application</u> and post determination mitigation measures <u>secured by condition on any planning consent</u> are likely to be required to reflect the medium to high archaeological potential;
MM158 FPM155	Page 66 Lo/Ho/2	Amend fourth bullet point to read: The existing access road will require upgrading <u>as part of any planning application in order</u> to serve the level of development proposed.
MM159 FPM156	Page 66 Lo/Ho/3	Remove all reference to site Lo/Ho/3 from the Allocations & DM DPD. Land off Neighbours Lane and to the rear of Charta Mews has been allocated on the Proposals Map for residential development providing around 3 dwellings. Consequently this site has been removed from the Nottingham – Derby Green Belt. 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: <ul style="list-style-type: none"> • Investigation and consideration of potential habitats for protected species should be undertaken as part of any development.
MM160 FPM313	Page 67 Para 4.5	Amend Paragraph 4.5 to read: As a result of undertaking the small scale review of the Green Belt, in accordance with the criteria set out in Spatial Policy 4A, and the findings of the Level 2 Strategic Flood Risk Assessment it is not possible to accommodate the amount of housing development in Lowdham as is required by the Core Strategy and allocations have been made for 10 dwellings. Therefore The District Council considers that this requirements for growth will be met elsewhere within <u>in the District as set out in the Introduction to this DPD.</u>
MM161 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 (see Appendix – Main Modifications Figures and Plans).

Sherwood Area

Reference	Policy / Para / page	Description of change
MM162 FPM160	Page 72 OB/Ho/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM163 FPM 161	Page 72 OB/Ho/1	Amend second bullet point to read: Contributions will be required towards the provision of <u>Assessment of the impact on transport infrastructure, including Ollerton Roundabout, and the strategic sports infrastructure within Ollerton & Boughton as part of any planning application(s);</u>
MM164 FPM162	Page 72 OB/Ho/1	Amend third bullet point to read: <u>Developer funded improvements to ensure Provision of</u> sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.
MM165 FPM163	Page 72 OB/Ho/1	Amend fourth bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in run-off into</u> surrounding residential areas or the wider settlement <u>existing drainage regime</u> .
MM166 FPM164	Page 72 OB/Ho/1	Amend fifth bullet point to read: The incorporation of satisfactory <u>buffer landscaping as part of the design and layout of any planning application</u> to minimise the impact of development on the adjoining SINC which is located to the north of the site; and
MM167 FPM346	Page 72 OB/Ho/1	Amend sixth bullet point to read: Pre-determination archaeological evaluation <u>submitted as part of any planning application</u> and post-determination mitigation measures <u>secured through conditions attached to any planning permission</u> , including preservation in situ where required to reflect the high archaeological interest of the site.
MM168 FPM165	Page 72 OB/Ho/2	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in

		Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM169 FPM167	Page 72 OB/Ho/2	Amend fourth bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in run-off into</u> surrounding residential areas or the wider settlement <u>existing drainage regime</u> .
MM170 FPM166	Page 72 OB/Ho/2	Amend fifth bullet point to read: <u>Developer funded improvements to ensure Provision of</u> sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development; and
MM171 FPM168	Page 72 OB/Ho/2	Amend final bullet point to read: <u>The investigation of potential archaeology on the site and any necessary post determination archaeological mitigation measures secured by condition on any planning consent</u> .
MM172 FPM169	Page 73 OB/Ho/3	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM173 FPM170	Page 73 OB/Ho/3	Amend first bullet point to read: The retention of the existing bowling green and associated facilities either on site or <u>as part of the layout of development, or facilitated by developer contribution</u> through provision elsewhere within Ollerton & Boughton.
MM174 FPM171	Page 73 OB/Ho/3	Amend second bullet point to read: <u>Developer</u> contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton.
MM175 FPM172	Page 73 OB/Ho/3	Amend third bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in run-off into</u> surrounding residential areas or the wider settlement; and <u>existing drainage regime</u>
MM176 FPM173	Page 73 OB/Ho/3	Amend fourth bullet point to read: <u>Developer funded improvements to ensure Provision of</u> sufficient capacity within the public foul sewer system and

		wastewater treatment works to meet the needs of the development
MM177 FPM174	Page 74 OB/MU/1	Amend the first bullet point: Meet the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2 Allocated Sites</u> , and appropriate contributions to infrastructure provision in the <u>Policy DM3 Developer Contributions SPD; and Planning Obligations.</u>
MM178 FPM175	Page 74 OB/MU/1	Amend sixth bullet point to read: <u>Preparation of an appropriate transport assessment as part of any planning application to identify any negative the impact of the development on the highway network, including Ollerton Roundabout, and the provision of appropriate mitigating measures.</u>
MM179 FPM176	Page 74 OB/MU/1	Amend seventh bullet point to read: <u>The provision of on-site strategic sports facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton.</u>
MM180 FPM177	Page 74 OB/MU/1	Amend eighth bullet point to read: <u>Preservation and enhancement of the River Maun and associated footpaths, walkways and cycle facilities through the design and layout of any planning application.</u>
MM181 FPM178	Page 74 OB/MU/1	Amend ninth bullet point to read: <u>Developer funded improvements to ensure Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.</u>
MM182 FPM179	Page 74 OB/MU/1	Amend tenth bullet point to read: <u>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 or surrounding residential areas or the wider settlement and surrounding watercourses; existing drainage regime</u>
MM183 FPM180	Page 74 OB/MU/1	Amend eleventh bullet point to read: <u>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;</u>
MM184 FPM181	Page 74 OB/MU/1	Amend twelfth bullet point to read: <u>The investigation of the potential impact arising from The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton & Boughton and</u>

		<u>the implementation of any necessary mitigation measures;</u>
MM185 FPM182	Page 74 OB/MU/1	Amend thirteenth bullet point to read: Pre-determination archaeological evaluation <u>submitted as part of any planning application</u> and <u>necessary</u> post determination mitigation measures, <u>secured by conditions attached to any planning permission</u> including LIDAR survey, to reflect the medium to very high archaeological potential of the site.
MM186 FPM183	Page 75 OB/MU/2	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM <u>Policy DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u> , development on this site will be subject to the following:
MM187 FPM347	Page 75 OB/MU/2	Amend eighth bullet point to read: The provision of on site strategic open space facilities <u>as part of any planning application</u> to enhance the existing provision within Ollerton & Boughton;
MM188 FPM184	Page 75 OB/MU/2	Amend eleventh bullet point to read: Developer funded improvements to ensure Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.
MM189 FPM185	Page 75 OB/MU/2	Amend twelfth bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact <u>in run-off into</u> on surrounding residential areas or the wider settlement existing drainage regime
MM190 FPM348	Page 75 OB/MU/2	Amend thirteenth bullet point to read: The investigation of the potential impact arising from The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton and Boughton; and <u>the implementation of any necessary mitigation measures;</u>
MM191 FPM349	Page 75 OB/MU/2	Amend fourteenth bullet point to read: Pre-determination archaeological evaluation <u>submitted as part of any planning application</u> and <u>any necessary</u> post determination mitigation measures, <u>secured by condition on any planning consent;</u> and to reflect the medium <u>archaeological potential of the site</u>
MM192 FMP186	Page 75 OB/MU/2	Add final bullet point to read: <u>Preparation of an appropriate transport assessment as part of any planning application to identify any negative impact of the</u>

		<u>development on the highway network, including Ollerton Roundabout, and the provision of appropriate mitigating measures.</u>
MM193 FPM187	Page 76 OB/Ph/1	Amend policy to read: Phasing of development in Ollerton & Boughton will be required in the following locations to ensure a steady supply of housing over the Plan period. In Ollerton & Boughton the following sites will include phasing within any master plan to accompany any planning application: OB/Ho/1 OB/MU/1 OB/MU/2 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. In reflecting off site infrastructure provision, developers will be required to have specific consideration for the need to improve the Ollerton Roundabout and other local highway junctions.
MM194 FPM188	Page 77 OB/E/1	Amend first bullet point to read: <u>Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application;</u>
MM195 FPM189	Page 77 OB/E/1	Amend second bullet point to read: <u>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.</u>
MM196 FPM190	Page 77 OB/E/1	Amend third bullet point to read: <u>Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning applications;</u>
MM197 FPM191	Page 77 OB/E/1	Amend fourth bullet point to read: <u>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;</u>
MM198 FPM192	Page 77 OB/E/1	Amend fifth bullet point to read: <u>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 or surrounding residential areas or the existing drainage regime, the wider settlement and surrounding watercourses</u>
MM199	Page 77	Amend seventh bullet point to read:

FPM193	OB/E/1	The investigation of the potential impact arising from <u>The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton and Boughton and the implementation of any necessary mitigation measures.</u>
MM200 FPM194	Page 77 OB/E/2	Amend first bullet point to read: Appropriate boundary treatment and screening of open storage areas <u>through the design and layout of any planning application;</u>
MM201 FPM195	Page 77 OB/E/2	Amend second bullet point to read: The incorporation of satisfactory landscaping <u>as part of the design and layout of any planning application</u> to minimise the impact of development on the SINC <u>SINCS</u> which is <u>are</u> located within and adjoining the industrial estate.
MM202 FPM196	Page 77 OB/E/2	Amend third bullet point to read: Satisfactory provision of access, car parking and servicing; <u>as part of the design and layout of any planning applications;</u>
MM203 FPM197	Page 77 OB/E/2	Amend fourth bullet point to read: Provision of a drainage strategy <u>as part of any planning application</u> to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
MM204 FPM198	Page 77 OB/E/2	Amend 5 th bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact <u>in run-off into</u> on surrounding residential areas <u>or the existing drainage regime,</u> the wider settlement and surrounding watercourses
MM205 FPM199	Page 77 OB/E/2	Amend seventh bullet point to read: The investigation of the potential impact arising from <u>The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton and Boughton and the implementation of any necessary mitigation measures.</u>
MM206 FPM200	Page 77 OB/E/2	Amend eighth bullet point to read: <u>The investigation of potential archaeology on the site and any necessary post determination archaeological mitigation measures secured by condition on any planning consent reflecting</u> to reflect the medium archaeological potential of the site.
MM207 FPM201	Page 78 OB/E/3	Amend first bullet point to read: The incorporation of suitable access to the adjoining Boughton Industrial Estate South Policy Area <u>as part of the</u>

		<u>design and layout of any planning application(s);</u>
MM208 FPM202	Page 78 OB/E/3	Amend second bullet point to read: The incorporation of satisfactory buffer <u>landscaping as part of the design and layout of any planning application</u> to minimise the impact of development on the adjoining <u>SINC which is located within and adjoining the industrial estate situated of the site;</u>
MM209 FPM203	Page 78 OB/E/3	Amend fourth bullet point to read: Provision of a drainage strategy <u>as part of any planning application</u> to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
MM210 FPM204	Page 78 OB/E/3	Amend fifth bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact <u>in run-off into</u> on surrounding residential areas <u>or the existing drainage regime, the wider settlement and surrounding watercourses; and</u>
MM211 FPM205	Page 78 OB/E/3	Amend sixth bullet point to read: The <u>investigation of the potential impact arising from</u> The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton and Boughton <u>and the implementation of any necessary mitigation measures.</u>
MM212 FPM340	Ollerton & Boughton Policies Map	Amend Urban Boundary to the south of Wellow Road in line with existing Village Envelope as shown in Final Proposed Modifications document (see Appendix – Main Modifications Figures and Plans).
MM213 FPM206	Page 83 ED/Ho/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM <u>Policy DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the <u>Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM214 FPM208	Page 83 ED/Ho/1	Amend third bullet point to read: Upsizing of sewerage to address localised <u>Developer funded localised sewer capacity improvements as required</u> issues.
MM215 FPM209	Page 83 ED/Ho/2	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM <u>Policy DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the <u>Developer Contributions SPD,</u>

		<u>and Planning Obligations</u> , development on this site will be subject to the following:
MM216 FPM211	Page 83 ED/Ho/2	Amend third bullet point to read: Upsizing of sewerage to address localised <u>Developer funded localised sewer capacity improvements as required issues; and.</u>
MM217 FPM350	Page 83 ED/Ho/2	Amend fourth bullet point to read: <u>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</u> to reflect the medium archaeological potential of the site.
MM218 FPM212	Page 84 ED/VC/1	Amend ED/VC/1 to read: <u>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.</u> The development of a new visitor centre for Sherwood Forest on land to the east of Church Street, as identified on the Proposals <u>Policies Map</u> , will be supported in principle. Assessment of detailed proposals <u>including their impact on the Special Area of Conservation</u> will be made in accordance with the relevant Core and development Management Policies.
MM219 FPM213	Page 87 Bi/Ho/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM <u>Policy DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the <u>Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM220 FPM214	Page 87 Bi/Ho/1	Amend first bullet point to read: Appropriate design which addresses the sites <u>gateway edge</u> of settlement location and manages the transition into the main built up area; and
MM221 FPM217	Page 88 Bi/MU/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM <u>Policy DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the <u>Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM222	Page 88	Amend second bullet point to read:

FPM351	Bi/MU/1	Pre-determination <u>archaeological evaluation submitted as part of any planning application and post determination archaeological mitigation measures secured by condition on any planning consent are likely to be required;</u>
MM223 FPM220	Page 89 Bi/Ph/1	<p>Amend policy to read:</p> <p>Phasing of development in Bilsthorpe will be required in the following locations to ensure a steady supply of housing over the Plan period. In Bilsthorpe the following sites will include phasing within any master plan to accompany any planning application:</p> <p>Bi/Ho/1 Bi/Ho/2 Bi/MU/1</p> <p>Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement.</p>

Mansfield Fringe Area

Reference	Policy / Para / page	Description of change
MM224 FPM222	Page 93 Ra/Ho/1	Amend second paragraph to read: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM225 FPM223	Page 93 Ra/Ho/1	Amend first bullet point to read: Preparation of an appropriate transport assessment <u>as part of any planning application</u> to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
MM226 FPM224	Page 93 Ra/Ho/1	Amend second bullet point to read: The provision of off-street car parking for existing residents of Top Street <u>as part of the design and layout of any planning application</u> to address the issue of on street parking in this location.
MM227 FPM225	Page 93 Ra/Ho/1	Amend third bullet point to read: The retention <u>incorporation</u> of existing paths which pass through the site and which footpaths within the layout of development that link to other areas of Rainworth <u>and to the adjoining allotments</u> ;
MM228 FPM226	Page 93 Ra/Ho/1	Amend fourth bullet point to read: Provision of suitable screening between the residential development and the allotments <u>as part of the design and layout of any planning application</u> .
MM229 FPM227	Page 93 Ra/Ho/1	Amend fifth bullet point to read: <u>Developer funded improvements to ensure Provision of</u> sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.
MM230 FPM228	Page 93 Ra/Ho/1	Amend sixth bullet point to read: <u>The investigation of the potential impact arising from The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures</u>
MM231	Page 93	Amend seventh bullet point to read:

FPM229	Ra/Ho/1	The investigation of potential archaeology on the site and any <u>necessary</u> post determination archaeological mitigation measures <u>secured by condition on any planning consent.</u>
MM232 FPM230	Page 94 Ra/Ho/2	Amend second paragraph to read: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following:
MM233 FPM231	Page 94 Ra/Ho/2	Amend first bullet point to read: The preparation of a comprehensive Master Plan for the whole of the site setting out the broad location for development on the site and the phasing of new development. This should include appropriate design which addresses the sites important 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. <u>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.'</u>
MM234 FPM232	Page 94 Ra/Ho/2	Amend second bullet point to read: Preparation of an appropriate transport assessment <u>as part of any planning application</u> to identify the impact of the development on the highway network and the provision of appropriate mitigating measures.
MM235 FPM233	Page 94 Ra/Ho/2	Amend third bullet point to read: Main entrance to the site via Warsop Lane. Development of more than 150 dwellings will require the identification and provision of a <u>Any secondary</u> second point of access to serve the site which should not be via existing estate roads to the north and east.
MM236 FPM234	Page 94 Ra/Ho/2	Amend fourth bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in</u> run-off into surrounding residential areas or the wider settlement <u>existing drainage regime.</u>
MM237 FPM235	Page 94 Ra/Ho/2	Amend sixth bullet point to read: <u>Developer funded improvements to ensure</u> Provision of sufficient capacity within the public foul sewer system and

		wastewater treatment works to meet the needs of the development.
MM238 FPM236	Page 94 Ra/Ho/2	Amend seventh bullet point to read: <u>The investigation of the potential impact arising from The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures</u>
MM239 FPM237	Page 94 Ra/Ho/2	Amend eighth bullet point to read: <u>The investigation of potential archaeology on the site and any necessary Ppost determination mitigation measures secured by condition on any planning consent.</u>
MM240 FPM238	Page 95 Ra/Mu/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy DM2 Allocated Sites, and DM Policy 11 Retail and Town-Centre Uses <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations, development on this site will be subject to the following:
MM241 FPM239	Page 95 Ra/Mu/1	Amend first bullet point to read: The inclusion of satisfactory buffer landscaping to minimise the possible impacts on the adjoining SINC; No built development taking place on the part of the site covered by the SINC, which shall be retained as a landscape buffer;
MM242 FPM240	Page 95 Ra/MU/1	Amend second bullet point to read: Preparation of an appropriate transport assessment <u>as part of any planning application</u> to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
MM243 FPM241	Page 95 Ra/Mu/1	Amend fourth bullet point to read: <u>The positive management of surface water through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in run-off into</u> surrounding residential areas or the wider settlement existing drainage regime;
MM244 FPM242	Page 95 Ra/Mu/1	Amend fifth bullet point to read: Provision of a drainage strategy <u>as part of any planning application</u> to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
MM245 FPM243	Page 95 Ra/Mu/1	Amend seventh bullet point to read: <u>Developer funded improvements to ensure Provision of sufficient capacity within the public foul sewer system and</u>

		wastewater treatment works to meet the needs of the development.
MM246 FPM244	Page 95 Ra/Mu/1	Amend eighth bullet point to read: The <u>investigation of the potential impact arising from The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures.</u>
MM247 FPM245	Page 96 Ra/Ph/1	Delete policy. Rainworth – Phasing Policy Phasing of development in Rainworth will be required in the following locations to ensure a steady supply of housing over the Plan period. In Rainworth the following sites will include phasing within any masterplan to accompany any planning application: <ul style="list-style-type: none"> • Ra/Ho/2 • Ra//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.
MM248 FPM246	Page 96 Ra/E/1	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy DM2 <u>Allocated Sites, and DM Policy 11 Retail and Town Centre Uses Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations,</u> development on this site will be subject to the following:
MM249 FPM248	Page 96 Ra/E/1	Amend first bullet point to read: The provision of suitable vehicular access from the A617 Rainworth bypass <u>as part of the design and layout of any planning application.</u>
MM250 FPM352	Page 96 Ra/E/1	Amend third bullet point to read: The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints <u>as part of the design and layout of any planning application.</u>
MM251 FPM249	Page 96 Ra/E/1	Amend fourth bullet point to read: Provision of a drainage strategy <u>as part of any planning application</u> to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;

MM252 FPM250	Page 96 Ra/E/1	Amend fifth bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on in run-off into surrounding residential areas or the wider settlement existing drainage regime;
MM253 FPM251	Page 96 Ra/E/1	Amend sixth bullet point to read: Provision of sufficient capacity <u>Developer funded improvements to ensure sufficient capacity</u> within the public foul sewer system and wastewater treatment works to meet the needs of the development.
MM254 FPM252	Page 96 Ra/E/1	Amend eighth bullet point to read: The <u>investigation of the potential impact arising from</u> The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth <u>and the implementation of any necessary mitigation measures.</u>
MM255 FPM253	Page 100 Cl/MU/1	Amend Policy to read: Land at the former Clipstone Colliery has been allocated on the Policies Map for mixed use development. <u>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.</u> <u>Assuming the retention of the headstocks and powerhouse,</u> The site will accommodate around 120 dwellings, 12 hectares of employment provision, retail and enhanced Public Open Space. The retail element will be of a size and scale which helps facilitate the wider delivery of the scheme and may include a small supermarket and other complimentary facilities to help to meet the needs of the site and the wider settlement. In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, <u>and Planning Obligations,</u> development on this site will be subject to the following: <ul style="list-style-type: none"> • The Preparation of a <u>A master plan, forming part of any planning application(s) setting out the broad locations for the different types of development on the site and their phasing of new development, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;</u> • Provision of an <u>Responding to the conclusions of the</u>

		<p>options appraisal for the future of the listed former colliery headstocks <u>and powerhouse</u>;</p> <ul style="list-style-type: none"> • The implementation of suitable measures to address legacy issues such openings within the site which relate to its former use as a colliery; • No residential development shall take place in areas identified as being within Flood Zones 2 & 3; • The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in run-off into</u> surrounding residential areas, the wider settlement and surrounding watercourses or the existing drainage regime; • Provision of <u>Developer funded improvements to ensure</u> sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development; • Provision <u>The incorporation</u> of satisfactory buffer landscaping <u>as part of the design and layout of any planning application</u> 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 <u>through the design and layout of any planning application.</u>
<p>MM256 FPM254</p>	<p>Page 101 Cl/Ph/1</p>	<p>Delete policy.</p> <p>Clipstone – Phasing Policy</p> <p>Phasing of development in Clipstone will be required in the following locations to ensure a steady supply of housing over the Plan period. In Clipstone the following sites will include phasing within any masterplan to accompany any planning application:</p> <ul style="list-style-type: none"> • Cl/MU/2 <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>
<p>MM257 FPM255</p>	<p>Page 104 Bl/Ho/1</p>	<p>Amend second paragraph:</p>

		In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM258 FPM256	Page 104 Bl/Ho/1	Amend first bullet point to read: The positive management of surface water <u>through the design and layout of development</u> to ensure that there is no detrimental impact on <u>in run-off into</u> surrounding residential areas Dale Lane or the existing drainage regime ;
MM259 FPM258	Page 104 Bl/Ho/1	Amend third bullet point to read: Pre-determination <u>archaeological evaluation submitted as part of any planning application</u> and post determination <u>archaeological mitigation measures secured by condition on any planning consent</u> are likely to be required.
MM260 FPM259	Page 104 Bl/Ho/2	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM261 FPM260	Page 104 Bl/Ho/2	Amend first bullet point to read: Appropriate screening from the adjacent Blidworth Industrial Park <u>as part of the design; and layout of any planning application</u>
MM262 FPM261	Page 104 Bl/Ho/2	Amend second bullet point to read: <u>The investigation of potential archaeology on the site and any necessary</u> Post determination archaeological mitigation measures <u>secured by condition on any planning consent</u> .
MM263 FPM262	Page 105 Bl/Ho/3	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3 appropriate contributions to infrastructure provision in the Developer Contributions SPD, and Planning Obligations</u> , development on this site will be subject to the following:
MM264 FPM263	Page 105 Bl/Ho/3	Amend first bullet point to read: Preparation of a Transport Assessment <u>as part of any planning application</u> 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.
MM265 FPM264	Page 105 Bl/Ho/3	Amend second bullet point to read: <u>The preparation of a master plan, forming part of any planning application(s) setting out the broad location of new development on the site, and the phasing of new development within the site and the details of an appropriate landscaping scheme to 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;</u>
MM266 FPM265	Page 105 Bl/Ho/3	Amend third bullet point to read: <u>The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact on in run-off into surrounding residential areas, the wider settlement and surrounding watercourses or the existing drainage regime</u>
MM267 FPM266	Page 105 Bl/Ho/3	Amend fourth bullet point to read: <u>The investigation of the potential impact arising from implementation of suitable measures to address the legacy of former coal mining activities within Blidworth the area; and the implementation of any necessary mitigation measures</u>
MM268 FPM267	Page 105 Bl/Ho/3	Amend fifth bullet point to read: <u>The investigation of potential archaeology on the site and any necessary Post determination archaeological mitigation measures secured by condition on any planning consent.</u>
MM269 FPM268	Page 105 Bl/Ho/4	Amend second paragraph: In addition to <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, <u>and Planning Obligations</u> , development on this site will be subject to the following:
MM270 FPM314	Page 106 Paragraph 6.24	Amend Paragraph 6.24 to read: As a result of undertaking the small scale review of the Green Belt, in accordance with the criteria set out in Spatial Policy 4A, it is not possible to accommodate the amount of housing development in Blidworth as required by the Core Strategy <u>and allocations have been made for 210 dwellings. Therefore</u> The District Council considers that this <u>requirements for growth</u> will be met elsewhere within <u>in</u> the District <u>as set out in the</u>

		Introduction to this DPD.
MM271 FPM269	Page 106 Bl/Ph/1	Delete policy.
MM272 FPM270	Page 106 Bl/E/1	Amend second paragraph: Development Proposals will be assessed against <u>the</u> general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy <u>DM2</u> Allocated Sites, and <u>Policy DM3</u> appropriate contributions to infrastructure provision in the Developer Contributions SPD, and <u>Planning Obligations</u>
MM273 FPM241	Blidworth Policy Map	Amend Blidworth Policy Map: To illustrate two areas of public open space protected by Spatial Policy 8 as shown in Final Proposed Modifications document (see Appendix – Main Modifications Figures and Plans).

Development Management Policies

Reference	Policy / Para / page	Description of change
<p>MM278 FPM273</p>	<p>Page 112 Policy DM3</p>	<p>Amend policy to read:</p> <p>Policy DM3 Developer Contributions</p> <p>All development proposals that meet the defined thresholds will be required to address the requirements of the Developer Contributions Supplementary Planning Document (SPD), or any superseding SPD. Planning applications should include provisions in accordance with the SPD or a robust justification in cases of where financial viability or other material planning considerations are used in support of non-provision.</p> <p><u>and Planning Obligations</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p>MM279 FPM273</p>	<p>Page 112 Policy DM3</p>	<p>Amend policy justification to read:</p> <p>Justification</p> <p>The delivery of planned growth set out within the Core Strategy is dependent upon the availability of infrastructure to support it. Strategic infrastructure improvements will be provided through the Community Infrastructure Levy and where localised infrastructure improvements, such as open space, community facilities and healthcare contributions are required as a result of, and to serve the new and existing population, the Council will expect them to be provided as part of proposals through Section 106 agreements or unilateral undertakings. The Council will produce a new Developer Contributions Supplementary Planning Document setting out how these will be calculated within the first year of the adoption of this document. Affordable housing may form part of such contributions and this is dealt with by Core Policy 1.</p>

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

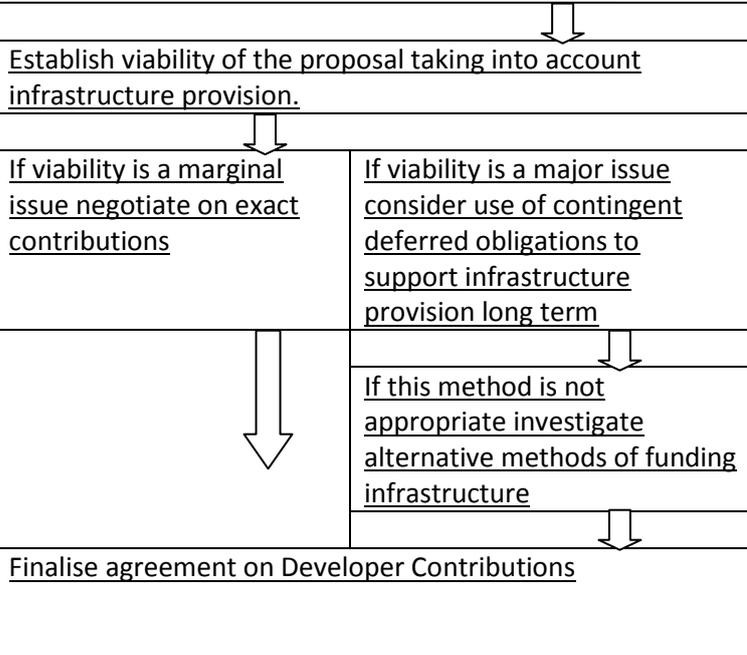
Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Core Strategy Policy for Affordable Housing, the Infrastructure Delivery Plan and the Green Spaces Strategy.

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

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

Figure 1 Viability and Infrastructure Provision

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



The District Council will need to work closely with developers

		<p>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.</p>
<p>MM280 FPM275</p>	<p>Page 113 Policy DM5: Design</p>	<p>Amend criterion 1 to read:</p> <p>Provision should be made for safe and, where practicable, the use of Green Infrastructure and inclusive access to new development which utilises as many. <u>Where practicable this should make use of Green Infrastructure and as many alternative modes of transport as possible. Development proposals should take account of their impact on the surrounding highway network and include appropriate mitigation so as not to cause an unacceptable impact</u></p>
<p>MM281 FPM276</p>	<p>Page 113 Policy DM5: Design</p>	<p>Amend criterion 2 to read:</p> <p>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 assessment and justification.</p>
<p>MM282 FPM277</p>	<p>Page 113 Policy DM5: Design</p>	<p>Amend criterion 3 to read:</p> <p>Private amenity space appropriate to the function of the proposed development should be provided.</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 and <u>loss of light and</u> 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. Proposals resulting in the loss of amenity space will require assessment and 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>
<p>MM283 FPM278</p>	<p>Page 113 Policy DM5: Design</p>	<p>Amend criterion 4 to read:</p> <p>Local Distinctiveness <u>and Character</u></p> <p>The rich local distinctiveness of the District's landscape and <u>character of built form</u> should be reflected in the scale, form, scale mass, layout, design, materials and detailing of proposals for new development.</p> <p>In accordance with Core Policy 13, all development proposals will be considered against <u>should address the assessments</u></p>

		<p>contained in 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 effect of which would be to harm the <u>established existing</u> character and appearance of the area. Inappropriate backland and other uncharacteristic forms of development will be resisted.</p> <p>Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.</p>
MM284 FPM279	Page 113 Policy DM5: Design	<p>Amend criterion 5 to read:</p> <p>In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, <u>wherever possible</u>, be protected and enhanced. <u>Wherever possible this should be through integration and connectivity of to the Green Infrastructure wherever possible to deliver multifunctional benefits.</u></p>
MM285 FPM280	Page 113 Policy DM5: Design	<p>Amend criterion 7 to read:</p> <p>Where <u>it is apparent that a site may provide a habitat for protected species relevant</u>, development proposals should be supported by an up to date ecological assessment, <u>including involving a habitat survey and a survey for protected species and priority species listed in the Nottinghamshire Biodiversity Action Plan UKBAP.</u> Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, <u>and</u> as a last resort, compensation (including off- site measures), provided where significant impacts cannot be avoided.</p>
MM286 FPM281	Page 113 Policy DM5: Design	<p>Insert, as a heading to the last paragraph:</p> <p>10. Advertisements</p>
MM287 FPM283	Page 118 Policy DM6: Householder Development	<p>Amend criterion 2 to read:</p> <p>There is no adverse impact on the amenities of neighbouring land <u>uses users including by virtue of overlooking and loss of privacy, light and</u> of overbearing impact;</p>
MM288 FPM284	Page 119 Policy DM7: Biodiversity and Green Infrastructure	<p>Insert new first paragraph:</p> <p><u>New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multifunctional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. As set out in Core Policy 12 public open space provided in connection within allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be</u></p>

		<u>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.</u>
MM289 FPM284	Page 119 Policy DM7: Biodiversity and Green Infrastructure	Amend third paragraph: 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.
MM290 FPM285	Page 120 Policy DM8: Development in the Open Countryside	Amend criterion 3 to read: 3. <u>New and Replacement Dwellings</u>
MM291 FPM285	Page 120 Policy DM8: Development in the Open Countryside	Insert paragraph at the start of 3: <u>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</u>
MM292 FPM 290	Page 120 Policy DM8: Development in the Open Countryside	Amend the second sentence of criterion 4 to read: Proposals will need to demonstrate that the buildings to be replaced originated from a permanent design and construction, are not of architectural <u>or historical</u> merit, have not been abandoned and are not suitable for conversion to other uses
MM293 FPM 288	Page 120 Policy DM8: Development in the Open Countryside	Para 7.39 - Amend title to read; <u>New and Replacement Dwellings</u>
MM294 FPM 289	Page 120 Policy DM8: Development in the Open Countryside	Insert new sentences at the beginning of Para 7.39 to read: <u>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</u>
MM295 FPM 291	Page 126 Policy DM9: Protecting and Enhancing the Historic Environment	Amend first sentence of Criterion 3 to read: Development proposals should respect the varied <u>historic landscapes natural environment</u> of the district (<u>including registered parks & gardens and Stoke Field registered battlefield</u>) through their <u>setting siting</u> and design.

<p>MM296 FPM 293</p>	<p>Page 126 Policy DM9: Protecting and Enhancing the Historic Environment</p>	<p>Amend the second and third sentences of Criterion 4 text to read:</p> <p>Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required <u>to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will</u> then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ.</p>
<p>MM297 FPM 292</p>	<p>Page 126 Policy DM9: Protecting and Enhancing the Historic Environment</p>	<p>Insert a new final sentence in criterion 4 to state:</p> <p><u>Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect Scheduled Ancient Monuments.</u></p>
<p>MM298 FPM 294</p>	<p>Page 130 Policy DM 11: Retail and Town Centre Uses</p>	<p>Amend Criterion 4 to read:</p> <p>Retail development in all out-of-centre locations will be strictly controlled. Retail proposals creating more than 2500 sq m of floor space outside of town, district and local centre locations but within the main built up areas of settlements will require justification through a sequential test and robust assessment of the impact on nearby centres and the following:</p>
<p>MM299 FPM 295</p>	<p>Page 130 Policy DM 11: Retail and Town Centre Uses</p>	<p>Amend paragraph 7.70 to read:</p> <p>Inappropriate retail development in out of centre locations can cause significant harm to both the vitality and viability of individual centres and the retail hierarchy of the district. Consequently, the Council will require proposals to be accompanied by an assessment of the impact and will only support those where a neutral or positive impact can be identified. <u>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.</u></p>
<p>MM300 FPM296</p>	<p>Page 132 Policy DM 12: Presumption in Favour of Sustainable Development</p>	<p>Insert new policy:</p> <p><u>Policy DM 12</u></p> <p><u>Presumption in Favour of Sustainable Development</u></p> <p><u>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</u></p>

		<p><u>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:</u></p> <ul style="list-style-type: none"><u>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. Where adverse impacts do not outweigh benefits consideration should be given to mitigation where harm would otherwise occur;</u><u>• Specific policies in that Framework indicate that development should be restricted.</u>
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Appendices A and B

Reference	Policy / Para / page	Description of change
MM301 FPM297	Page 135 Appendix A Glossary	<p>Insert the following definition of 'Gateway Site':</p> <p><u>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.</u></p>
MM302 FPM298	Page 137 Appendix A Glossary	<p>Insert the following definition of 'Phasing':</p> <p><u>Phasing</u></p> <p><u>The definition of phasing, for the purposes of this plan, has three aspects, for which the reasoned justifications are set out below. These are:</u></p> <ul style="list-style-type: none"> • <u>Monitoring housing delivery</u> • <u>Ensuring appropriate infrastructure delivery</u> • <u>On mixed use sites, preventing different uses prejudicing each other's delivery</u> <p><u>Monitoring housing delivery</u></p> <p><u>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.</u></p> <p><u>Infrastructure delivery</u></p> <p><u>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</u></p>

		<p><u>developers the issues that need to be taken into account when formulating development proposals.</u></p> <p><u>Mixed Use Sites</u></p> <p><u>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.</u></p>
<p>MM303 FPM299</p>	<p>Page 137 Appendix A Glossary</p>	<p>Insert the following definition of 'Suitable Alternative Natural Green Space (SANGS):</p> <p><u>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.</u></p> <p><u>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".</u></p> <p><u>In the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:</u></p> <ul style="list-style-type: none"> <u>• 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;</u> <u>• Sites that provide natural space (adopting Natural England's definition above;</u> <u>• Sites should include some provision for car parking but also be accessible on foot.</u> <p><u>Such sites provide the opportunity for multi-functional sites that also enhance biodiversity.</u></p> <p><u>Sites could be provided as part of new development or through the improvement and management of existing sites.</u></p>
<p>MM304 FPM300</p>	<p>Page 145 Appendix B Methodology</p>	<p>Amend paragraphs 18 and 19 to read:</p> <p>Core Strategy Core Policy 4 states that the Council will identify and, where necessary, allocate 84 pitches to meet identified need through the A&DM DPD. <u>The situation at the time the Options report was published was as follows;</u> 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</p>

		<p>allocations will be located in and around Newark Urban Area.</p> <p><u>Following the Options Report the situation regarding supply numbers changed and the current requirement for Gypsy and Traveller provision has now been met and exceeded with 93 pitches having been secured. This requirement covers the period to the end of 2012. Projecting forward based on the existing needs study it is anticipated that an additional 21 pitches will be required over the next 5 years. Currently the District Council is in negotiation to buy an existing site which has planning permission, but is not in use, to create additional capacity which should meet such a target. Cabinet has resolved that if necessary Compulsory Purchase Order powers can be used for this purpose. More fundamentally the District Council is updating its evidence base, in partnership with others Local Authorities, to reflect the substantial increase in pitch numbers that has occurred and will seek to secure any further allocations based on this information through a Gypsy & Traveller DPD.</u></p> <p>Whilst a site was identified in the Options Report, the Council adopted an approach of trying to bring existing sites with Planning permission back into use (these sites were not included within the existing supply count when the targets for new pitch provision were formulated). Therefore there is no longer a need to allocate within the DPD.</p>
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Appendix C

Reference	Policy / Para / page	Description of change			
MM305 FPM303	Page 150 Appendix C Monitoring	Amend the third paragraph to include cross references to the Development Trajectories included in the DPD: Targets have been developed to measure the direct effects of the policies on achieving the targets. <u>Trajectories for the housing allocations, retail and employment are included at the end of the table below.</u> The monitoring requirements for each of the Allocations and Development Management Policies are set out in the table below.			
MM306 FPM301	Page 150 Appendix C Monitoring	Insert new fourth paragraph: <u>In 2015/16 the District Council will review the position with regards to progress on the implementation of allocations and policies within the Development Plan, having regard to the trajectories and the current market situation. If necessary, action can be taken to review elements of the Plan, as appropriate, including options to roll forward the end date of the Plan (where delivery is taking place but at a slower rate due to market conditions); or to address changes required as a result of updated evidence.</u>			
MM307 FPM302	Page 152 Appendix C Monitoring Policy NUA/Ho/6	Include a new row referring to the production of a development brief (shown below):			
Policy	CS Policy (Strategic / Area Objectives)	Responsible Agency	Implementation	Indicators	Target
<u>NUA/Ho/6</u>	<u>SP1, SP2 NAP1 (1, 2, 3, 6,7, 8, 11 and NA O1)</u>	<u>NSDC</u> <u>Developers</u> <u>Land owners</u>	<u>Development Brief Preparation by NSDC and Partners</u> <u>Development Management process</u> <u>Affordable Housing SPD</u> <u>Developer Contributions SPD</u>	<u>Delivery of development in accordance with the Development Brief</u> <u>Planning Permission and Completion of new residential units in accordance with the Allocation</u> <u>Monitoring performance</u>	<u>To achieve an appropriate development which respects the conservation area.</u> <u>To maintain a minimum 5 year housing land supply</u> <u>Bring forward appropriate housing development to help meet the needs</u>

				<u>through the Housing Trajectory to maintain timely delivery</u>	<u>set out in SP2</u>
MM308 FPM304	Appendix C Monitoring Page 182	Insert Development Trajectories into Appendix C (see Appendix – Main Modifications Figures and Plans)			
MM309 FPM306	Appendix C Monitoring Page 182	Insert Local Development Framework Housing Trajectory and information on retail requirements and provision for convenience and comparison at the end of Appendix C (see Appendix – Main Modifications Figures and Plans)			
MM310 FPM305	Appendix C Monitoring Page 182	Amend Allocations trajectory to remove Lo/Ho/3 (3 dwellings) and reduce dwelling numbers on NUA/Ho/8 (reduce to 66, minus 20 dwellings).			

Appendix D

Reference	Policy / Para / page	Description of change
<p>MM311</p> <p>FPM307</p>	<p>Appendix D</p>	<p>Insert text as new Appendix D and rename previous Appendix D 'Main Open Areas' as Appendix E:</p> <p><u>Final Proposed Modification 307 – Appendix D Cancelled Local Plan Policies</u></p> <p><u>The adoption of the Core Strategy Development Plan Document (DPD) in March 2011 resulted in a number of Local Plan policies being replaced or partly replaced by the new DPD. As a result these policies, or the elements of them which had been partially replaced, no longer formed part of the Development Plan for the District. However the remaining elements of the Local Plan were 'saved' and so continued to, alongside the Core Strategy, provide for the District's Development Plan.</u></p> <p><u>The Allocations & Development Management DPD will however complete the replacement of the 'saved' Local Plan policies, and the production of the DPD has provided either for their:</u></p> <ul style="list-style-type: none"> • <u>Direct cancellation;</u> • <u>Inclusion within a new policy approach; or</u> • <u>Transferring into the Local Development Framework under a new policy reference.</u> <p><u>Therefore adoption of the Allocations & Development Management DPD will result in deletion of the following 'saved' Local Plan Policies:</u></p> <p><u>Chapter 3 Development & Design</u></p> <p><u>DD2 Comprehensive Development</u> <u>DD6 Design of Advertisements</u></p> <p><u>Chapter 4 Form, Structure and Patterns of Settlement</u> <u>FS2 Open Breaks between Newark and Farndon, Winthorpe and Coddington</u> <u>FS3 Land between Newark & Balderton</u> <u>FS5 Southwell Green Wedge</u> <u>FS6 Edwinstowe Green Wedge</u> <u>FS7 Main Open Areas</u> <u>FS10 Conversion and Re-use of Buildings in the Green Belt</u></p> <p><u>Chapter 5 Housing</u></p> <p><u>H2 Housing Land Allocations</u> <u>H3 Site Na – Balderton Hospital New Community</u> <u>H12 Housing Development on Unidentified Sites in Newark and</u></p>

		<p> <u>Balderton</u> <u>H13 Housing Development in Large Villages</u> <u>H15 Housing Development in Rufford</u> <u>H18 Affordable housing in Laxton</u> <u>H20 Categories of Affordable Housing Need</u> <u>H22 Intensification of Development</u> <u>H23 Backland Housing Development</u> <u>H24 Extension of Dwellings</u> <u>H25 Residential Multiple Occupation</u> <u>H26 Residential Uses Above Shops</u> <u>H27 Housing Development in the Countryside</u> <u>H28 Agricultural Workers' Dwellings</u> <u>H29 Siting and Occupancy of Agricultural Workers' Dwellings</u> <u>H30 Removal of Agricultural Occupancy Conditions</u> <u>H31 Replacement Dwellings in the Countryside</u> <u>H32 Residential Caravans and Mobile Homes</u> <u>Chapter 6 Economy</u> <u>E2 Employment Land Allocations</u> <u>E3 Site Na – South Airfield Farm, Newark</u> <u>E4 Site Nb – Farndon Road, Newark</u> <u>E5 Site Nc – Adjacent to Balderton Hospital, Newark</u> <u>E6 Northern Road Industrial Estate, Newark</u> <u>E7 Northern Road Industrial Estate – Brunel Drive Frontages</u> <u>E9 Great North Road, Sutton-on-Trent</u> <u>E10 Land to the North of Ollerton Roundabout</u> <u>E11 Blidworth Industrial Park</u> <u>E12 Boughton Industrial Estate</u> <u>E13 Land to West of Colliery Lane, Rainworth</u> <u>E14 Trent Lane Industrial Area, Hoveringham</u> <u>E15 Employment Development Within Settlements</u> <u>E17 Redevelopment of Collieries</u> <u>E18 Former Ollerton Colliery Site</u> <u>E19 Development at Collieries</u> <u>E20 Expansion or Redevelopment of Industrial Land</u> <u>E21 Hazardous Substances and Installations</u> <u>E22 Development Near Hazardous Installations</u> <u>E23 Relocation of Existing Businesses</u> <u>E24 Impact on Existing Employment Uses</u> <u>E25 Impact on Nearby Residents</u> <u>E27 Office Development on London Road, Newark</u> <u>E28 Employment Development in the Countryside</u> <u>E29 Exceptional Employment Development</u> <u>Chapter 7 Conservation and the Built Environment</u> <u>C1 Development in Conservation Areas</u> <u>C2 Outline Planning Applications in Conservation Areas</u> <u>C3 Demolition in Conservation Areas</u> <u>C4 Natural and Other Features of Interest in Conservation Areas</u> <u>C5 Environmental Improvement Schemes</u> </p>
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		<p><u>C6 Historic Landscape around Laxton</u> <u>C7 Conversion of Buildings in Laxton</u> <u>C8 Millgate Field, Newark</u> <u>C9 Demolition of Listed Buildings</u> <u>C10 Alterations, Extensions and Changes of Use to Listed Buildings</u> <u>C11 Setting of Listed Buildings</u> <u>C12 Under-utilisation of Historic Buildings</u> <u>C13 Relaxation of Planning Policy</u> <u>C14 Retention of Buildings of Character</u> <u>C15 Advertisements in Conservation Areas and on Listed Buildings</u> <u>C16 Existing Shopfronts of Architectural Value</u> <u>C17 New Shopfronts in Conservation Areas</u> <u>C18 Use of Traditional Materials in Shopfronts</u> <u>C19 Access to Upper Floors</u> <u>C20 Historic Parks and Gardens</u> <u>C21 Stoke Field Historic Battlefield Site</u> <u>C22 Scheduled Ancient Monuments and Archaeological Sites of Major Local Importance</u> <u>C23 Archaeological Evaluation within Newark's Historic Core</u> <u>C24 Archaeological Evaluation Elsewhere</u> <u>C25 Archaeological Record</u></p> <p><u>Chapter 8 The Countryside and the Natural Environment</u></p> <p><u>NE1 Development in the Countryside</u> <u>NE2 Conversion of Rural Buildings</u> <u>NE3 Agricultural Land</u> <u>NE4 Agricultural Development</u> <u>NE5 Intensive Livestock and Food Production Units</u> <u>NE6 Farm Diversification</u> <u>NE10 Sherwood Forest Heritage Area</u> <u>NE14 Habitat Replacement</u> <u>NE15 Management of Wildlife Sites</u> <u>NE16 Management Agreements</u> <u>NE17 Species Protection</u> <u>NE18 Heathland Strategy</u> <u>NE19 Amenity Woodland</u> <u>NE20 Ancient Woodland</u> <u>NE21 Woodland Management</u> <u>NE22 Stapleford Woods</u> <u>NE23 Greenwood Community Forest</u></p> <p><u>Chapter 9 Shopping</u></p> <p><u>S3 Retail Warehouses, Supermarkets and Superstores</u> <u>S4 Non-Retail Uses within the Primary Shopping Frontages</u> <u>S5 Non-Retail Uses within Market Place and Stodman Street</u> <u>S6 Retail Floorspace within Primary Shopping Frontages</u> <u>S8 Shopping Development in Rainworth</u> <u>S9 Shopping Development Outside Village Centres</u></p>
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Appendix F

Reference	Policy / Para / page	Description of change
<p>MM312 FPM308</p>	<p>Page 205 Appendix F Strategic Policies</p>	<p>Insert the following text as part of a new appendix, 'Appendix F Strategic Policies':</p> <p><u>Appendix F - STRATEGIC POLICIES FOR THE PURPOSES OF NEIGHBOURHOOD PLANNING</u></p> <p><u>Introduction</u></p> <p><u>The government has recently introduced a system of Neighbourhood Planning, which allows Parish and Town Councils to produce Plans and Orders to guide development at a local level. One of the requirements of such Plans and Orders is that they should be in line with the 'Strategic Policies' of the Local Development Framework. Three types of policy have been identified as strategic:</u></p>
<p>MM313 FPM309</p>	<p>Page 205 Appendix F Strategic Policies</p>	<p><u>1) Policies which cover the whole of the District</u></p> <p><u>The DPD contains a number of Development Management Policies which will provide the context for the consideration of development proposals across the District. In order to facilitate consistent implementation, all Development Management Policies are regarded as strategic.</u></p>
<p>MM314 FPM310</p>	<p>Page 205 Appendix F Strategic Policies</p>	<p><u>2) Policies which allocate land which delivers a large percentage of future development requirements in that location</u></p> <p><u>The DPD allocates a range of sites for future development across the District. Whilst the Newark Urban Area will accommodate a large percentage of future development, other locations have been allocated development to meet local need and aid regeneration. Larger sites in the context of these settlements should be regarded as strategic. These are:</u></p> <p><u>i) A single allocation in one community which delivers development requirements</u> <u>ii) Allocations delivering 100 dwellings or more in Newark Urban Area</u> <u>iii) Allocations delivering 50 dwellings or more elsewhere in the District</u> <u>iv) Mixed Use Allocations of 2.5 hectares or more</u> <u>v) Employment allocations in or around Newark Urban Area of 5 hectares or more</u> <u>vi) Employment allocations elsewhere in the District of 2.5 hectares or more</u></p>
<p>MM315</p>	<p>Page 205</p>	<p><u>3) Policies allocating land which requires a change in the Green</u></p>

FPM311	Appendix F Strategic Policies	<p><u>Belt Boundaries</u></p> <p><u>As part of the requirements of the Core Strategy we have carried out a small scale review of Green Belt Boundaries around three settlements. This has resulted in a number of changes to the Green Belt Boundary to accommodate housing allocations. Therefore whilst the reviews are minor, the act of allocation amends a Strategic Policy and the allocations are therefore strategic.</u></p> <p><u>The Policies which are identified as being strategic are set out in detail below:</u></p> <p>Insert the table below:</p>
<u>Policies regarded as Strategic</u>		<u>Reason for decision</u>
<u>Policy DM 1 – Development within Settlements Central to Delivering the Spatial Strategy*</u> <u>Policy DM 2 – Development on Allocated Sites</u> <u>Policy DM 3 – Developer Contributions</u> <u>Policy DM 4 – Renewable and Low Carbon Energy Generation</u> <u>Policy DM 5 - Design</u> <u>Policy DM 6 – Householder Development</u> <u>Policy DM 7 – Biodiversity and Green Infrastructure</u> <u>Policy DM 8 – Development in the Open Countryside</u> <u>Policy DM 9 – Protecting and Enhancing the Historic Environment</u> <u>Policy DM 10 – Pollution and Hazardous Materials</u> <u>Policy DM 11 – Retail and Town Centre Uses</u> <u>Policy DM 12 – Presumption in Favour of Sustainable Development</u>		<u>The Development Management Policies provide a strategic context for decision making across the District.</u>
<u>Clipstone – Cl/MU/1</u> <u>Collingham – Co/MU/1</u> <u>Sutton on Trent – ST/MU/1</u>		<u>A single allocation in one community which delivers development requirements</u>
<u>Newark Urban Area – NUA/Ho/4, NUA/Ho/5, NUA/Ho/9, NUA/Ho/10</u>		<u>Allocations delivering 100 dwellings or more in Newark Urban Area</u>
<u>Bilthorpe - Bi/Ho/2</u> <u>Blidworth – Bl/Ho/1, Bl/Ho/3</u> <u>Edwinstowe – Ed/Ho/1, Ed/Ho/2</u> <u>Ollerton & Boughton – OB/Ho/1, OB/Ho/3</u> <u>Rainworth – Ra/Ho/1, Ra/Ho/2</u> <u>Southwell – So/Ho/1, So/Ho/5</u>		<u>Allocations delivering 50 dwellings or more elsewhere in the District (not already identified above)</u>
<u>Bilthorpe – Bi/MU/1</u> <u>Farnsfield – Fa/MU/1</u> <u>Newark Urban Area – NUA/MU/1, NUA/MU/2, NUA/MU/3, NUA/MU/4</u> <u>Ollerton & Boughton – OB/MU/1, OB/MU/2</u>		<u>Mixed Use Sites of 2 ½ hectares or more (not already identified above)</u>
<u>Lowdham – Lo/Ho/1, Lo/Ho/2</u>		<u>Allocation which require changes in Green Belt Boundaries (not already identified above)</u>

<u>Newark Urban Area – NUA/E/2</u>	<u>Employment allocations in or around Newark Urban Area of 5 hectares or more.</u>
<u>Bilsthorpe – Bi/E/1</u> <u>Ollerton & Boughton – OB/E/3</u> <u>Rainworth - Ra/E/1</u> <u>Southwell – So/E/2</u>	<u>Employment allocations elsewhere in the District of 2 ½ hectares or more.</u>
* Along with Spatial Policy 1 of the Core Strategy Policy DM 1 is the policy to which Urban Boundaries and Village Envelopes are attached, therefore such designations are Strategic for the purposes of Neighbourhood Planning	