

Final Proposed Modification Consultation Note

7th February 2013

It has become apparent that a small number of amendments to policy criteria were not included within the Final Modifications Consultation document, affecting the following points within the Policies below:

<i>Policy</i>	<i>FPM Ref</i>
ST/MU/1	FPM343
	FPM344
	FPM345
OB/Ho/1	FPM346
OB/MU/2	FPM347
	FPM348
	FPM349
Ed/Ho/2	FPM350
Bi/MU/1	FPM351

Whilst all of these matters were published as part of ADM1 - [Schedule of Proposed Modifications](#) at the point of Submission, they were erroneously excluded from the list of main and minor Final Proposed Modifications which have gone out to Public Consultation.

Therefore the Policies are provided in full below including the final proposed modifications as originally intended and are subject to consultation until **18th February 2013**. In making your comments please read this document alongside the earlier consultation documentation. Details on how to make comments are provided on the Allocations & Development Management DPD Examination webpage.

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

Policy ST/MU/1 Sutton on Trent - Mixed Use Site 1

Land to the east of Hemplands Lane has been allocated on the Policies Proposals (**FPM19**) Map for residential development providing around 37 dwellings, retail and additional car parking for the adjacent doctor's surgery.

Consideration will be given to a comprehensive mixed use scheme of development on the site extending into the Main Open Area to the east where it can be demonstrated that this is necessary to deliver community facilities within the site and provide public access to other parts of the Main Open Area.

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 DM2 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: **(FPM336)**

- 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. **(FPM87)**
- Developer funded localised upsizing of sewer network as required; **(FPM343)**
- Assessment of impact of local surface water flooding as part of any planning application including provision of safe access and egress and flood resilient construction; **(FPM344)**
- 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; **(FPM345)**
- Consideration of the impact on the character and appearance of the Sutton on Trent Conservation Area;
- ~~Appropriate phasing of retail and residential uses.~~ **(FPM87)**

Policy OB/Ho/1 Ollerton & Boughton – Housing Site 1

Land North of Wellow Road has been allocated on the Policies Proposals **(FPM19)** Map for residential development providing around 125 dwellings.

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 DM2 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: **(FPM160)**

- The preparation of a Master Plan setting out the broad location for development on the site and phasing of new development. This should include appropriate design which addresses the sites ~~important~~ **(FPM159)** gateway location and manages the transition into the main built up area. In order to assimilate the development into the surroundings countryside provision should be made, in accordance with the landscape character, for the retention and enhancement of the sites existing landscape screening;

- ~~Contributions will be required towards the provision of~~ 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); (FPM 161)
- 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; **(FPM162)**
- 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 or the ~~wider settlement~~ existing drainage regime. **(FPM163)**
- The incorporation of ~~satisfactory~~ buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the adjoining SINC ~~which is located to the north of the site;~~ and **(FPM164)**
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured through conditions attached to any planning permission, including preservation in situ where required to reflect the high archaeological interest of the site.**(FPM346)**

Policy OB/MU/2 Ollerton & Boughton – Mixed Use Site 2

The land between Kirk Drive, Stepnall Heights and Hallam Road has been allocated on the Policies Proposals (FPM19) Map for mixed use development. The site will accommodate around 120 dwellings and enhanced Open Space. It also offers the opportunity to realise the potential of enhancing the housing offer of the two predominantly Council housing estates, Retford Road and Hallam Road, adjacent to the land through wider scale regeneration of the area to create a sustainable identity for the locality.

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 DM2 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:**(FPM183)**

- The preparation of a comprehensive Master Plan to:
 - Identify an appropriate mix of market and affordable housing to enhance the quality of the housing and sustainability of the area;
 - Identify the retail capacity of the area to enhance the present offer;

- Set out the broad location for development on the site, including how this will be integrated with the existing residential areas;
- Set out the phasing of new development; and
- Ensure community consultation is undertaken
- The continued provision and enhancement of existing open space and community facilities on the site;
- The provision of on site strategic open space facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton; **(FPM347)**
- Design should take account of overhead power lines which run across the site and not infringe the statutory safety clearances between overhead lines, the ground and built structures;
- Development will be required to seek to maintain and enhance the current provision of public footpaths that traverse the site and which provide linkages between both the adjoining Retford Road and Hallam Road estates along with community uses within and adjoining the site;
- 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. **(FPM184)**
- 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 ~~on~~ surrounding residential areas or the ~~wider settlement~~ existing drainage regime; **(FPM185)**
- 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 the implementation of any necessary mitigation measures; **(FPM348)**
- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post determination mitigation measures, secured by condition on any planning consent; and ~~to reflect the medium archaeological potential of the site~~ **(FPM349)**
- Preparation of an appropriate transport assessment as part of any planning application to identify any negative impact of the development on the highway network, including Ollerton Roundabout, and the provision of appropriate mitigating measures. **(FPM186)**

Policy Ed/Ho/2 Edwinstowe - Housing Site 2

Land to the north of Mansfield Road has been allocated on the Policies Proposals (FPM19) Map for residential development providing around 50 dwellings.

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 DM2 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: **(FPM209)**

- Public open space within the site or at alternative locations within the village, provided in accordance with the Developer Contributions SPD, which shall be designed to reflect the need to provide SANGS to relieve pressure on the Birklands & Billhaugh SAC;
- Appropriate design which addresses the sites ~~important~~ **(FPM210)** gateway location and manages the transition into the main built up area. In order to protect the setting of the Sherwood Forest Country Park, appropriate buffering in accordance with the landscape character of the area should be included within the northern part of the site;
- ~~Upsizing of sewerage to address localised~~ Developer funded localised sewer capacity improvements as required issues; and **(FPM211)**
- Pre-determination archaeological evaluation submitted as part of any planning application and post determination mitigation measures secured by condition on any planning consent are likely to be required to reflect the medium archaeological potential of the site. **(FPM350)**

Policy Bi/MU/1 Bilsthorpe – Mixed Use Site 1

Land to the east of Eakring Kirklington (FPM218) Road has been allocated on the Policies Proposals (FPM19) Map for mixed use development providing around 75 dwellings and retail development

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 DM2 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: **(FPM217)**

- Appropriate design which addresses the sites ~~important~~ **(FPM219)** gateway location and manages the transition into the main built up area;
- 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; **(FPM351)**

- Appropriate phasing of retail and residential uses.