

Document Passport

Title: Newark & Sherwood Allocations & Development Management Development Plan Document

Status: Publication Development Plan Document (DPD)

Summary: This Publication DPD sets out allocations of land for new housing, employment and other development in the main settlements in the District. It also sets out Development Management policies for the use in the consideration of Planning Applications.

Date of Approval for Publication: 24 May 2012

Route of Approval for Publication: Cabinet and Council 24 May 2012

Please Note: This document is available in alternative formats on request

Consultation Summary: Public consultation was undertaken on an Options Report in October and November 2011, following a review of the consultation responses additional consultation was undertaken on Additional sites which had come forward and on detailed Development Management policy wording. The results of all three consultations have been used to assist in the production of this Publication DPD. The Publication DPD is subject to a period of representation. People who feel that the Core Strategy is not 'sound' under the terms of the Planning Regulations can make a representation on the matter to the Council.

Representation Period: From Monday 18 June 2012 until 5:15pm on Monday 30 July 2012. Copies of this document and guidance on how to make representations are deposited at Kelham Hall (open between 8:30am and 5:15pm Monday to Thursday and 8:30am to 4:45pm on Friday), the District's Libraries and on the Council's Website: www.newark-sherwooddc.gov.uk/adm

After the Representation Period: Following a period when representations will be sought on this document a finalised DPD will be submitted to the Secretary of State in September 2012 and assessed by an independent Inspector in the Winter of 2012.

Estimated Date of Final Adoption: March/April 2013

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Guide to the Publication Development Plan Document

Guide to the Publication Development Plan Document

As the Document Passport outlines, this is the Publication Development Plan Document (DPD). This means that it is the Allocations & Development Management DPD in the format that the Council wishes to submit to the Secretary of State for Examination and ultimately adoption by the District Council. The rest of the document is written as if it is that final document i.e. the one we want to adopt. This document is not the same as the Allocations & Development Management Options Report. As a result of information received through the consultation process, and other further detailed investigations, a number of changes have been made. This means that the site allocation references may no longer be the same. The details of the result of consultation and the reasoning behind the consequent changes are included with the Newark and Sherwood District Council Consultation Responses Report: Report on the Production of the Allocations & Development Management DPD. This document forms part of the evidence base of the production of the DPD and is available online at <http://www.newark-sherwooddc.gov.uk/adm> and copies of the document can be seen at Kelham Hall or the District's Libraries.

Everyone now has the opportunity to read the DPD and consider if they wish to make Representations on the contents of the documents. Unlike at the previous stage of the production of the DPD this is not a consultation but a period seeking representations.

The representations will be considered alongside the DPD when submitted and, in Winter 2012, the DPD will be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, to legal and procedural requirements, and whether it is sound. Representations submitted should relate to the requirements of the Duty to Cooperate, legal compliance or the 'Tests of Soundness.' The legal requirements are that the Allocations & Development Management DPD:

- Has been prepared in accordance with the Local Development Scheme (i.e. the Council's timetable) and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Development)(England) Regulations 2012.
- Has been subject to a sustainability appraisal
- Has regard to national policy
- Conforms generally to the Regional Plan ⁽¹⁾
- Has regard to any sustainable community strategy for the Area (i.e. Newark & Sherwood's Community Plan and Nottinghamshire Sustainable Community Strategy)

A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

1 Regional Strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.

Guide to the Publication Development Plan Document

- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Detailed guidance on how to make representations are set out on our website www.newark-sherwooddc.gov.uk/adm, in guidance notes which are also available at Kelham Hall and the District's Libraries.

Representations can be made against the whole document or a particular allocation or policy, and should be made via the Council's consultation portal or on representation forms available at the same locations as the Guidance notes. Representations not made on the Representations Form should clearly indicate which test of soundness or point of legal compliance the representation relates to.

If you have any questions please contact Planning Policy on 01636 655855, 01636 655852, 01636 655850 or via planningpolicy@nsdc.info

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1 Introduction

- 1.1 The Allocations and Development Management Development Plan Document (A&DM DPD) is one of the Local Development Documents (LDDs) included within the Newark and Sherwood Local Development Framework (LDF).
- 1.2 Its main purpose is to allocate sufficient land for housing, employment and retail, to meet the needs of Newark and Sherwood to 2026 and beyond. The document also sets out amendments to urban boundaries and village envelopes, retail boundaries as well as sites requiring continued protection from development (open space and green infrastructure designations). It also includes a suite of Development Management policies to provide greater direction, help deliver specific allocations and assist in the day-to-day assessment of planning applications.
- 1.3 The A&DM DPD has been written in accordance with the adopted Core Strategy and its approach to settlement growth in identifying specific sites where new homes and employment sites should be built. The DPD illustrates the location and extent of the allocated land on the Proposals Map and provides guidance on how and when the sites should be developed. The site selection process followed in the making of these allocations has been guided by the methodology detailed in Appendix B.
- 1.4 Details of these site allocations and designations are outlined in the following sections of the document and are grouped into different sections of the document based on the Areas identified in the Core Strategy. This sub-division is derived from the presence of common characteristics, including the prevailing economic, social and environmental conditions and the existence of connections to, and the influence of, surrounding areas and centres. This identifies five distinct and internally cohesive areas within the District as shown on Figure 1.
- 1.5 It should however be recognised that the allocation of a site for a particular use in the A&DM DPD is not the same as receiving planning permission for a development. The effect of a site allocation is to establish Council policy support for the principle of the development proposed in the allocation. Planning permission for the specific use that the site is allocated for will still be required.
- 1.6 In addition to those allocations and designations made in those settlements which are central to delivering the Spatial Strategy a number of Main Open Areas have also been designated in a number of the remaining settlements across the District. Details of these Main Open Areas can be found at the start of each Area Chapter and in Appendix D of the document.
- 1.7 To assist the reader a Glossary of the terms used throughout the document has been provided in Appendix A.

Background Context

- 1.8** The preparation of the A&DM DPD has taken into account the relevant national, regional and local planning policy context. The DPD has also been informed by a series of evidence base studies prepared to assist with the production of the District Councils LDF. In addition the infrastructure requirements of the District and the findings of the supporting Sustainability Appraisal and Appropriate Assessment have also been important elements in feeding into the development of the DPD.
- 1.9 National Planning Policy** - National planning policy on the various aspects of spatial planning and the operation of the planning system is set out within the National Planning Policy Framework. This policy framework covers broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy into account when preparing their LDDs by ensuring that the plans and policies within them are consistent with this national guidance. National planning policy is also material to the consideration of individual planning applications and appeals. Further information on national planning policy can be viewed at <http://www.communities.gov.uk/planningandbuilding>.
- 1.10 Regional Planning Policy**- Regional planning policy is set out in the East Midlands Regional Plan (Regional Spatial Strategy) (RSS) published on 12th March 2009 by the Secretary of State for Communities and Local Government. The Regional Plan provides a broad strategy for development and investment up to 2026. It identifies the scale and distribution of provision for new housing and sets priorities for economic development, the environment, transport, infrastructure, energy, minerals and waste treatment and disposal.
- 1.11** It is the Government's clear policy intention, subject to the outcome of environmental assessments currently being undertaken, to use the powers taken in the Localism Act (2011) to revoke the Regional Spatial Strategies outside of London. However until such powers are formally exercised the Regional Spatial Strategy remains part of the Development Plan and as a consequence the Newark and Sherwood LDF is still required to be in general conformity with the provisions of the Regional Plan. The Regional Plan can be viewed at http://www.gos.gov.uk/497296/docs/229865/East_Midlands_Regional_Plan2.pdf.
- 1.12 Local Planning Policy**- The Newark and Sherwood Core Strategy was adopted by the Council on 29th March 2011. The Core Strategy forms the overarching document in the LDF and all other LDDs produced by the Council should be in general conformity with this plan. It sets out the spatial vision for Newark and Sherwood, contains a range of strategic and area-based objectives for the District and a number of strategic policies for achieving the vision.
- 1.13** The Core Strategy sets out how new development in Newark and Sherwood will be distributed across the District. In planning to meet the level of growth which is directed at the Newark Urban Area, the Core Strategy identifies and allocates three Strategic Sites that are capable of delivering a significant amount of the growth as Sustainable Urban Extensions (SUEs) to the existing urban area. These strategic sites will be developed as new neighbourhoods in a phased manner throughout the plan period and beyond, to deliver new housing, employment and supporting services including education and facilities to meet the needs of a growing population. In addition to these strategic sites, specific sites for development are identified, in line with the District Council's approach to settlement growth, through the A&DM DPD. The development that comes forward at these locations must also be consistent with the cross-cutting policies contained within the Core Strategy.

1.14 Adoption of the A&DM DPD by the District Council completes the replacement of the saved policies of the Newark & Sherwood Local Plan (1999). In addition the Proposals Map has also been updated to take account of the allocations and designations made through this DPD, the Proposals Map also identifies constraints such as Conservation Areas, sites designated for their nature conservation value and Source Protection Zones (protecting water aquifers). As a result of this updating any sites that were previously identified on the Proposals Map but which are not retained in this document are no longer allocated for the use for which they were originally identified.

1.15 Evidence Base- A significant amount of research has been undertaken to develop an evidence base to support the preparation of this document and the other documents in the Council's LDF. This evidence base has played a critical role in the site assessment work that has been undertaken as part of the preparation of this document and includes:

- The Strategic Housing Land Availability Assessment (SHLAA)
- The Retail and Town Centres Study
- The Sub Regional Employment Land Review
- The Employment Land Availability Study
- Green Belt Study
- The Strategic Flood Risk Assessment (SFRA)
- Infrastructure Delivery Plan (IDP)
- The Landscape Character Assessment (LCA)
- District Wide Transport Study
- Gypsy and Traveller Accommodation Needs Assessment
- Conservation Areas Appraisals
- The Green Infrastructure Strategy
- The Green Spaces Strategy and the Green Spaces Improvement Plans for each community
- Main Open Area Review
- Southwell Setting Study
- Southwell Gateway Study
- Bridge Ward Neighbourhood Study

1.16 These reports are available to view on the Council's website on the LDF Evidence Base pages at <http://www.newark-sherwooddc.gov.uk/evbase/>.

1.17 Infrastructure- The housing and employment growth proposed for the District will need to be supported by additional physical and social infrastructure to cater for an increased population, and also to improve existing facilities. The District Council have therefore produced an Infrastructure Delivery Plan (IDP) to provide a detailed understanding of existing shortfalls in infrastructure provision and to identify the infrastructure required to meet the level of growth anticipated in the district up to 2026.

1.18 New development that comes forward within the District, including on the sites identified by the A&DM DPD, will be expected to make an appropriate contribution to these infrastructure requirements.

1.19 In order to specifically assist in the delivery of strategic infrastructure within the District the Council has introduced a Community Infrastructure Levy (CIL). The CIL is a levy which local authorities in England and Wales can charge on most types of new development in their area. CIL charges are based on the size, type and location of the development proposed. Following independent Examination the District Council has adopted a Charging Schedule which sets out the rate to be levied against new development in the District. This Charging Schedule came into effect on the

1st December 2011. The CIL will be used to provide improvements to the strategic highway network and other highway infrastructure that may include the Southern Link Road as identified in the IDP and to contribute to a secondary school within the Newark Urban Area.

- 1.20** In addition local infrastructure, including facilities and services which are essential for development to take place, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through planning obligations.
- 1.21 Public Participation** - Production of the DPD has been informed by public consultation during which the District Council has consulted widely with stakeholder groups including residents, Town and Parish Councils, community groups, the Government and other key consultees. The first stage in the DPDs production was the Options Report which underwent consultation between 3rd October and 25th November 2011, this was then supplemented by a further stage of consultation on the Additional Sites and Development Management Policies Consultation Papers between 20th March and the 1st May 2012.
- 1.22** At each of these consultation stages, the Council has sought feedback from the public and key stakeholders to help shape development of the DPD and the policies within it. This has been carried out in line with the Councils Statement of Community Involvement (SCI). The Council has sought to make engagement with the A&DM DPD accessible, facilitated through exhibitions in all settlements in which allocations are proposed, making documents available in local libraries, local forums, local advertising in the press and local community buildings and distribution of letters and consultation documents.
- 1.23 Sustainability Appraisal-** The District Council is required to ensure that documents prepared for its LDF are subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). Carrying out the process of SA is a statutory requirement within the spatial planning process. It provides a means to assess the economic, social and environmental effects of the strategies and policies of the LDF from the outset of the plan preparation process.
- 1.24** The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The A&DM DPD is accompanied by a SA Report which considers the likely significant environmental, economic and social effects of the Plan. The Sustainability Appraisal Report can be viewed at <http://www.newark-sherwooddc.gov.uk/adm>
- 1.25 Appropriate Assessment-** The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives. AA is required when the habitat site is designated for their international nature conservation interests and includes:
- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC);
 - Special Protection Area (SPA) and candidate Special Protection Areas (cSPA); and
 - Ramsar sites.
- 1.26** In Newark and Sherwood, there is one designated habitat site, Birklands and Bilhaugh Special Area of Conservation (SAC), located within Sherwood Forest. A Screening Report for the A&DM DPD has been undertaken to assess and screen the policies within it to establish whether they would adversely affect the designated habitat. The Screening Report can be viewed at <http://www.newark-sherwooddc.gov.uk/adm>

1.27 Monitoring- The effective review and monitoring of the LDF, including the A&DM DPD, is crucial to its successful delivery and critical in understanding the effectiveness of the policies, allocations and designations which have been provided for. The Monitoring Framework for the A&DM DPD builds on that established for the Core Strategy DPD and is detailed in Appendix C.

2 Newark Area

- 2.1 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. The Area is split into three sub-areas to reflect its diverse nature:
- Newark and Rural South Sub-Area
 - Rural North Sub-Area
 - Collingham Sub-Area.
- 2.2 The Area contains the District's largest settlement, Newark-on-Trent. Newark Urban Area is defined as the main built up areas of Newark, Balderton and Fernwood and is designated in the Core Strategy as a Sub-Regional Centre which is the principal location for growth in Newark & Sherwood. In the north of the Newark Area, in the Collingham and Rural North Sub Areas respectively, the Principal Villages of Collingham and Sutton on Trent act as important focuses for local services. Allocations for development have been made in Newark Urban Area, Collingham and Sutton on Trent.

Public Open Space & Main Open Areas

- 2.3 Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Proposals Map they are all protected by virtue of Spatial Policy 8 of the Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.
- 2.4 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. Appendix D contains Maps outlining the detailed location and they are designated on the Proposals Map.

Policy NA/MOA

Newark Area - Main Open Areas

Main Open Areas represent those areas of predominantly open land that play an important part in defining a settlements form and structure.

Within the following locations Main Open Areas have been defined on the Proposals Map:

- Besthorpe
- Coddington
- Cromwell
- North Muskham
- Norwell
- South Muskham

Within these Main Open Areas planning permission will not normally be granted for built development.

Newark Urban Area

NEWARK URBAN AREA

- 2.5** The Newark Urban Area comprises of the main built up areas of Newark-on-Trent, Balderton and Fernwood. Newark-on-Trent itself is the District's largest settlement and is significant as a centre of commerce and trade with strong links to the surrounding villages, farms and countryside. The area has excellent communication links with quick rail connections to London, Leeds, Edinburgh and Nottingham and its proximity to the A1(T) ensures that the area is also well connected to the trunk road network.
- 2.6** The Core Strategy identifies Newark as a Sub-Regional Centre and reaffirms its status as a Growth Point. The Core Strategy therefore directs significant levels of growth to the Newark Urban Area, with 70% of the overall District housing growth and the majority of the Newark Area's employment land requirement, between 80 to 87 hectares, to be provided in the area during the plan period. The Core Strategy addresses the majority of this growth in allocating three Strategic Sites, however a residual requirement of 1,544 dwellings and 25 to 32 hectares of employment land still remains to be planned for in this DPD.
- 2.7** It is considered that this growth will strengthen Newark's role as a Sub-Regional Centre and build a critical mass that enables the area to support and provide a range of retail, commercial, employment, leisure and other services to people living in the town and the surrounding villages and facilitate the cost-effective provision of infrastructure.

Housing Allocations

Policy NUA/Ho/1

Newark Urban Area - Housing Site 1

Land at the end of Alexander Avenue and Stephen Road has been allocated on the Proposals Map for residential development providing around 20 dwellings.

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:

- Provision of an appropriate landscaping scheme to screen the site from the A46 Newark Bypass;
- Post determination archaeological mitigation measures reflecting the high archaeological potential of the site.

Policy NUA/Ho/2

Newark Urban Area - Housing Site 2

Land south of Quibells Lane has been allocated on the Proposals Map for residential development providing around 86 dwellings.

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:

- The preparation of an appropriate transport assessment, including improvements to Quibells Lane to adoptable standards;
- The preparation of Flood Risk Assessment;
- Provision of an appropriate landscaping scheme to screen the site from the East Coast Main Line;
- Contributions towards the elimination of the foot crossing across the East Coast Main Line at Hatchets Lane;
- Post determination archaeological mitigation measures likely to be required.

The site currently includes the District Council's Seven Hills Homeless Hostel. Redevelopment of this site should only occur once the District Council has made suitable alternative provision for the Hostel in line with the requirements of Spatial Policy 8.

Policy NUA/Ho/3

Newark Urban Area - Housing Site 3

Land on Lincoln Road has been allocated on the Proposals Map for residential development providing around 24 dwellings.

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:

- 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;
- Access to any residential development via Cedar Avenue;
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Policy NUA/Ho/4

Newark Urban Area - Housing Site 4 - Yorke Drive Policy Area

Yorke Drive Estate and Lincoln Road Playing Fields have been identified in the Bridge Ward Neighbourhood Study as locations for regeneration and redevelopment. The area has been identified on the Proposals Map as the NUA/Ho/4 - Yorke Drive Policy Area. The regeneration and redevelopment of the Yorke Drive Policy Area should be a comprehensive scheme, regenerating existing housing and developing new stock in a coordinated and sustainable manner. To achieve this proposals in the Policy Area will be presented as part of a master plan which will:

- i. Include proposals for improved linkages between the policy area and the wider Bridge Ward including Lincoln Road and Northern Road Industrial Estate;
- ii. Include proposals for phasing and delivery methods for the redevelopment;
- iii. Meet the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and appropriate contributions to infrastructure provision in the Developer Contributions SPD;
- iv. Facilitate pre-determination archaeological evaluation and post determination mitigation measures.

Within the existing Yorke Drive estate the master plan will provide for the following:

- i. Removal of poorer quality housing and replacement with new dwellings;
- ii. Change of housing type to increase mix of tenure and range of housing;
- iii. Improvements to the layout and public realm of the estate;

Within the Lincoln Road Playing Field the master plan will address the following:

- i. Suitable playing pitches are retained to meet the requirements of Spatial Policy 8;
- ii. Additional access is provided to the site via Lincoln Road.

In allocating this site for housing development it is anticipated that approximately 230 net additional dwellings will be developed

Policy NUA/Ho/5

Newark Urban Area - Housing Site 5

Land north of Beacon Hill Road and the northbound A1 Coddington slip road has been allocated on the Proposals Map for residential development providing around 200 dwellings.

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:

- Satisfactory access arrangements through the neighbouring site which has planning permission for residential dwellings;
- Provision of an appropriate landscaping scheme to screen the site from the A1 and long distance view into the site from the north;
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Policy NUA/Ho/6

Newark Urban Area - Housing Site 6

Land between 55 and 65 Millgate has been allocated on the Proposals Map for residential development providing around 10 dwellings.

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:

- The site lies in Newark Conservation Area in close proximity to Listed Buildings and the District Council will be preparing a development brief to guide development on the site, any proposals will have to meet the requirements of such a brief; and
- Pre-determination evaluation and post determination mitigation measures in the form of excavation likely to be required, reflecting the high archaeological potential of the site.

The area on Bowbridge Road south of the proposed leisure centre is going through a period of change, long established industrial uses are disappearing and brownfield sites are becoming vacant. The normal recycling of land however is restricted by continuing neighbouring uses within the Area. Therefore a policy to facilitate re-use of the sites is proposed to ensure proper redevelopment of the area.

Policy NUA/Ho/7

Newark Urban Area - Bowbridge Road Policy Area

Land between Bowbridge Road and Hawton Lane has been identified as the Bowbridge Road Policy Area on the Proposals Map.

Within the Policy Area proposals to redevelop vacant brownfield sites will be encouraged. Such redevelopment should seek to ensure that the impact of neighbouring uses is fully taken into account. In particular residential development is allocated on the following sites:

- NUA/Ho/8
- NUA/Ho/9

The Council will work with stakeholders to seek appropriate regeneration within the area and seek to resolve existing environmental problems which exist in the Policy Area.

Policy NUA/Ho/8

Newark Urban Area - Housing Site 8

Land on Bowbridge Road has been allocated on the Proposals Map for residential development providing around 86 dwellings.

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:

- Address the requirements of NUA/Ho/7 Bowbridge Road Policy Area; and
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Development of this site will be phased to the latter stages of the plan period in order for the existing environment issues to be resolved and the Southern Link Road constructed.

Policy NUA/Ho/9

Newark Urban Area - Housing Site 9

Land on Bowbridge Road has been allocated on the Proposals Map for residential development providing around 150 dwellings.

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;

- Address the requirements of NUA/Ho/7 Bowbridge Road Policy Area; and
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Development of this site will be phased to the latter stages of the plan period in order for the existing environment issues to be resolved and the Southern Link Road constructed.

Policy NUA/Ho/10

Newark Urban Area - Housing Site 10

Land north of Lowfield Lane has been allocated on the Proposals Map for residential development providing around 120 dwellings.

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;

- The preparation of an appropriate transport assessment, including improvements to Manners Road/London Road Junction;
- Appropriate landscape buffering to the south and west of the site in relation to the adjacent SINC's and retention of existing hedgerows on site where possible;
- Pre-determination archaeological evaluation and post-determination mitigation measures, including excavation, likely to be required. New development here should respect the plot shapes of the medieval field system.

Mixed Use Allocations

Policy NUA/SPA/1

Newark Urban Area - Newark Showground Policy Area

Within the area defined on the Proposals Map as Newark Showground Policy Area new development which supports and complements the East Midlands Events Centre (Newark & Nottinghamshire Agricultural Society Showground) and other leisure uses on site will be supported provided that it meets the wider requirements of the Core Strategy and the Development Management Policies in Chapter 7.

The District Council will work with the County Council, the Highways Agency, Parish Councils and the various landowners to prepare a master plan for the whole policy area to secure appropriate enhancement and development of the site.

Within the Policy Area a new mixed use allocation has been made in the following location:

- NUA/MU/1 Land North of the A17

Within the Policy Area proposals must specifically address the following:

- The need to address access constraints relating to the A1/A46/A17 junctions;

- The need to adequately screen new development;
- Post determination archaeological mitigation measures reflecting the high archaeological potential of the site.

Policy NUA/MU/1

Newark Urban Area - Mixed Use Site 1

Land North of the A17 has been allocated on the Proposals Map for mixed use development. The site will accommodate a Hotel/Conference Facility, restaurant facilities to support the wider showground uses, and employment uses.

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:

- The requirements of the Newark Showground Policy Area;
- The preparation of a site specific master plan for the allocation setting out location of various land uses and a phasing policy for new development;
- Development of uses which generate significant AM and PM peak traffic will not be considered appropriate until appropriate improvements have been made to the A1/A46/A17 junction. In the first instance this will restrict development to Hotel/Conference centre and restaurant facilities.

Policy NUA/MU/2

Newark Urban Area - Mixed Use Site 2

Land at the current Brownhills Motor Homes site has been allocated on the Proposals Map for mixed use development. The site will accommodate employment (B1/B2/B8) development, roadside services including a hotel (which currently has outline Planning Permission), and continued use of the site for the sui-generis use of the site for the sale of Motor Homes.

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:

- Appropriate design which addresses the sites important gateway location and manages the transition into Newark Urban Area;
- Transport assessment to consider the impact on the A46/A1 junction;

- Consideration on the impact on access to the Newark Industrial Estate as set out in NUA/E/1;
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Proposals which are for uses other than employment, hotel or sale of motor homes proposals will need to consider the suitability of the site for such uses. Residential or retail development are not considered appropriate on the site.

Policy NUA/MU/3

Newark Urban Area - Mixed Use Site 3

Land at the current NSK factory on Northern Road has been allocated on the Proposals Map for mixed use development. The site will accommodate around 150 dwellings, employment provision and retail provision up to 10,000 square metres (net).

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:

- The preparation of a Master Plan setting out the broad location of new development on the site, phasing of new development within the site and associated transfer of existing NSK engineering plant to a new location in Newark Urban Area. In preparing such phasing retail development will come forward in the latter part of the Plan Period (post 2019). Earlier delivery of retail will only be supported where the need for such retail has been adequately demonstrated in terms of the impact on the viability and vitality of the Town Centre;
- In preparing any Master Plan particular care should be taken in determining the location of residential development, in particular consideration should be given as to whether additional land outwith the allocation could be incorporated to better realise such proposals.
- Investigation and recording of the sites industrial heritage with a view to incorporating where practicable any important features.

Policy NUA/MU/4

Newark Urban Area - Mixed Use Site 4

Land at Bowbridge Road has been allocated on the Proposals Map for mixed use development. The site will accommodate around 115 dwellings and a new Leisure Centre for Newark.

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:

- The development of a Master Plan to address the relationship between the residential development and the new leisure centre and provide a context for any future incorporation of RHP Sports Ground within the management of leisure centre;
- Address issues relating to the adjacent operations of neighbouring employment sites; and
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Employment Allocations

Policy NUA/E/1

Newark Urban Area - Newark Industrial Estate Policy Area

Within the area defined on the Proposals Map as NUA/E/1 Newark Industrial Estate Policy Area, new employment development will be encouraged. Newark Industrial Estate is a strategic Major Employment Site (as defined on the Newark Key Diagram) development which is not of a B1/B2/B8 use class will be expected to meet the requirements in Core Policy 6.

Within the Policy Area new employment allocations have been made in the following locations:

- NUA/E/2 Land West of the A1
- NUA/E/3 Land off Telford Drive

The Bridge Ward Neighbourhood Study identified key concerns with traffic flow and parking within the Policy Area. Newark & Sherwood District Council will work with Nottinghamshire County Council, the owners and businesses located within the Policy Area to resolve existing traffic issues and seek to secure additional connectivity to the wider Bridge Ward including Newark Northgate Station.

In promoting new development in the Policy Area the District Council expects:

- Appropriate boundary treatment and screening of open storage areas;
- Satisfactory provision of access for parking and servicing;
- Development should not impact on adjacent residential areas; and
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Policy NUA/E/2

Newark Urban Area - Employment Site 2

Land west of the A1 on Stephenson Way has been allocated on the Proposals Map for employment development. The site is 12.24 hectares in size.

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:

- i. The requirement of NUA/E/1 Newark Industrial Estate Policy Area;
- ii. Screening of the site from the A1;
- iii. Address access issues arising from the proposal on the wider industrial estate; and
- iv. Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Policy NUA/E/3

Newark Urban Area - Employment Site 3

Land off Telford Drive has been allocated on the Proposals Map for employment development. The allocation is in three parcels a total of 1.54 hectares in size.

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:

- i. The requirement of NUA/E/1 Newark Industrial Estate Policy Area;
- ii. Appropriate boundary treatment to respect the Middleton Road area;
- iii. Address access issues arising from the proposal on the wider industrial estate

Policy NUA/E/4

Newark Urban Area - Employment Site 4

Land at the former Nottinghamshire County Council Highways Depot on Great North Road has been allocated on the Proposals Map for employment development. The site is 2.07 ha in size and B1/B2/B8 is appropriate in this location.

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:

- Appropriate design which addresses the sites important gateway location and manages the transition into Newark Urban Area including retention and enhancement of existing boundary planting on the Great North Road/Kelham Road boundary;

- The preparation of a flood risk assessment;
- Pre-determination archaeological evaluation and post determination mitigation measures likely to be required.

Proposals for non B1/B2/B8 uses should demonstrate that they meet the requirements of Core Policy 6.

Phasing

Policy NUA/Ph/1

Newark Urban Area - Phasing Policy

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
- NUA/MU/3
- NUA/MU/4

In the following sites, phasing will be required to address infrastructure/environmental issues:

- NUA/MU/1
- NUA/Ho/8
- NUA/Ho/9

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.

Retail

Newark Town Centre is the focus for retail provision within the Newark Urban Area and part of the wider District and is defined as a Town Centre within the retail hierarchy (Core Policy 8). The shopping core is focused on the historic market place and surrounding streets with restaurants and cafes centred around Castle Gate and the Town Wharf adjacent to the Castle and the River Trent. Purpose built shopping centres are located to the north and south of the core with a further retail development on the former Potterdyke car park which opened in November 2011. There are also 2 retail parks in Newark, Northgate Retail Park and Beacon Hill Retail Park. There are also a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents.

Policy NUA/TC/1

Newark Urban Area - Newark Town Centre

To help promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities, a town centre boundary which illustrates the extent of the primary shopping area, as well as primary and secondary shopping frontages have been defined on the Proposals Map. The primary shopping frontages are areas which contain the town's key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages are those that contain more of a mix of uses including retail, leisure and service sector businesses.

Development of retail and other town centre uses within Newark Town Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Balderton contains two discreet areas of retail and other town centre uses. The area to the north is contained within a purpose built shopping centre adjacent to the Lakeside development. The larger area to the south is the more traditional centre which caters for a wider range of day to day needs.

Policy NUA/LC/1

Balderton - Local Centre North

To promote the strength of Balderton as a local shopping destination, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Policy NUA/LC/2

Balderton - Local Centre South

To promote the strength of Balderton as a local shopping destination, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

The 2010 Retail and Town Centre Study carried out an assessment of capacity for new comparison and convenience goods over the plan period and identified a need for additional comparison floor space. Further work undertaken to support the Allocation and Development Management DPD has estimated that around 10,000 square metres (net) is required over plan period (focused at the end of the plan period). As a consequence, NUA/MU/3 has been allocated as a mixed use site which could accommodate the residual amount.

Northgate Station Policy Area

Newark Northgate Station is an important gateway site for the town. The East Coast Mainline provides a fast and efficient link between Newark, the north and London. During the consultation, it became apparent that a number of consultees felt that the area was in need of regeneration. The results of the Bridge Ward Neighbourhood Study also identified the importance of linkages between Newark Industrial Estate and Northgate Station. Given the importance of the area it is proposed that a comprehensive regeneration scheme be worked up for the area around Northgate Station.

Policy NUA/Tr/1

Northgate Station Policy Area

The District Council will work with Network Rail, the Train Operating Companies, Nottinghamshire County Council and the various landowners, transport and amenity stakeholders to prepare a comprehensive regeneration scheme for the area on the Proposals Map defined as the Northgate Station Policy Area. Any scheme will contain the following element:

- Proposals to improve the physical environment of the Policy Area to recognise its important gateway role;
- Proposals to improve the linkages between the site and Newark Industrial Estate, NUA/MU/1 the wider Bridge Ward and the Town Centre;
- Proposals to improve transport and car parking provision in the area, and further encourage walking and cycling to the station.

Infrastructure

The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in the Newark Urban Area. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy.

The District Council is collecting Community Infrastructure Levy contributions towards the provision of a new Secondary School in the Newark Urban Area. The exact location of the new school has yet to be determined however the District Council will seek to secure such a site either on the existing allocated strategic sites, or on existing educational land within the Urban Area.

Green Spaces and Green Infrastructure

A number of open space sites requiring protection under SP8 of the Core Strategy are shown on the proposals map. The necessity for this protection is explained in the supporting Green Space Strategy document.

The Green Spaces Improvement Plans identified the following additional open space requirements for the Newark Urban Area:

Table 1 - Newark Urban Area Open Space Requirements

Allotments	New provision required in Balderton West, Beacon, Bridge, Castle, Devon and Fernwood Wards
Amenity Greenspace	New provision required in Balderton West, Bridge and Fernwood Wards
Outdoor Sports Facilities	New provision required in Beacon, Bridge and Devon Wards
Children and Young Persons Provision	New provision required in Castle, Devon and Magnus Wards
Natural/Semi-Natural Green Space	New provision required to serve Beacon and Magnus Wards
Parks and Gardens	New provision required in Fernwood Ward.

These requirements will need to be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.

The Green Infrastructure Issues for the Newark Urban Area identified by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes with the aim of limiting the impacts of growth, increasing connectivity with the surrounding countryside, improving access to assets (including the Trent, Devon and Middle Beck Rivers) and the supporting of tourism. Provision should include for the following routes:

- Creation of a new footpath between Kelham Hall, Averham and the railway bridge at Averham Weir.
- The introduction of a circular route on land north of Farndon Harbour linking to Farndon Fields, the Sconce and Devon Park and the proposed Middle Beck Natural Corridor.
- Middle Beck / Shire Dyke Natural Corridor- the creation of a new multi-functional corridor stretching from Fernwood to the Sconce and Devon Park. In doing so the route should connect with the National Cycle Network Route and the Green Infrastructure being provided as part of the Land South of Newark strategic site. Provision should also be made for the introduction of a number of Local Nature Reserves along the route.
- Introduction of a new route linking the Country Park in the Land East of Newark strategic site to Stapleford Woods to the East and the Middle Beck / Shire Dyke Natural Corridor to the South East.
- Creation of a Multi-User Route linking Newark and Southwell.

Open Breaks

In order to ensure that existing settlements retain their separate identities and characteristics, the District Council has identified certain areas that are under pressure for development which provide an open break between settlements.

Policy NUA/OB/1

Newark Urban Area - Open Breaks

In order to ensure that existing settlements retain their separate identities and characteristics, the District Council has identified certain areas that are under pressure for development which provide an open break between settlements.

- Newark and Farndon;

- ii. Newark and Winthorpe; and
- iii. Newark and Coddington.

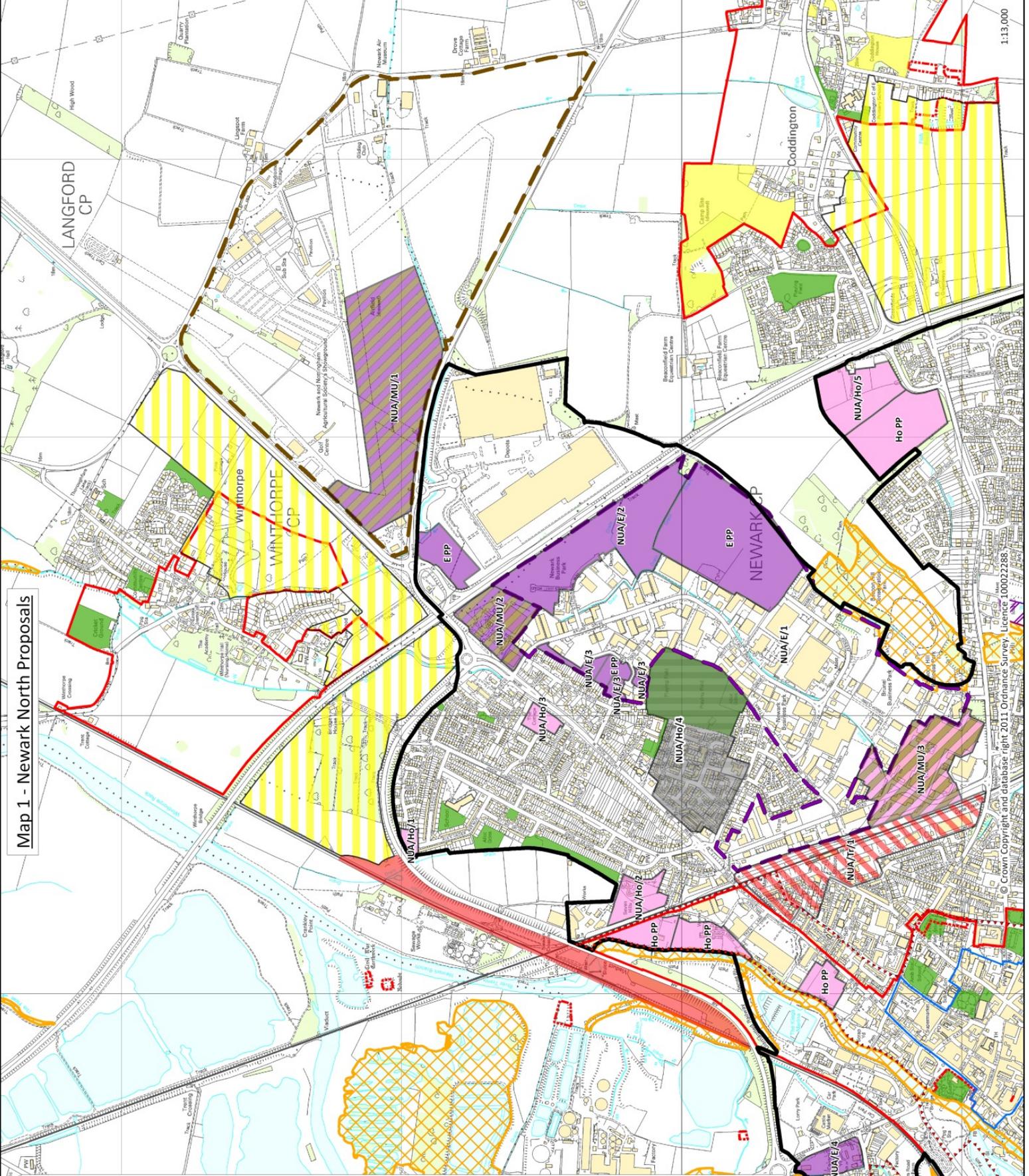
Within land allocated on the Proposals Map as Open Breaks in Newark Urban Area, planning permission will not normally be granted for built development.

Newark Urban Area Boundary

- 2.8 The Urban Boundary for the Newark Urban Area, as shown on the proposals map, has been amended to reflect the addition of the Strategic Sites, allocated through the Core Strategy, to include new allocations that have been designated and to reflect existing conditions on the ground.

Map 1 - Newark North Proposals

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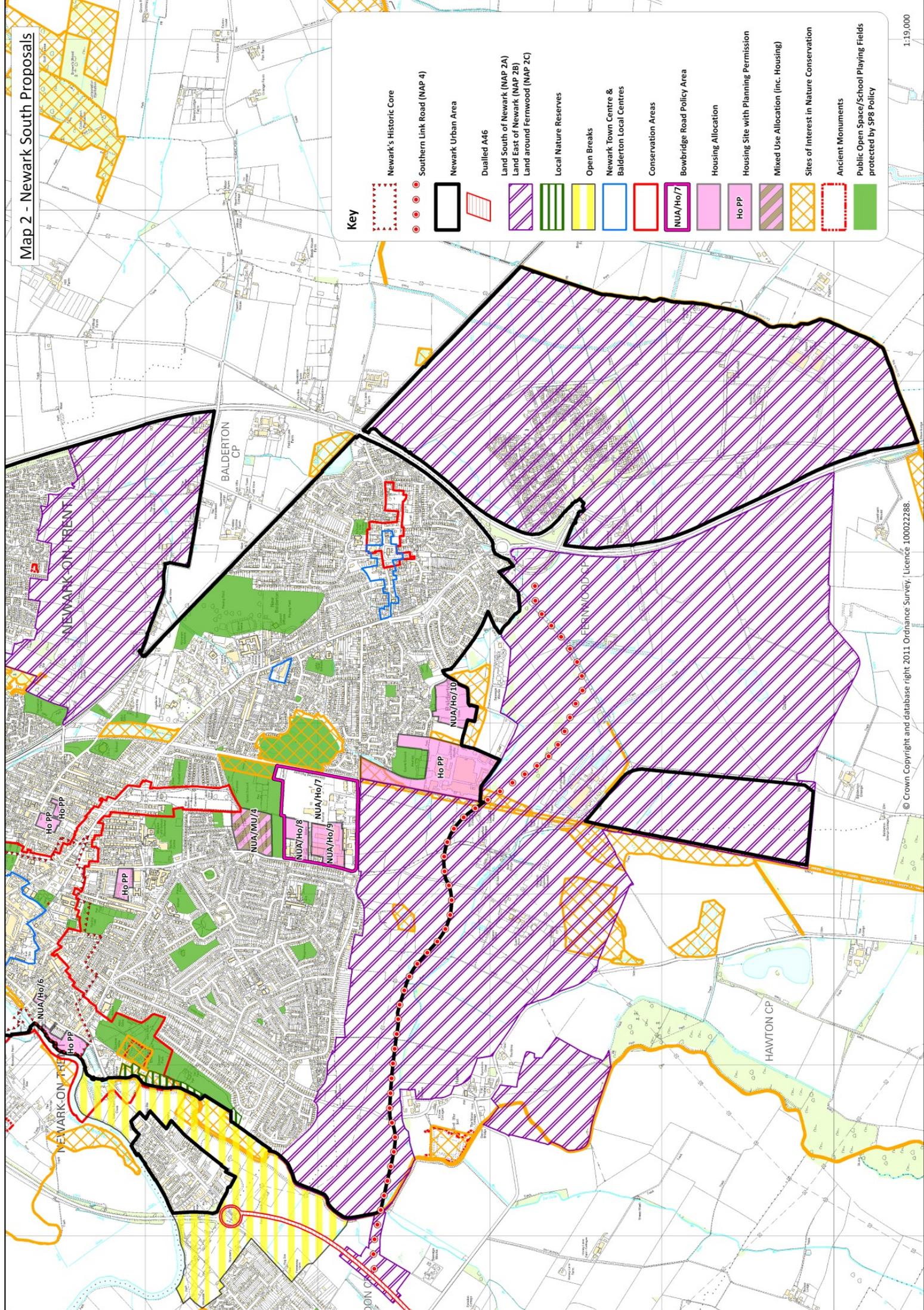


Key

	Newark's Historic Core
	Newark Urban Area
	Land East of Newark (NAP 28)
	Open Breaks
	Newark Town Centre
	Conservation Areas
	Employment Allocation
	Employment Site with Planning Permission
	Housing Allocation
	Ho PP
	Housing Site with Planning Permission
	Mixed Use Allocation (Non-Residential)
	Mixed Use Allocation (inc. Housing)
	Transport Allocation
	NUA/E/1
	NUA/Ho/4
	Newark Showground Policy Area
	Newark Flyover SP7
	Sites of Interest in Nature Conservation
	Main Open Areas
	Ancient Monuments
	Public Open Space/School Playing Fields protected by SP8 Policy

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Map 2 - Newark South Proposals



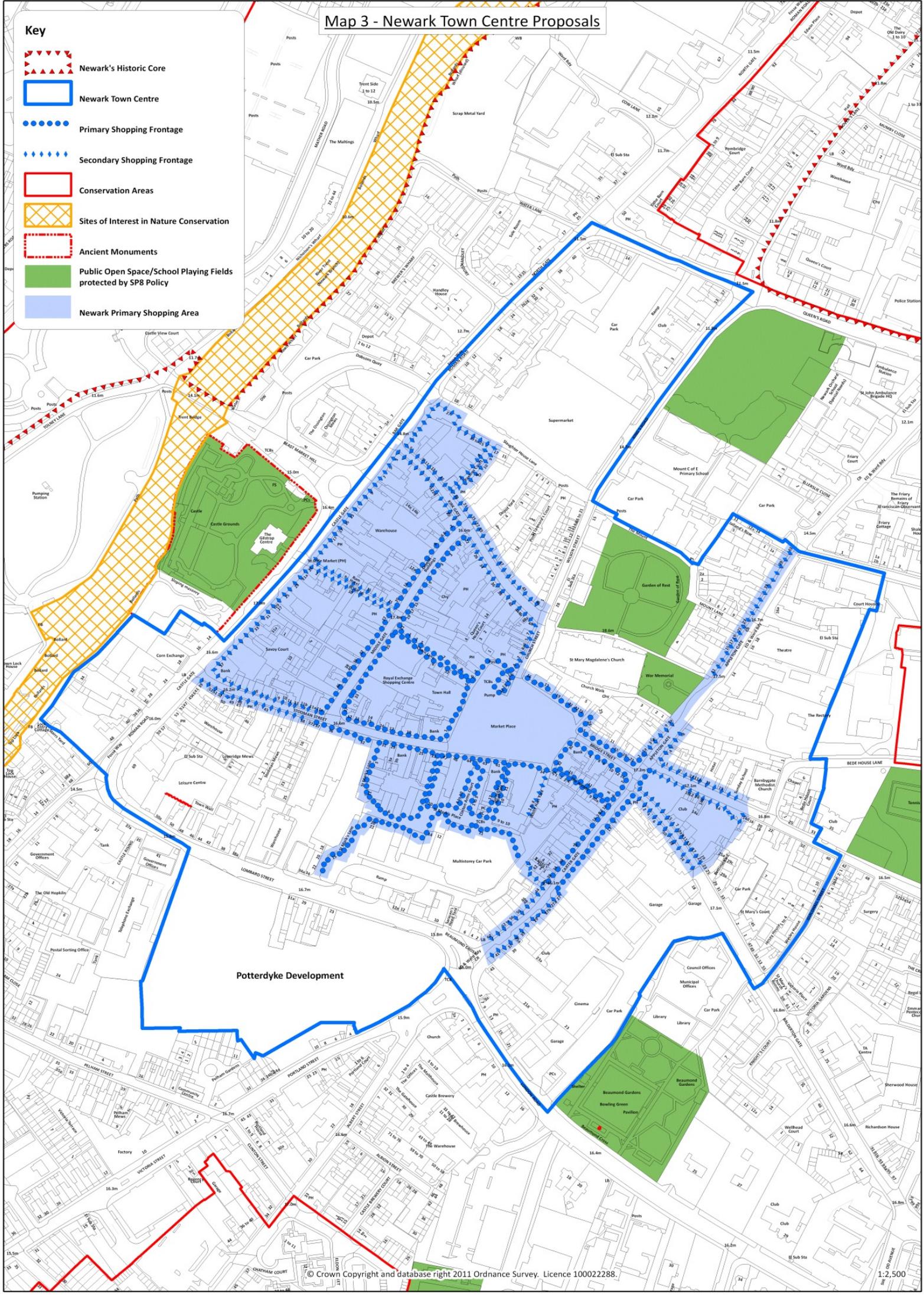
Key

-  Newark's Historic Core
-  Southern Link Road (NAP 4)
-  Newark Urban Area
-  Dualled A46
-  Land South of Newark (NAP 2A)
-  Land East of Newark (NAP 2B)
-  Land around Fernwood (NAP 2C)
-  Local Nature Reserves
-  Open Breaks
-  Newark Town Centre & Balderton Local Centres
-  Conservation Areas
-  NUA/Ho/7
-  Housing Allocation
-  Housing Site with Planning Permission
-  Mixed Use Allocation (inc. Housing)
-  Sites of Interest in Nature Conservation
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy

Map 3 - Newark Town Centre Proposals

Key

-  Newark's Historic Core
-  Newark Town Centre
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Conservation Areas
-  Sites of Interest in Nature Conservation
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Newark Primary Shopping Area



Collingham

COLLINGHAM

- 2.9** The sub area lies in the north east corner of the District. Due to the barrier formed by the River Trent, this area looks to both Newark and Lincoln for its services. Collingham provides a focus for local services. To the north of Collingham, people also look to Lincoln for such services.
- 2.10** The Core Strategy directs 1% of the District's housing growth to the Principal Village of Collingham. This equates to a need to provide 142 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 80 new dwellings in Collingham.

Mixed Use Allocation

Policy Co/MU/1

Collingham - Mixed Use Site 1

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, employment uses in the north eastern part of the site, public open space and the potential for a station car park.

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.

In addition to the general policy requirements in the Core strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and appropriate contributions to infrastructure provision in the Developer Contributions SPD, development on this site will be subject to the following:

- Provision of access points off both Station Road and Swinderby Road, linked by vehicular access through the site suitable to accommodate the vehicle movements associated with the sites development and established farm traffic in the area. Provision should also be made for pedestrian access to existing residential development to the west;
- Design and layout of development to preserve the amenity of established dwellings to the west of the site;
- Appropriate easements to the watercourses running along the northern and western boundaries of the site;
- Design and layout of new development to respect the setting of the Grade II listed Station House;
- Pre-determination archaeological evaluation and post determination mitigation measures;
- The provision of a station car park on the site or contribution to off site provision;

- Localised sewer or pumping station improvements;
- Appropriate phasing of residential, employment and allotment uses.

Phasing

Policy Co/Ph/1

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.

Retail

Policy Co/LC/1

Collingham - Local Centre

To promote the strength of Collingham as a Principal Village, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Green Spaces and Green Infrastructure

- 2.11 The Public Open Space and School Playing Field identified on the proposals map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.

Main Open Areas

Policy Co/MOA

Collingham - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Collingham that play an important part in defining its form and structure.

Within land allocated on the Proposals Map as Main Open Areas, planning permission will not normally be granted for built development.

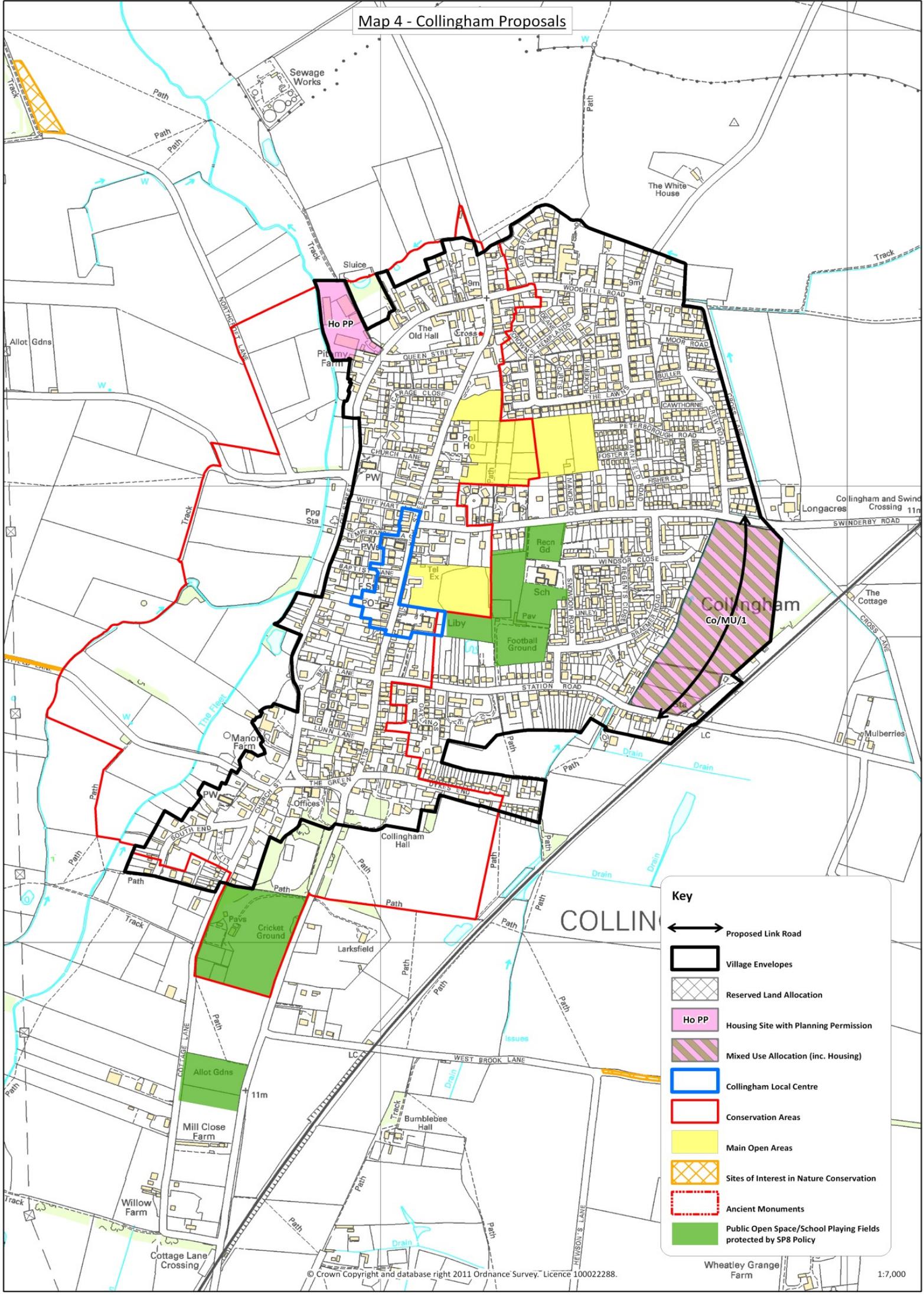
Infrastructure

- 2.12** The Core Strategy (appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Collingham. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 2.13** The village envelope has been extended to include the allocated mixed use site defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan.

Map 4 - Collingham Proposals



Key

-  Proposed Link Road
-  Village Envelopes
-  Reserved Land Allocation
-  Ho PP
-  Mixed Use Allocation (inc. Housing)
-  Collingham Local Centre
-  Conservation Areas
-  Main Open Areas
-  Sites of Interest in Nature Conservation
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy

Sutton on Trent

SUTTON ON TRENT

2.14 The Sub Area covers the north centre area of the District, and whilst to some extent remote from Newark, the spine of villages along the A1 are well connected to the Sub-Regional Centre. Sutton on Trent provides a focus for local services within the Rural North Sub Area, and is classified as a Principal Village in the Core Strategy.

2.15 The Core Strategy directs 0.5% of the District's housing growth to the Principal Village of Sutton-on-Trent. This equates to a need to provide 71 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 37 new dwellings in Sutton-on-Trent.

Mixed Use Allocation

Policy ST/MU/1

Sutton on Trent - Mixed Use Site 1

Land to the east of Hemplands Lane has been allocated on the Proposals 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 2 Allocated Sites, and appropriate contributions to infrastructure provision in the Developer Contributions SPD, development on this site will be subject to the following:

- Localised upsizing of sewer network as required;
- Assessment of impact of local surface water flooding including provision of safe access and egress and flood resilient construction;
- Pre-determination archaeological evaluation and post determination mitigation measures;
- Consideration of the impact on the character and appearance of the Sutton on Trent Conservation Area;
- Appropriate phasing of retail and residential uses.

Phasing

Policy ST/Ph/1

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:

- 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.

Retail

Policy ST/LC/1

Sutton on Trent - Local Centre

To promote the strength of Sutton on Trent as a Principal Village, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Employment

Policy ST/EA/1

Sutton on Trent - Existing Employment Policy Area

Planning permission will be granted for employment development on land identified as the Existing Employment Policy Area on the proposals map subject to its compatibility with established dwellings and assessment against relevant Core and Development Management Policies.

Within this area, new dwellings will not normally be permitted due to the likely conflict with the proliferation of employment uses.

Green Spaces and Green Infrastructure

The Public Open Space and playing field identified on the proposals map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8

Main Open Areas

Policy ST/MOA

Sutton on Trent - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Sutton on Trent that play an important part in defining its form and structure.

Within land allocated on the Proposals Map as Main Open Areas, planning permission will not normally be granted for built development.

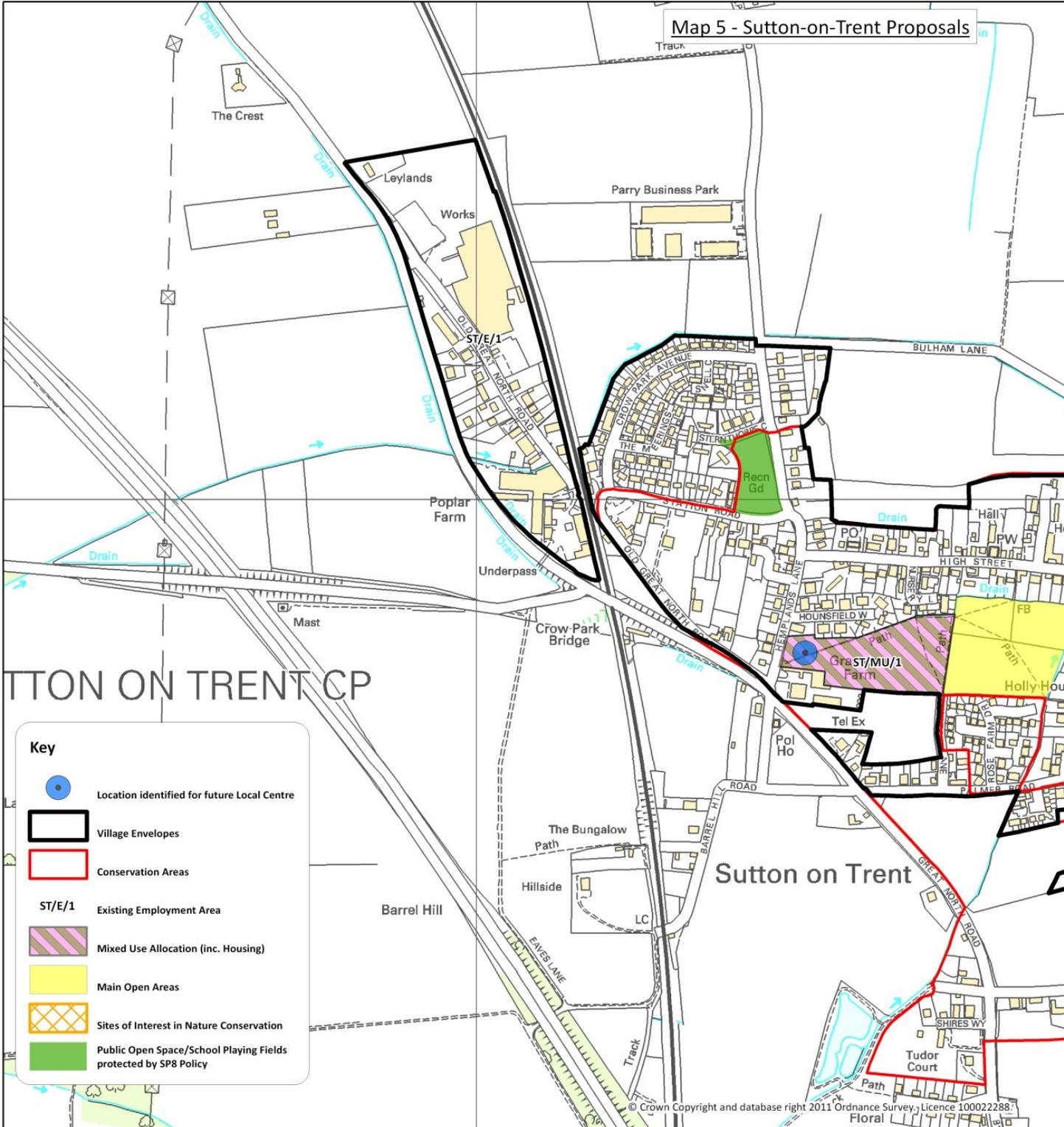
On the Main Open Area to the east of site ST/MU/1 consideration will be given to allowing development where it forms part of a comprehensive mixed use scheme that demonstrates it is necessary to deliver community facilities within the site and provide public access to other parts of the Main Open Area.

Infrastructure

The Core Strategy (appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Sutton on Trent. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. Specific consideration will be given to the inclusion of a public library and other community facilities within the mixed use allocation. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy

Village Envelope

The village envelope has been extended to include development that has taken place since the previous boundaries were drawn up for the Local Plan.



3 Southwell Area

SOUTHWELL AREA

3.1 The Southwell Area covers the southern part of the district and is focused around the Minster Town of Southwell, which acts as a “service centre” to a large rural area. In addition to Southwell the Area also includes the Principal Village of Farnsfield which has a good range of day to day facilities, and acts as a secondary focus for service provision. Many residents however look towards Newark and Nottingham for higher level services additional to those provided in Southwell and Farnsfield. Outside of Southwell and Farnsfield the Area also has many attractive villages, often with their own Conservation Areas. Allocations for development have been made in Southwell and Farnsfield.

Public Open Space & Main Open Areas

- 3.2 Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Proposals Map they are all protected by virtue of Spatial Policy 8 of the Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.
- 3.3 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. Appendix D contains Maps outlining the detailed location and they are designated on the Proposals Map.

Policy SoA/MOA

Southwell Area - Main Open Areas

Main Open Areas represent those areas of predominantly open land that play an important part in defining a settlements form and structure.

Within the following locations Main Open Areas have been defined on the Proposals Map;

- Bleasby;
- Edingley;
- Fiskerton; and
- Upton

Within these Main Open Areas planning permission will not normally be granted for built development.

Southwell

SOUTHWELL

3.4 Southwell is the third biggest settlement in the District. It serves a large local area and has the second largest retail centre in the District, a leisure centre and a secondary school that provides education to much of the Southwell Area. Southwell does however have a serious local housing

need which is perpetuated by high local house prices and Core Strategy Policy SP2 states that provision will be made in Southwell for new housing and employment in order to support the role of Southwell as a Service Centre and the development of sustainable communities.

- 3.5** Southwell is a town of outstanding architectural and historic interest, containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. The District Council has carried out a Conservation Area Character Appraisal of Southwell's Conservation Area which was adopted as a Supplementary Planning Document in July 2005. The Appraisal reached a series of conclusions regarding the protection of the Conservation Area; of particular concern is the need to ensure that its rural nature is preserved along with its landscape setting and the important open spaces both public and those associated with Prebendal houses within it.
- 3.6** The Core Strategy directs 3% of the District's housing growth to the Service Centre of Southwell. This equates to a need to provide 425 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 290 new dwellings in Southwell. There is also a requirement to allocate between 6 and 7 hectares of new employment land across the Southwell Area.

Housing Allocations

Policy So/Ho/1

Southwell - Housing Site 1

Land east of Allenby Road has been allocated on the Proposals Map for residential development providing around 65 dwellings.

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 subject to the following;

- i. 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 provision should be made for the retention and enhancement of the sites existing landscape screening;
- ii. The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- iii. The incorporation of the tree lines subject to Tree Preservation Orders into the sites layout;
- iv. Provision of appropriate pedestrian access; and
- v. Post determination archaeological mitigation measures.

Policy So/Ho/2

Southwell - Housing Site 2

Land south of Halloughton Road has been allocated on the Proposals Map for residential development providing around 45 dwellings.

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;

- i. Appropriate design, density and layout which addresses the sites:
 1. Gateway location and manages the transition into the main built up area;
 2. Potential impact on views of and across the principal heritage assets of the Minster, Holy Trinity Church, Bishops Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Southwell Protected Views'; and its
 3. Proximity to the Southwell Conservation Area respecting its character and appearance.

In order to assimilate the development, provision should therefore be made, in accordance with the landscape character, for the retention and enhancement of the sites existing landscape screening;

- ii. The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- iii. The provision of suitable access off Halloughton Road. 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 impact on the Halloughton Road / West Gate junction and the provision of appropriate mitigating measures; and
- iv. Post determination archaeological mitigation measures.

Policy So/Ho/3

Southwell - Housing Site 3

Land at Nottingham Road has been allocated on the Proposals Map for residential development providing around 30 dwellings.

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;

- i. Appropriate design, layout and density which addresses the sites:
 - 1. Gateway location managing the transition into the main built up area;
 - 2. Potential impact on views of and across the principal heritage assets of the Minster, Holy Trinity Church, Bishops Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Southwell Protected Views'; and its
 - 3. Conservation Area location respecting its character and appearance.

In order to assimilate the development, provision should therefore be made for the retention and enhancement of the sites existing landscape screening. This should specifically include significant buffering in both the west of the site in order to retain views of the Grade II Listed Holy Trinity Church from the junction of Halloughton and Nottingham Road and also in the north of the site to screen the Potwell Dyke.

- ii. The provision of suitable access off 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;
- iii. Preparation of a Flood Risk Assessment;
- iv. The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- v. The offsetting of the loss of grassland subject to SINC status through the provision of an appropriate level of on-site replacement habitat;
- vi. Development will be required to seek to maintain and enhance the current provision of Right of Ways which traverse the site; and
- vii. Post determination archaeological mitigation measures.

Policy So/Ho/4

Southwell - Housing Site 4

Land East of Kirklington Road has been allocated on the Proposals Map for residential development providing around 45 dwellings.

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;

- i. 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;

- ii. 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. Such buffering should be particularly extensive to the south of The Vineries to retain the semi-rural character of this section of Kirklington Road;
- iii. The provision of suitable access off Lower Kirklington Road. 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;
- iv. The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- v. The provision of appropriate pedestrian access which utilises the existing Right of Way to the south of the site;
- vi. The undertaking of a Tree Survey assessing the potential retention of the best specimens into public and private amenity space within the development; and
- vii. Pre-determination evaluation and post determination archaeological mitigation measures required reflecting the medium archaeological interest of the site.

Policy So/Ho/5

Southwell - Housing Site 5

Land off Lower Kirklington Road has been allocated on the Proposals Map for residential development providing around 60 dwellings.

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 subject to the following;

- i. 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;
- ii. 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, provision should be made, in accordance with the landscape character, for the retention and enhancement of the sites existing landscape screening;
- iii. Preparation of an appropriate transport assessment 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;

- iv. The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- v. Provision of appropriate landscape buffering to the Southwell Trail;
- vi. Development will be required to seek to maintain and enhance the current provision of Right of Ways which traverse the site; and
- vii. Pre-determination evaluation and post determination archaeological mitigation measures required reflecting the high archaeological interest of the site.

Policy So/Ho/6

Southwell - Housing Site 6

Land at The Burgage (Rainbows) has been allocated on the Proposals Map for residential development providing around 25 dwellings.

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 subject to the following;

- i. The preparation of a Master Plan which appropriately addresses:
 - 1. The sites sensitive Conservation Area location respecting its character and appearance;
 - 2. The presence of curtilage Listed structures within the site, which should form the focus for the redevelopment;
 - 3. Provision of improved access arrangements which are suitable to the historic nature of the location; and
 - 4. Taking account of the above the provision of a suitable site design, density and layout which also takes into account the difference in site levels between the allocated site and adjacent residential areas.
- ii. Pre-determination evaluation and post determination archaeological mitigation measures required to reflect the high archaeological interest of the site.

Policy So/Ho/7

Southwell - Housing Site 7

Southwell Depot has been allocated on the Proposals Map for residential development providing around 15 dwellings.

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;

- i. The extent of the sites eastern boundary being defined by the safeguarded line of the Southwell Bypass;
- ii. Appropriate design, density and layout which addresses the sites:
 1. Gateway location and manages the transition into the main built up area; and the
 2. Adjacent location to the Southwell Conservation Area respecting its character and appearance.

In order to assimilate the development, provision should therefore be made for the retention and enhancement of existing landscape screening in the south and west of the site.

- iii. Post determination archaeological mitigation measures.

Mixed Use Allocations

Policy So/MU/1

Southwell - Mixed Use Site 1

Land at the former Minster School has been allocated on the Proposals Map for mixed use development including around 13 dwellings and enhanced Open Space.

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;

- i. The preparation of a Master Plan which appropriately addresses:
 1. The need to protect views of and across the principal heritage assets of the Minster, Holy Trinity Church, Bishops Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Southwell Protected Views';

2. The sites sensitive Conservation Area location respecting its character and appearance;
 3. The setting of adjacent Listed Buildings;
 4. The Scheduled Ancient Monument and its setting which is partially located within the site through its incorporation into enhanced open space provision;
 5. Archaeological mitigation measures including preservation in situ and recording, where required, to reflect the high archaeological interest of the site; and
 6. Taking account of the above the provision of a suitable site design, density and layout.
- ii. Preparation of a Flood Risk Assessment.

Phasing

Policy So/Ph/1

Southwell - Phasing Policy

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:

- So/Ho/4; and
- So/Ho/5

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 Housing Need

- 3.7 As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, an analysis of particular housing needs within different parts of the District was undertaken. In Southwell the study identified the following:
- Significant shortfalls in smaller properties including 2 bedroom bungalows and 1-2 bedroom flats; and
 - The need to accommodate an ageing population and young people wishing to stay in the area
- 3.8 The housing need is acute and the District Council identified the meeting of this as one of the primary factors underpinning the Service Centres identified level of growth. Therefore in developing proposals for new housing development we will expect developers to cater for the specific needs of the settlement.

Policy So/HN/1

Southwell Housing Need

The District Council will seek to secure, subject to local site circumstances and the viability of the development, the majority of new housing on allocated and windfall sites within Southwell as one or two bedroom units in line with the identified housing need.

Employment Allocations

Policy So/E/1

Southwell - Crew Lane Industrial Estate Policy Area

Within the area defined on the Proposals Map as So/EA/1 Crew Lane Industrial Estate Policy Area, new employment development will be encouraged and in order to provide for the expansion of the Industrial Estate new employment allocations have been made in the following locations:

- So/E/2 - Land to the east of Crew Lane - 2.71ha
- So/E/3 - Land to the south of Crew Lane - 2.18ha

Development proposals within the Policy Area will be required to address the following:

1. Southwell Bypass

The provision of a Southwell Bypass is identified within the Nottinghamshire Local Transport Plan and in accordance with Spatial Policy 7 Sustainable Transport the District Council has safeguarded the intended line of the Bypass. As a result of this safeguarding:

- Development proposals within the Policy Area which would prevent the implementation of the Bypass will not be supported; and
- To facilitate the delivery of the employment allocations So/E/2 and So/E/3 the preparation of a suitable scheme which makes provision for the future delivery of the Bypass will be required. This scheme should be informed by the undertaking of an appropriate transport assessment which in addition should also consider the impacts on the Industrial Estates internal road network, the surrounding highway network, access to the Southwell Racecourse and the provision of appropriate mitigating measures.

However should the current line no longer be maintained then the District Council will take the opportunity to review the Policy Area in order to allow for its coherent future planning.

2. Thurgarton Hundred Workhouse

The Crew Lane Industrial Estate Policy Area adjoins the area defined on the Proposals 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. The District Council will therefore expect development proposals to:

- 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 of appropriate mitigating measures such as landscape screening.

Where possible the District Council will also work with partners to secure improvements to the existing Crew Lane Policy Area environment.

3. General Development Requirements

In addition to the above, development proposals within the Employment Area will also be subject to the following:

- Development proposals which are not of a B1/B2/B8 use class will need to meet the requirements within Core Policy 6;
- Satisfactory provision of access for parking and servicing; and
- Development should not impact on adjacent residential areas.

Policy So/E/2

Southwell - Land to the east of Crew Lane

Land east of Crew Lane has been allocated on the Proposals Map for employment development. The site is 2.71 Hectares in size.

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;

- The requirements of the Crew Lane Industrial Estate Policy Area (So/E/1) and;
- Development will be required to seek to maintain and enhance the current provision of Right of Ways along the eastern boundary of the site.

Policy So/E/3

Southwell - Land to the south of Crew Lane

Land south of Crew Lane has been allocated on the Proposals Map for employment development. The site is 2.18 Hectares in size.

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:

- The requirements of the Crew Lane Industrial Estate Policy Area (So/E/1)

Retail

Policy So/DC/1

Southwell - Southwell District Centre

The Southwell District Centre, as defined on the Proposals Map, will be used in conjunction with Development Management Policy 11- Retail and Town Centre Uses to assess retail proposals.

Green Spaces and Green Infrastructure

3.9 A number of open space sites requiring protection under SP8 of the Core Strategy are shown on the proposals map. The necessity for this protection is explained in the supporting Green Space Strategy document.

3.10 The Green Spaces Improvement Plans identified the following additional open space requirements for Southwell:

Southwell Open Space Requirements

Southwell East	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision
Children and Young Persons Provision	New provision / extension of current provision required in the long term
Southwell North	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision
Children and Young Persons Provision	New provision required
Southwell West	
Allotments	New provision required
Cemeteries	Town Council identified need for increased provision

3.11 These requirements will be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.

3.12 The supporting text to Core Strategy Policy CP12 notes that Southwell is particularly deficient in terms of its Green Infrastructure connections with a poor level of access to both Newark and the west of the District. The Green Infrastructure issues for Southwell identified by the Green Infrastructure Strategy are therefore focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to Newark and

areas of tourism activity in the North West of the District and into the wider Green Infrastructure network. The Green Infrastructure Strategy suggested that provision should be made for the following route:

- Creation of a new Multi-User route stretching from Newark to the North West of the District incorporating the existing Southwell Trail route

Main Open Areas

Policy So/MOA

Southwell - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Southwell that play an important part in defining its form and structure.

Within land allocated on the Proposals Map as Main Open Areas in Southwell, planning permission will not normally be granted for built development.

Southwell Protected Views and Thurgarton Hundred Workhouse

- 3.13** Key to the distinctive character of Southwell are the views of and across as well as the settings of the principal heritage assets of the Southwell Minster, Archbishop's Palace, Thurgarton Hundred Workhouse and the Holy Trinity Church. It is therefore important that future development respects these views and settings and does not negatively impact upon them.
- 3.14** Accordingly, and in line with the requirements of Policy SoAP 1 'Role and Setting of Southwell' of the adopted Core Strategy, these important views and an area considered to provide the 'immediate surroundings' of the Workhouse have been defined on the Proposals Map. These areas are however not intended to definitively define the extent of views or settings and development proposals which fall outside of them may still present the potential for detrimental impacts. It is therefore important that proposals appropriately address the requirements of policies So/PV 'Southwell Protected Views' and So/Wh 'Thurgarton Hundred Workhouse'.

Policy So/PV

Southwell Protected Views

The District Council will seek to protect views of and across the principal heritage assets of the Minster, Holy Trinity church, Bishops Palace and Thurgarton Hundred Workhouse including the view cones identified on the Proposals Map. Therefore:

- Development proposals within the view cones, as defined on the Proposals Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets; and
- Beyond the areas defined within the view cones, as defined on the Proposals Map, 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.

Policy So/Wh

Thurgarton Hundred Workhouse

The District Council will seek to protect and enhance the setting of Thurgarton Hundred Workhouse. Therefore:

- Development proposals within the area defined as the immediate surroundings of the Workhouse on the Proposals Map should ensure that they do not negatively impact on these surroundings;
- Development proposals to the south of the immediate setting within the Crew Lane Industrial Estate should address the requirements above and of policy So/E/1; and
- Beyond the boundary of the immediate surroundings of the Workhouse, as defined on the Proposals Map, development proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The level of potential impact will be dependant on factors such as scale, height and location and the scope for mitigation.

Infrastructure

3.15 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Southwell. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy.

Urban Boundary

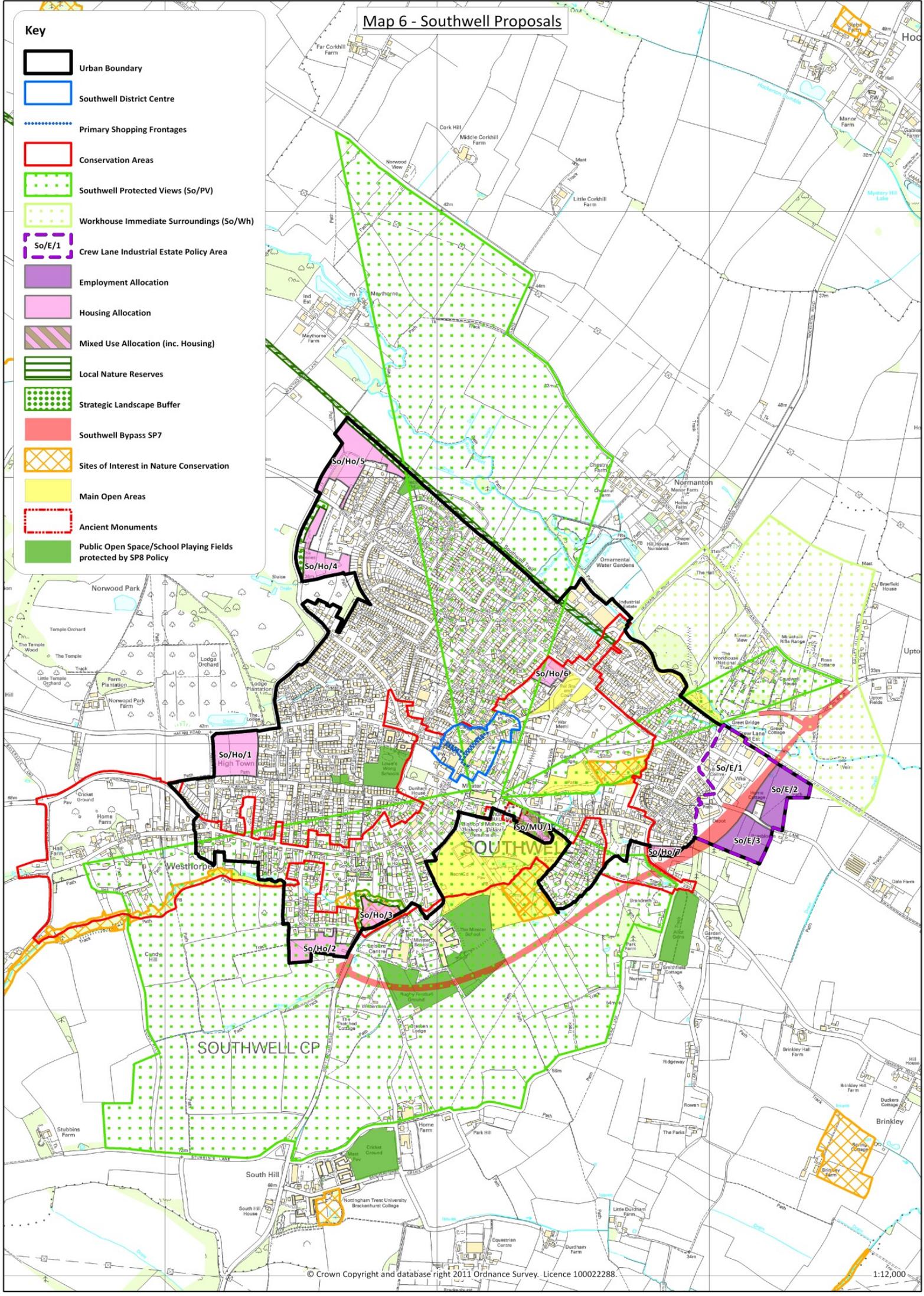
3.16 The Urban Boundary for Southwell, as shown on the proposals map, has been amended to include:

- Existing housing, shopping, and other urban uses since the previous boundaries were drawn up for the Local Plan; and
- The housing / employment / mixed use allocations as shown on the Proposals Map.

Map 6 - Southwell Proposals

Key

-  Urban Boundary
-  Southwell District Centre
-  Primary Shopping Frontages
-  Conservation Areas
-  Southwell Protected Views (So/PV)
-  Workhouse Immediate Surroundings (So/Wh)
-  Crew Lane Industrial Estate Policy Area
-  Employment Allocation
-  Housing Allocation
-  Mixed Use Allocation (inc. Housing)
-  Local Nature Reserves
-  Strategic Landscape Buffer
-  Southwell Bypass SP7
-  Sites of Interest in Nature Conservation
-  Main Open Areas
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy



Farnsfield

FARNSFIELD

3.17 Farnsfield is classed as a Principal Village. The Core Strategy states that to secure and support the role of Principal Villages, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

3.18 The Core Strategy directs 1% of the District's housing growth to the Principal Village of Farnsfield. This equates to a need to provide 142 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 105 new dwellings in Farnsfield.

Housing Allocations

Policy Fa/Ho/1

Farnsfield - Housing Site 1

Land to the east of Ridgeway and Greenvale has been allocated on the Proposals Map for residential development providing around 35 dwellings.

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 the site will be subject to the following:

- Appropriate design which addresses the sites edge of settlement location and manages the transition into the main built up area. In order to assimilate the development into the surrounding countryside provision should be made, in accordance with the landscape character of the area, for the retention and enhancement of the sites existing landscape screening;
- Appropriate separation and buffer between existing dwellings on Ridgeway and Greenvale and proposed dwellings on the site to provide both with an adequate standard of amenity;
- Pre-determination archaeological evaluation and post-determination mitigation measures, including excavation, likely to be required. New development here should respect the plot shapes of the medieval field system.
- Transport Assessment of the Southwell Road/Ridgeway junction.
- Localised sewer capacity improvements as required.

Mixed Use Allocation

Policy Fa/MU/1

Farnsfield – Mixed Use Site 1

Land to the west of Cockett Lane has been allocated on the Proposals Map for a mixed use development providing around 70 dwellings together with associated public open space and up to 0.5 ha of B1 and B2 employment development compatible with established residential development nearby.

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 the site will be subject to the following:

- Consideration of stability and drainage issues relating to former quarry on the western boundary of site;
- Appropriately designed access located towards the southern part of the sites frontage to Cockett Lane;
- Pre-determination archaeological evaluation and post-determination mitigation measures to reflect the medium to high archaeological potential of the site;
- Appropriate phasing of residential and employment uses.
- Localised sewer capacity improvements as required.

Phasing

Policy Fa/Ph/1

Farnsfield - Phasing Policy

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:

- 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.

Retail

Policy Fa/LC/1

Farnsfield - Local Centre

To promote the strength of Farnsfield as a Principal Village, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Green Spaces and Green Infrastructure

- 3.19** The Public Open Space and Playing Fields identified on the proposals map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8

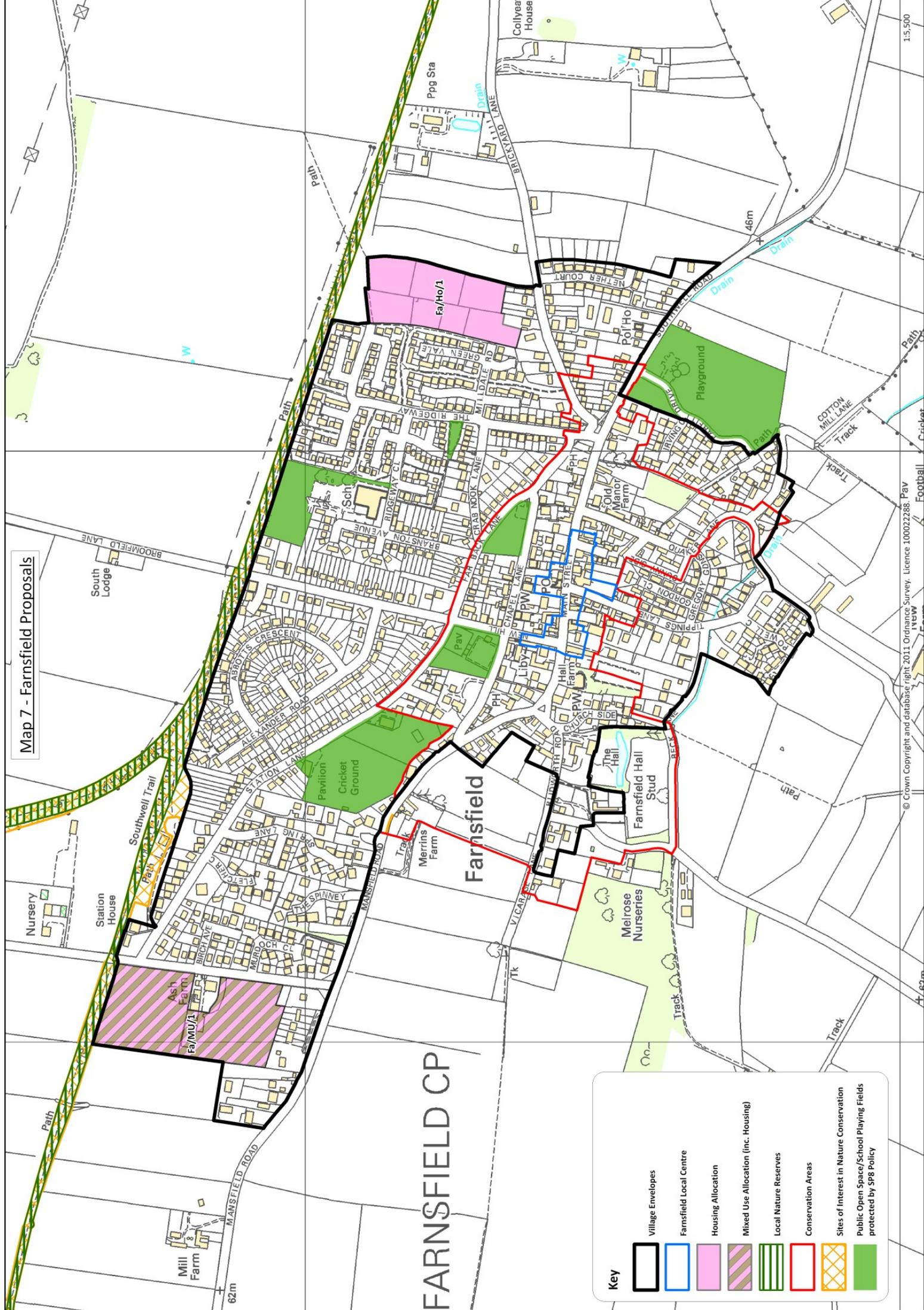
Infrastructure

- 3.20** The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Farnsfield. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 3.21** The village envelope has been extended to include the allocated housing sites identified above and development that has taken place since the previous boundaries were drawn up for the Local Plan.

Map 7 - Farnsfield Proposals



Key

-  Village Envelopes
-  Farnsfield Local Centre
-  Housing Allocation
-  Mixed Use Allocation (inc. Housing)
-  Local Nature Reserves
-  Conservation Areas
-  Sites of Interest in Nature Conservation
-  Public Open Space/School Playing Fields protected by SP8 Policy

4 Nottingham Fringe Area

Nottingham Fringe Area

- 4.1 This area is in the Nottingham – Derby Green Belt which is intended to protect the open character of land around the Nottingham conurbation and the City of Derby. The designation extends into the south-western part of the District and acts as a constraint on new development. Within the area, Lowdham acts as a focus for day-to-day service and, with its own railway station, provides good access to Nottingham. Many residents in the area look towards Greater Nottingham for most of their services and employment.

Lowdham

LOWDHAM

- 4.2 Within the Nottingham Fringe Area, Lowdham acts as a focus for the provision of day-to-day services. With its own railway station, Lowdham has good access to Nottingham and it is identified by Spatial Policy 2 of the Core Strategy as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village's role as a sustainable community.
- 4.3 Spatial Policy 4A of the Core Strategy, Extent of the Green Belt, requires small scale reviews of the Nottingham - Derby Green Belt in Blidworth, Lowdham and Rainworth in order to meet housing requirements. It also sets out the criteria which will be used in undertaking these reviews.

Housing Allocations

- 4.4 The Core Strategy directs 0.5% of the District's housing growth to the Principal Village of Lowdham. This equates to a need to provide 71 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target.

Policy Lo/Ho/1

Lowdham - Housing Site 1

Land adjacent to 28 Epperstone Road has been allocated on the Proposals Map for residential development providing around 5 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:

- Consideration of the retention of the existing boundary hedgerows which will help to manage the transition into the main built up area; and
- Development on this site shall be served from a single point of access onto Epperstone Road.

Policy Lo/Ho/2

Lowdham - Housing Site 2

Land to the south east of Brookfield, Epperstone Road has been allocated on the Proposals Map for residential development providing around 5 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:

- 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 to manage the transition into the main built up area;
- The positive management of surface water to ensure that there is no detrimental impact from run-off into surrounding residential areas;
- Pre-determination evaluation and post-determination mitigation measures likely to be required to reflect the medium to high archaeological potential;
- The existing access road will require upgrading to serve the level of development proposed.

Policy Lo/Ho/3

Lowdham - Housing Site 3

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:

- Investigation and consideration of potential habitats for protected species should be undertaken as part of any development.

- 4.5 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. Therefore the District Council considers that this growth will be met elsewhere within the District.

Lowdham Housing Need

- 4.6 As part of the work undertaken to produce the Housing Needs Assessment, which informed the production of the Core Strategy housing policies, an analysis of particular housing needs within different parts of the District was undertaken. The study identified the following:
- Significant shortfalls in smaller properties;
 - The need to accommodate an ageing population and young people wishing to stay in the area
- 4.7 The Lowdham Housing Needs Survey 2007 identified a need for a mix of mainly 2 bed houses and bungalows. Due to the limited capacity for new housing provision within Lowdham consideration needs to be given to providing these smaller units to meet the local needs of the community.

Policy Lo/HN/1

Lowdham Housing Need

The District Council will seek to secure, subject to local site circumstances and the viability of the development, the majority of new housing on allocated and windfall sites within Lowdham as two bedroom units to meet the needs of the local community.

Employment

- 4.8 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of 1 hectare of new employment land in Nottingham Fringe Area during the plan period. However, due to 0.11 hectares of land in the Nottingham Fringe Area having been granted planning permission for employment uses, the amount of employment land that the A&DM DPD is required to allocate across the Nottingham Fringe Area is up to 0.89 hectares.
- 4.9 Due to the constraints of the Green Belt, no suitable sites have been identified in Lowdham and the District Council considers that this growth will be met elsewhere within the District.

Retail

Lowdham - Local Centre

The Lowdham Local Centre, as defined on the proposals map, will be used in conjunction with Development Management Policy 11 – Retail and Town Centre uses to assess retail proposals.

Transport

Policy Lo/Tr/1

Lowdham - Transport Site 1

Land at the junction of Caythorpe Road and Gunthorpe Road, has been allocated on the Proposals Map for parking facilities in association with the adjacent Railway Station.

Green Spaces and Green Infrastructure

- 4.10 The Public Open Space and School Playing Field identified on the proposals map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8.
- 4.11 The Green Spaces Improvement Plans identified the following additional open space requirements for Lowdham:

Table 2 - Lowdham Open Space Requirements

Allotments	New allotment provision required in the long term
------------	---

- 4.12 This requirement will be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.
- 4.13 The Green Infrastructure issues for Lowdham identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks, such as that along the Trent Valley and the route between Southwell and the North of Nottingham, to link the settlement into the wider Green Infrastructure Network.

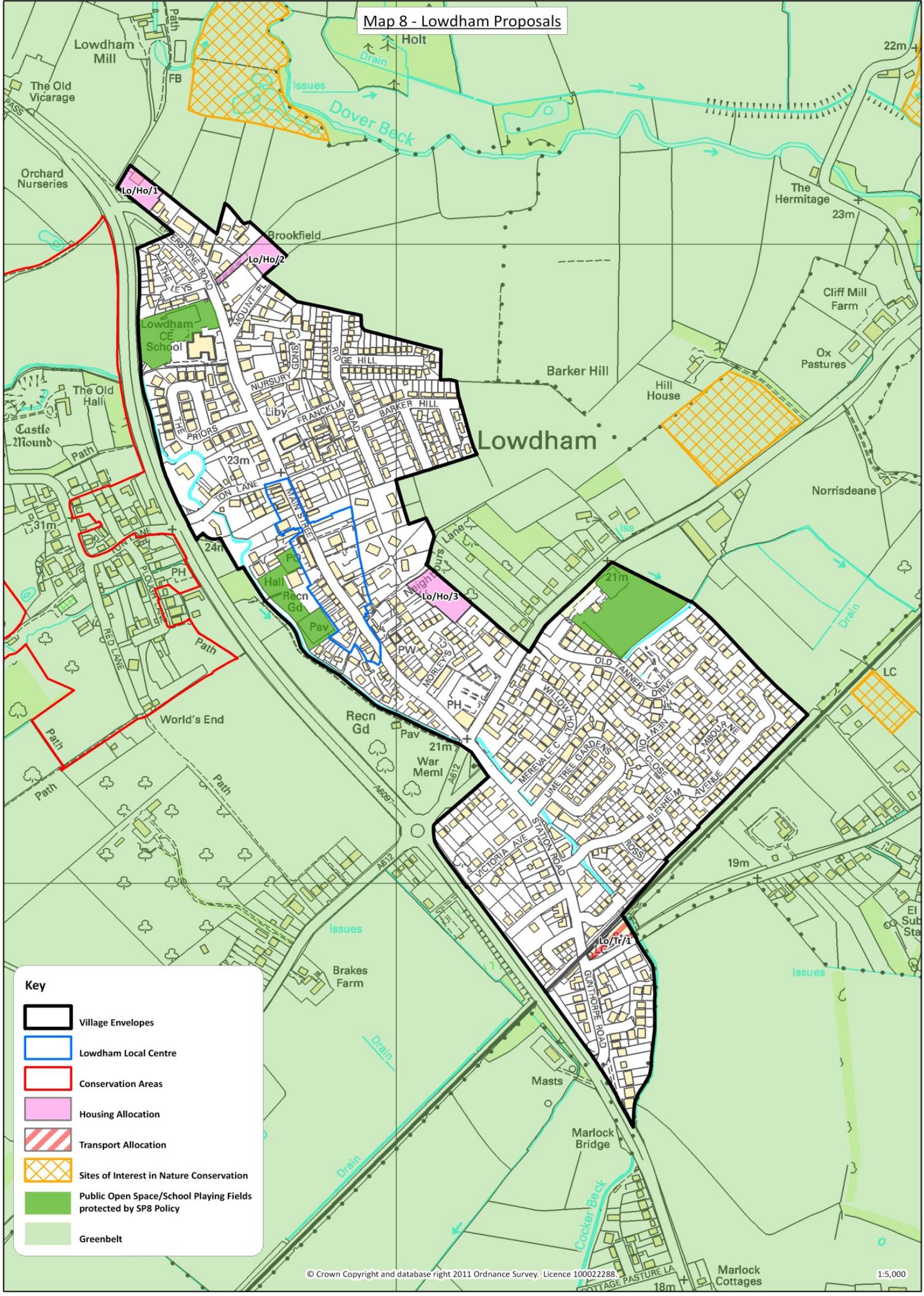
Infrastructure

- 4.14 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Lowdham. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions’, the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

- 4.15 The village envelope has been extended to include the 3 housing allocations defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan. As a consequence of this, the 3 housing allocations and a small area of domestic garden land to the rear of Brookfield are no longer included within the Nottingham - Derby Green Belt.

Map 8 - Lowdham Proposals



Key

- Village Envelopes
- Lowdham Local Centre
- Conservation Areas
- Housing Allocation
- Transport Allocation
- Sites of Interest in Nature Conservation
- Public Open Space/School Playing Fields protected by SP8 Policy
- Greenbelt

5 Sherwood Area

- 5.1 The Sherwood Area covers much of the north west of the District. The area is closely related to Mansfield and Worksop, however Ollerton & Boughton is also a focus for services, jobs and education whilst Bilsthorpe and Edwinstowe are centres with their own day to day facilities.
- 5.2 The Area also contains some of Nottinghamshires most important nature conservation sites, including the Birklands & Bilhaugh Special Area of Conservation which is north of Edwinstowe. This is also the location of the Sherwood Forest Visitor Centre.

Public Open Space & Main Open Areas

- 5.3 Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Proposals Map they are all protected by virtue of Spatial Policy 8 of the Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.
- 5.4 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. Appendix D contains Maps outlining the detailed location and they are designated on the Proposals Map.

Policy ShA/MOA

Sherwood Area - Main Open Area

Main Open Areas represent those areas of predominantly open land that play an important part in defining a settlements form and structure.

Within the following locations Main Open Areas have been defined on the Proposals Map;

- Budby
- Eakring
- Perlethorpe
- Wellow

Within these Main Open Areas planning permission will not normally be granted for built development.

Ollerton & Boughton

OLLERTON & BOUGHTON

- 5.5 Ollerton & Boughton acts as a service centre to a large local population, both in the town and the surrounding Sherwood Area. Over the plan period it is anticipated that the town will see the provision of new housing, employment and associated facilities that will help regenerate the area and reinforce its role as the main centre within the Sherwood Area.

- 5.6 The Core Strategy directs 8% of the District's housing growth to the Service Centre of Ollerton & Boughton. This equates to a need to provide 1133 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 487 new dwellings in Ollerton & Boughton. There is also a requirement to allocate up to 1.56 hectares of employment land across the Sherwood Area.

Housing Allocations

Policy OB/Ho/1

Ollerton & Boughton - Housing Site 1

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

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:

- 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 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 strategic sports infrastructure within Ollerton & Boughton;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas or the wider settlement;
- The incorporation of satisfactory buffer landscaping to minimise the impact of development on the adjoining SINC which is located to the north of the site; and
- Pre-determination archaeological evaluation and post-determination mitigation measures, including preservation in situ where required to reflect the high archaeological interest of the site.

Policy OB/Ho/2

Ollerton & Boughton - Housing Site 2

Land adjacent to Hollies Close has been allocated on the Proposals Map for residential development providing around 25 dwellings.

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:

- Contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton;
- Contributions will be required towards the maintenance of the adjacent open space;
- 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;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas or the wider settlement;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development; and
- Post determination archaeological mitigation measures.

Policy OB/Ho/3

Ollerton & Boughton - Housing Site 3

Land at the former Ollerton Miners Welfare at Whinney Lane has been allocated on the Proposals Map for residential development providing around 70 dwellings.

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:

- The retention of the existing bowling green and associated facilities either on site or through provision elsewhere within Ollerton & Boughton;
- Contributions will be required towards the provision of strategic sports infrastructure within Ollerton & Boughton;

- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas or the wider settlement; and
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.

Mixed Use Allocations

Policy OB/MU/1

Ollerton & Boughton – Mixed Use Site 1

Land at the rear of Petersmiths Drive has been allocated on the Proposals Map for mixed use development. The site will accommodate around 225 dwellings, enhanced Strategic Sports Infrastructure and Open Space, the latter of which will be located in the south of the site. Proposals for development of the site will be presented as part of a masterplan which will:

- Meet the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and appropriate contributions to infrastructure provision in the Developer Contributions SPD;
- Set out the broad location for development on the site including a phasing strategy. This should ensure that no flood sensitive development takes place in areas identified as being with Flood Zones 2 and 3;
- Incorporate sensitive design to respect and enhance the setting of the nearby Boughton Pumping Station Conservation Area and Listed Buildings;
- Provision of an landscaping scheme in order to help assimilate the development into the surrounding countryside in accordance with the landscape character; and
- The identification of measures which maximise opportunities to protect and enhance features of biodiversity value and species within and adjoining the site, including the River Maun, and mitigate or compensate for any potential adverse impacts

In addition development will be subject to the following;

- Preparation of an appropriate transport assessment to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- The provision of on site strategic sports facilities to enhance the existing provision within Ollerton & Boughton;
- Preservation and enhancement of the River Maun and associated footpaths, walkways and cycle facilities;

- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas, the wider settlement and surrounding watercourses;
- Provision of a drainage strategy to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton & Boughton;
- Pre-determination archaeological evaluation and post-determination mitigation measures, including LIDAR survey, to reflect the medium to very high archaeological potential of the site;
- Appropriate phasing of residential and strategic sports infrastructure and open space uses.

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 Proposals 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 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:

- 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 to enhance the existing provision within Ollerton & Boughton;
- 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;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas or the wider settlement;
- The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton & Boughton; and
- Pre-determination archaeological evaluation and post-determination mitigation measures to reflect the medium archaeological potential of the site.

Phasing

Policy OB/Ph/1

Ollerton & Boughton - Phasing Policy

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 masterplan 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.

Employment Allocations

Policy OB/E/1

Ollerton & Boughton – Boughton Industrial Estate (North) Policy Area 1

Within the area defined on the Proposals Map as OB/E/1 Boughton Industrial Estate North Policy Area, new employment development will be encouraged. Boughton Industrial Estate is a long established employment area located on a former army camp to the East of Ollerton & Boughton. Development in this policy area will be considered against relevant Core Strategy and Development Management policies.

In promoting new development in the Policy Area the District Council expects:

- Appropriate boundary treatment and screening of open storage areas;
- The incorporation of satisfactory landscaping to minimise the impact of development on the SINC which is located within and adjoining the industrial estate;
- Satisfactory provision of access, car parking and servicing;
- Provision of a drainage strategy to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas, the wider settlement and surrounding watercourses;
- No flood sensitive development should take place in areas identified as being with flood zones 2 and 3; and
- The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton & Boughton

Policy OB/E/2

Ollerton & Boughton – Boughton Industrial Estate (South) Policy Area 2

Within the area defined on the Proposals Map as OB/E/2 Boughton Industrial Estate South Policy Area, new employment development will be encouraged. Boughton Industrial Estate is a long established employment area located on a former army camp to the East of Ollerton & Boughton. Development in this policy area will be considered against relevant Core Strategy and Development Management policies.

In promoting new development in the policy area the District Council expects:

- Appropriate boundary treatment and screening of open storage areas;
- The incorporation of satisfactory landscaping to minimise the impact of development on the SINC which are located within and adjoining the industrial estate;

- Satisfactory provision of access, car parking and servicing;
- Provision of a drainage strategy to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas, the wider settlement and surrounding watercourses;
- No flood sensitive development should take place in areas identified as being with flood zones 2 and 3; and
- The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton & Boughton
- Post determination archaeological mitigation measures to reflect the medium archaeological potential of the site.

Policy OB/E/3

Ollerton & Boughton – Employment Site 1

Land to the south of Boughton Industrial Estate has been allocated on the proposals map for employment development.

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:

- The incorporation of suitable access to the adjoining Boughton Industrial Estate South Policy Area;
- The incorporation of satisfactory buffer landscaping to minimise the impact of development on the adjoining SINC which is situated of the site;
- No flood sensitive development should take place in areas identified as being with flood zones 2 and 3;
- Provision of a drainage strategy to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas, the wider settlement and surrounding watercourses; and
- The implementation of suitable measures to address the legacy of former coal mining activities within Ollerton & Boughton

Retail Allocations

Policy OB/DC/1 & OB/LC/1

Ollerton District Centre & Boughton Local Centre

To promote the strength of Ollerton and Boughton as a Service Centre, District and Local Centres have been defined on the Proposals Map.

Development of retail and other town centre uses within the District and Local Centres will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Policy OB/Re/1

Ollerton & Boughton – Retail Allocation 1

Land at Rufford Avenue has been allocated on the proposals map for the development of retail and town centre uses.

Development of this site will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses and appropriate contributions to infrastructure provision in the Developer Contributions SPD. Development should be of a size commensurate to the settlements retail definition as a District Centre.

Policy OB/Re/2

Ollerton & Boughton – Retail Allocation 2

Land at Forest Road has been allocated on the proposals map for the development of retail and town centre uses.

Development of this site will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses and appropriate contributions to infrastructure provision in the Developer Contributions SPD. Development should be of a size commensurate to the settlements retail definition as a District Centre.

Transport Allocations

Policy OB/Tr/1

Ollerton & Boughton – Transport Allocation 1

To allow for the potential reopening of the Dukeries railway line, a general area of search for a new station and car park has been identified on the proposals map at Sherwood Energy Village in Ollerton.

Development on or around this site will not be permitted where it would prejudice this scheme coming forward.

Infrastructure

5.7 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Ollerton & Boughton. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions’, the Developer Contributions SPD and the Community Infrastructure Levy.

Green Spaces and Green Infrastructure

5.8 A number of open space sites requiring protection under SP8 of the Core Strategy are shown on the proposals map. The necessity for this protection is explained in the supporting Green Space Strategy document.

5.9 The Green Spaces Improvement Plans identified the following additional open space requirements for Ollerton & Boughton:

Table 3 Ollerton & Boughton Open Space Requirements

Allotments	New Provision required in Ollerton
Amenity Green Space	New Provision required in Boughton
Outdoor Sports Facilities	Green Space Improvement Plan identified a shortfall
Children and Young Persons Provision	New provision required in Boughton
Natural / Semi-Natural Green Space	New Provision required in Boughton

5.10 These requirements will need to be delivered as part of the delivery of housing allocations and/or through the District Council working with its partners.

5.11 The Green Infrastructure Issues for Ollerton & Boughton identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

- North West of the settlement linking the proposed County Council Multi-User Route to an existing route South of Budby. With the proposed line of the route taking in the Birklands & Bilhaugh SSSI, SINC and a section of the northern SAC;
- The proposed County Council Multi-User Route linking with an existing route to the north of the settlement;
- Protection and where appropriate enhancement of the existing route to the settlement from Edwinstowe; and
- Settlement is on the edge of the proposed heart of the Sherwood Forest Regional Park presenting opportunities to link into the proposed Regional Park and for the settlement to become a gateway to the wider park.

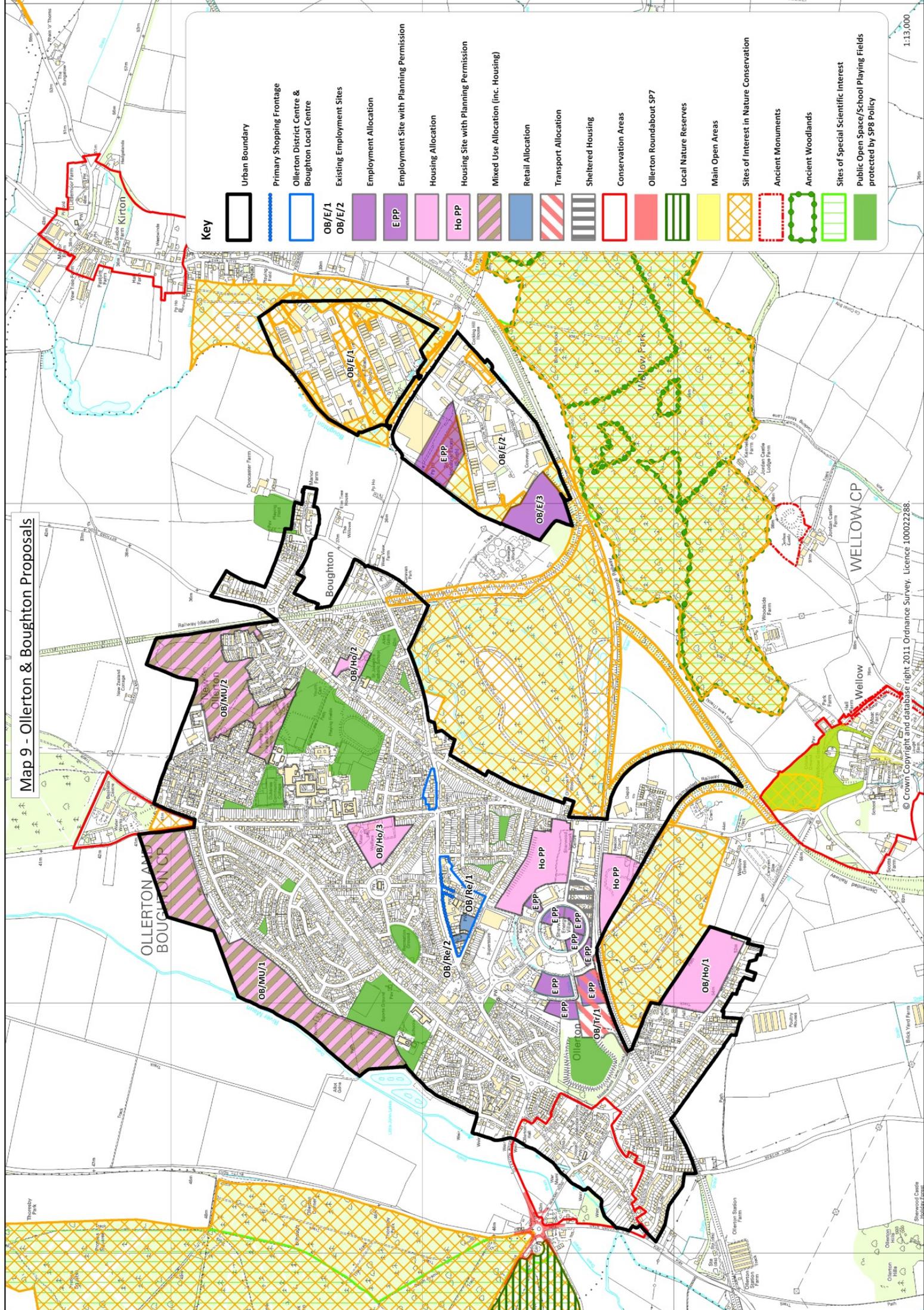
5.12 As part of the development of sites OB/MU/1 and OB/MU/2, the District Council will seek to deliver on site strategic sports facilities and strategic open space to enhance the existing provision of such facilities within Ollerton & Boughton.

Urban Boundary

5.13 The Urban Boundary for Ollerton & Boughton, as shown on the proposals map, has been amended to include:

- Existing housing, shopping, and other urban uses since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocations; and
- Any other small infill sites proposed

Map 9 - Ollerton & Boughton Proposals



Key

- Urban Boundary
- Primary Shopping Frontage
- Ollerton District Centre & Boughton Local Centre
- Existing Employment Sites
- Employment Allocation
- Employment Site with Planning Permission
- Housing Allocation
- Housing Site with Planning Permission
- Mixed Use Allocation (inc. Housing)
- Retail Allocation
- Transport Allocation
- Sheltered Housing
- Conservation Areas
- Ollerton Roundabout SP7
- Local Nature Reserves
- Main Open Areas
- Sites of Interest in Nature Conservation
- Ancient Monuments
- Ancient Woodlands
- Sites of Special Scientific Interest
- Public Open Space/School Playing Fields protected by SP8 Policy

Edwinstowe

EDWINSTOWE

- 5.14** Edwinstowe is a Principal Village with a centre containing its own day to day facilities. Edwinstowe is identified in the Core Strategy as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village's role as a sustainable community.
- 5.15** The Habitats Regulations Assessment (HRA) of allocated sites identified that further housing development in Edwinstowe would most likely impact on The Birklands & Billhaugh Special Area of Conservation (SAC) by increasing recreational pressure on it. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS) within the surrounding area.
- 5.16** The Core Strategy directs 2% of the District's housing growth to the Principal Village of Edwinstowe. This equates to a need to provide 283 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 121 new dwellings in Edwinstowe.

Housing Allocations

Policy ED/Ho/1

Edwinstowe - Housing Site 1

Land to the east of Rufford Road and north of Mansfield Road has been allocated on the Proposals Map for residential development providing around 72 dwellings.

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 the site will be subject to the following:

- 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 gateway location and manages the transition into the main built up area; and
- Upsizing of sewerage to address localised capacity issues.

Policy ED/Ho/2

Edwinstowe - Housing Site 2

Land to the north of Mansfield Road has been allocated on the proposals map for residential development providing around 50 dwellings.

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 the site will be subject to the following:

- 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 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 capacity issues; and
- Pre-determination archaeological evaluation and post-determination mitigation measures to reflect the medium archaeological potential of the site.

Retail

Policy ED/DC/1

Edwinstowe - District Centre

To promote the strength of Edwinstowe as a Principal Village, a District Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the District Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Tourism

Policy ED/VC/1

Edwinstowe - Sherwood Forest Visitor Centre

The development of a new visitor centre for Sherwood Forest on land to the east of Church Street, as identified on the Proposals Map, will be supported in principle.

Assessment of detailed proposals will be made in accordance with the relevant Core and development Management Policies.

Transport

Policy ED/St/1

Edwinstowe - Rail Station

To allow for the potential reopening of the Dukeries railway line, land has been allocated on the proposals map for a station and associated infrastructure.

Development on or adjacent to this site that may prejudice the implementation of this proposal will be resisted.

Green Spaces and Green Infrastructure

- 5.17 The Public Open Space and School Playing Fields and Sports Ground identified on the proposals map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8

Main Open Areas

Policy Ed/MOA

Edwinstowe - Main Open Areas

Main Open Areas represent those areas of predominantly open land within Edwinstowe that play an important part in defining its form and structure.

Within land allocated on the Proposals Map as Main Open Areas, planning permission will not normally be granted for built development.

Infrastructure

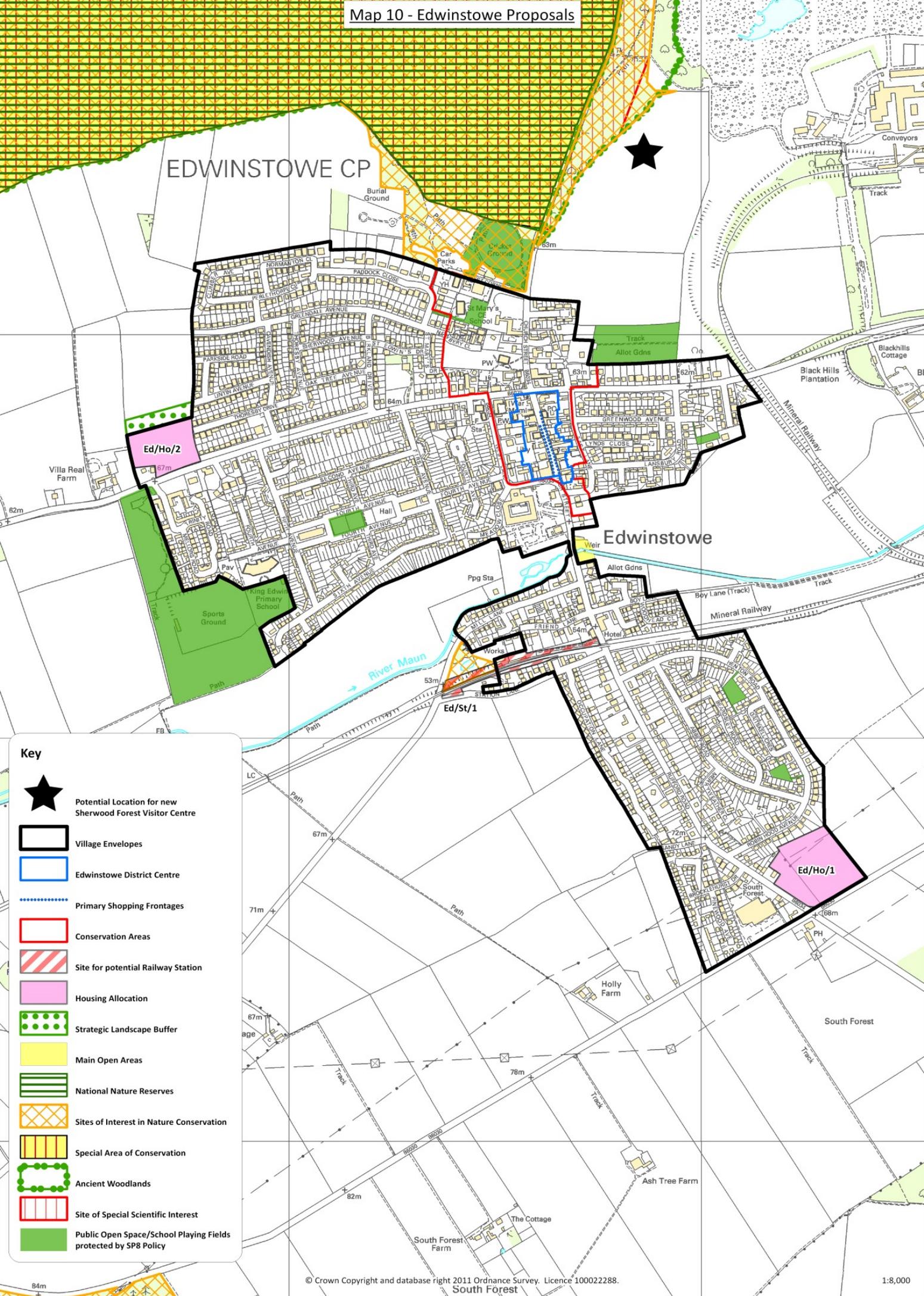
- 5.18 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Edwinstowe. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy

Village Envelope

- 5.19 The village envelope has been extended to include the allocated housing sites defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan.

Map 10 - Edwinstowe Proposals

EDWINSTOWE CP



Key

-  Potential Location for new Sherwood Forest Visitor Centre
-  Village Envelopes
-  Edwinstowe District Centre
-  Primary Shopping Frontages
-  Conservation Areas
-  Site for potential Railway Station
-  Housing Allocation
-  Strategic Landscape Buffer
-  Main Open Areas
-  National Nature Reserves
-  Sites of Interest in Nature Conservation
-  Special Area of Conservation
-  Ancient Woodlands
-  Site of Special Scientific Interest
- Public Open Space/School Playing Fields protected by SP8 Policy

Bilsthorpe

BILSTHORPE

5.20 Bilsthorpe is a Principal Village within the Sherwood Area. It is identified in the Core Strategy as a location where the Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing in order to support the regeneration of the village.

Housing Allocations

5.21 The Core Strategy directs 2.5% of the District’s housing growth to the Principal Village of Bilsthorpe. This equates to a need to provide 354 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 147 new dwellings in Bilsthorpe.

Policy Bi/Ho/1

Bilsthorpe - Housing Site 1

Land to the north of Kirklington Road has been allocated on the Proposals Map for residential development providing around 20 dwellings.

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 the site will be subject to the following:

- Appropriate design which addresses the sites edge of settlement location and manages the transition into the main built up area; and
- Phasing of development in relation to the cessation of the employment use on the adjacent site and the implementation of the planning permission for its residential development

Policy Bi/Ho/2

Bilsthorpe - Housing Site 2

Land to the east of Ho PP and north of Wycar Leys has been allocated on the proposals map for residential development providing around 55 dwellings.

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 the site will be subject to the following:

- Appropriate design which addresses the sites important gateway location and manages the transition into the main built up area; and

- Phasing of development in relation to the cessation of the employment use on the adjacent site and the implementation of the planning permission for its residential development

Mixed Use Allocation

Policy Bi/MU/1

Bilsthorpe - Mixed Use Site 1

Land to the east of Kirklington Road has been allocated on the Proposals Map for mixed use development providing around 75 dwellings and retail development

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 the site will be subject to the following:

- Appropriate design which addresses the sites important gateway location and manages the transition into the main built up area;
- Pre-determination and post determination archaeological mitigation measures;
- Appropriate phasing of retail and residential uses.

Employment

Policy Bi/E/1

Bilsthorpe - Employment Site 1

2.67 hectares of land on the southern side of Brailwood Road have been allocated on the Proposals Map for employment development.

Development proposals on the site will be required to address the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.

Policy Bi/E/2

Bilsthorpe - Employment Site 2

0.35 hectares of land on the northern side of Brailwood Road have been allocated on the Proposals Map for employment development.

Development proposals on the site will be required to address the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.

Phasing

Policy Bi/Ph/1

Bilsthorpe - Phasing Policy

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 masterplan to accompany any planning application:

- Bi/Ho/1
- Bi/Ho/2
- Bi/Mu/1

Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement.

Retail

Policy Bi/LC/1

Bilsthorpe - Local Centres

To promote the strength of Bilsthorpe as a Principal Village, 2 Local Centres have been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centres will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Green Spaces and Green Infrastructure

5.22 The Public Open Space and School Playing Fields identified on the proposals map will be protected by Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities. Development proposals that would result in the loss of any such spaces will be assessed against the criteria of Policy SP8. The provision of additional allotments within the settlement will also be sought through developer contributions over the plan period.

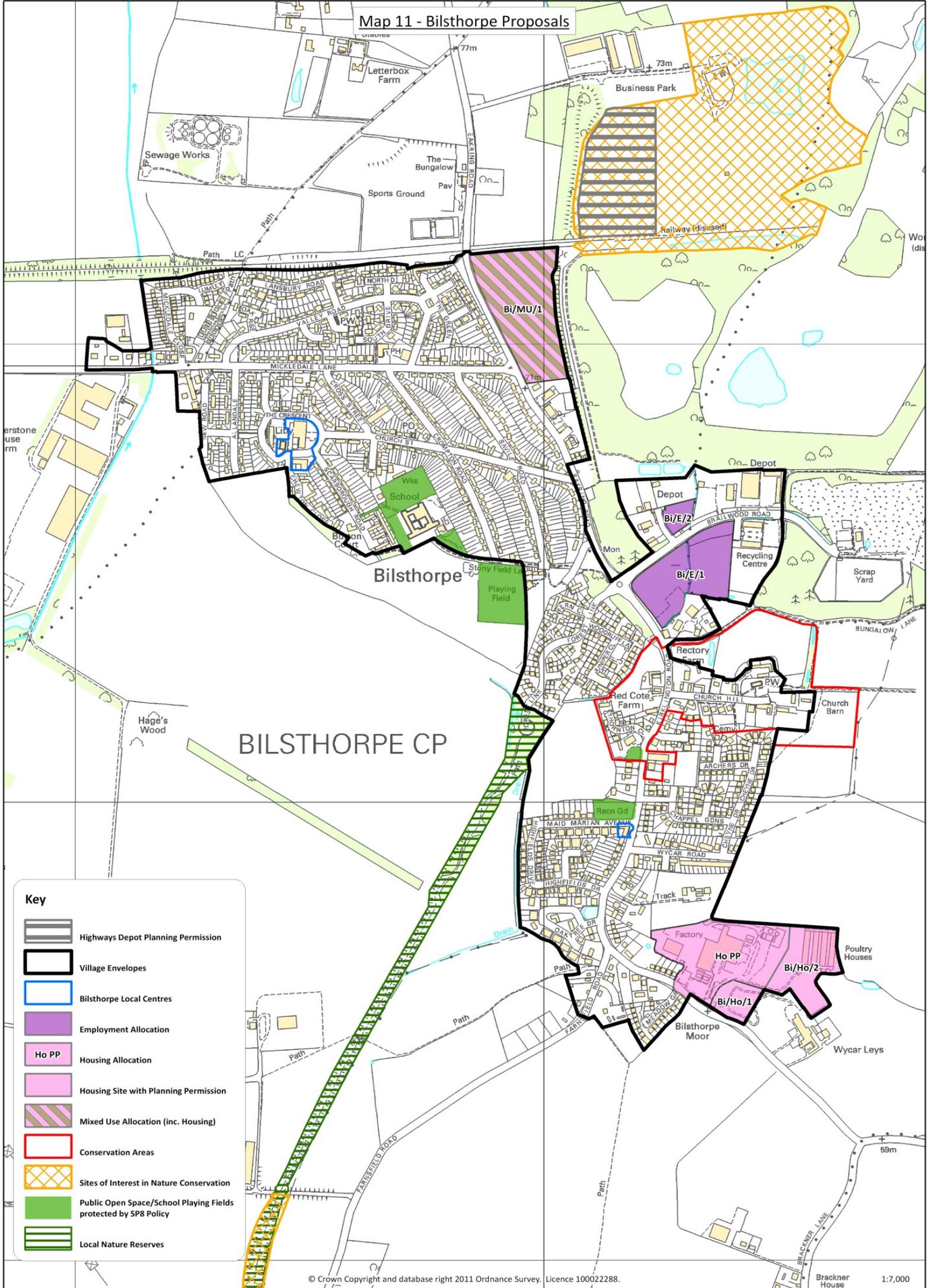
Infrastructure

5.23 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Bilsthorpe. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy

Village Envelope

5.24 The village envelope has been extended to include the allocated sites defined above and development that has taken place since the previous boundaries were drawn up for the Local Plan.

Map 11 - Bilsthorpe Proposals



Key

-  Highways Depot Planning Permission
-  Village Envelopes
-  Bilsthorpe Local Centres
-  Employment Allocation
-  Ho PP Housing Allocation
-  Housing Site with Planning Permission
-  Mixed Use Allocation (inc. Housing)
-  Conservation Areas
-  Sites of Interest in Nature Conservation
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Local Nature Reserves

6 Mansfield Fringe Area

- 6.1** The Mansfield Fringe Area covers the western part of the district and is closely related to the Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Within the Mansfield Fringe Area, Rainworth is recognised as a Service Centre and has a range of shops and a secondary school which serves part of the Sherwood Area and the southern part of the Mansfield Fringe. Clipstone is an important service centre in the area with a range of local services including shops and a secondary school, which lies just outside the District and Blidworth is a Principal Village within the Mansfield Fringe Area. Whilst Rainworth, Blidworth and Clipstone are all self sufficient for daily needs, they are closely linked to Mansfield and look to it for all major services.
- 6.2** The main settlements of the Mansfield Fringe Area grew as a result of the rapid exploitation of coal reserves. However since the 1970s the area has seen major industrial change and large scale job losses and the Mansfield Fringe Area has some of the highest unemployment levels in the District (Clipstone) and relatively high levels of long term unemployment (Rainworth, Blidworth). Allocations for development have been made in Rainworth, Clipstone and Blidworth.

Public Open Space

- 6.3** Beyond the settlements where development is being allocated protection for important land and Public Open Space is still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the area, whilst not all are defined on the Proposals Map they are all protected by virtue of Spatial Policy 8 of the Core Strategy. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.

Rainworth

RAINWORTH

- 6.4** Rainworth is a Service Centre which has a range of shops and a secondary school that serves part of the Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also well related to Mansfield Sub-Regional Centre with its jobs and facilities.
- 6.5** The Core Strategy directs 3% of the District's housing growth to the Service Centre of Rainworth. This equates to a need to provide 425 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 247 new dwellings in Rainworth. It also identifies a guideline requirement of between 10 and 11 hectares of new employment land in the Mansfield Fringe Area during the plan period. Nevertheless, due to a reduction in the amount of land committed for employment use, the Council's latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area.

Housing Allocations

Policy Ra/Ho/1

Rainworth - Housing Site 1

Land North of Top Street has been allocated on the Proposals Map for residential development providing around 54 dwellings.

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:

- Preparation of an appropriate transport assessment to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- The provision of off-street car parking for existing residents of Top Street to address the issue of on street parking in this location;
- The retention of existing paths which pass through the site and which link other areas of Rainworth to the adjoining allotments;
- Provision of suitable screening between the residential development and the allotments ;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth; and
- Post determination archaeological mitigation measures.

Policy Ra/Ho/2

Rainworth - Housing Site 2

Land to the East of Warsop Lane has been allocated on the Proposals Map for residential development providing around 190 dwellings. Consequently this site has been removed from the Nottingham - Derby Greenbelt.

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:

- 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 Greenbelt;

- Preparation of an appropriate transport assessment to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- Main entrance to the site via Warsop Lane. Development of more than 150 dwellings will require the identification and provision of a second point of access to serve the site which should not be via existing estate roads to the north and east.
- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas or the wider settlement;
- Designed to incorporate new, enhanced strategic open space which shall form an addition to the existing Preston Road facilities to the north of site and be provided commensurate with all phases of the sites development;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth; and
- Post determination archaeological mitigation measures.

Mixed Use Allocations

Policy Ra/MU/1

Rainworth - Mixed Use Site 1

Land at Kirklington Road has been allocated on the Proposals Map for mixed use development. The site will accommodate around 6 dwellings and retail and town centre uses.

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 DM Policy 11 Retail and Town Centre Uses, and appropriate contributions to infrastructure provision in the Developer Contributions SPD, development on this site will be subject to the following:

- The inclusion of satisfactory buffer landscaping to minimise the possible impacts on the adjoining SINC;
- Preparation of an appropriate transport assessment to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- Entrance being via Colliery Lane which will require access to Third Party land;

- The positive management of surface water to ensure that there is no detrimental impact on surrounding residential areas or the wider settlement;
- Provision of a drainage strategy to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off site;
- No flood sensitive development should take place in areas identified as being with Flood Zone 2;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth; and
- Appropriate phasing of residential, retail and town centre uses.

Phasing

Policy Ra/Ph/1

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:

- 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.

Employment Allocations

Policy Ra/E/1

Rainworth - Employment Site 1

Land West of Colliery Lane has been allocated on the Proposals Map for Employment Development. The site is 5.5ha in size and B1/B2/B8 is appropriate. Consequently the land is no longer within the Nottingham and Derby Greenbelt.

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 DM Policy 11 Retail and Town Centre Uses, and appropriate contributions to infrastructure provision in the Developer Contributions SPD, development on this site will be subject to the following:

- The provision of suitable vehicular access from the A617 Rainworth bypass;
- No flood sensitive development should take place in areas identified as being with flood zones 2 and 3;
- The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints;
- Provision of a drainage strategy to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off site;
- The positive management of surface water to ensure that there is no detrimental impact on surrounding land uses or the wider settlement;
- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development
- The incorporation of satisfactory buffer landscaping to minimise the impact of development on SINC's which are located both within adjoining the site; and
- The implementation of suitable measures to address the legacy of former coal mining activities within Rainworth

Retail

Policy Ra/DC/1

Rainworth – District Centre Boundary

To promote the strength of Rainworth as a Service Centre and support its regeneration, a District Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the District Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Infrastructure

- 6.6 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Rainworth. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy.

Green Spaces and Green Infrastructure

6.7 A number of open spaces in Rainworth requiring protection under SP8 of the Core Strategy are shown on the Proposals Map. The necessity for this protection is explained in the supporting Green Spaces Strategy document.

6.8 The Green Spaces Improvement Plans identified the following additional open space requirements for Rainworth:

Table 4 Rainworth Open Space Requirements

Allotments	Need to identify for future use
Children and Young Persons Provision	New provision recommended in long term

6.9 These requirements will be delivered through the District Council working with its partners and / or as part of the delivery of housing allocations.

6.10 The Green Infrastructure issues for Rainworth identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and to the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

- The new Multi-User Routes connecting the settlement to Clipstone and Edwinstowe to the North, Mansfield to the West and Farnsfield and Southwell to the East (where there is the opportunity to utilise the derelict railway east of the settlement to connect with the Southwell Trail);
- Introduction of a new route south of the settlement linking it to Blidworth and the north of Nottingham; and
- Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi natural habitats from Sherwood to Burntstump Country Park north of Nottingham.

6.11 It is also recognised that there are opportunities to link the proposed Sherwood Forest Regional Park and for settlements to become gateways to the wider park.

Urban Boundary

6.12 The Urban Boundary for Rainworth, as shown on the Proposals Map, has been amended to include:

- Existing housing, shopping and other urban areas built since the previous boundaries were drawn up for the Local Plan;
- Proposed housing / employment / mixed use allocations; and
- Any other small infill sites proposed

Map 12 - Rainworth Proposals

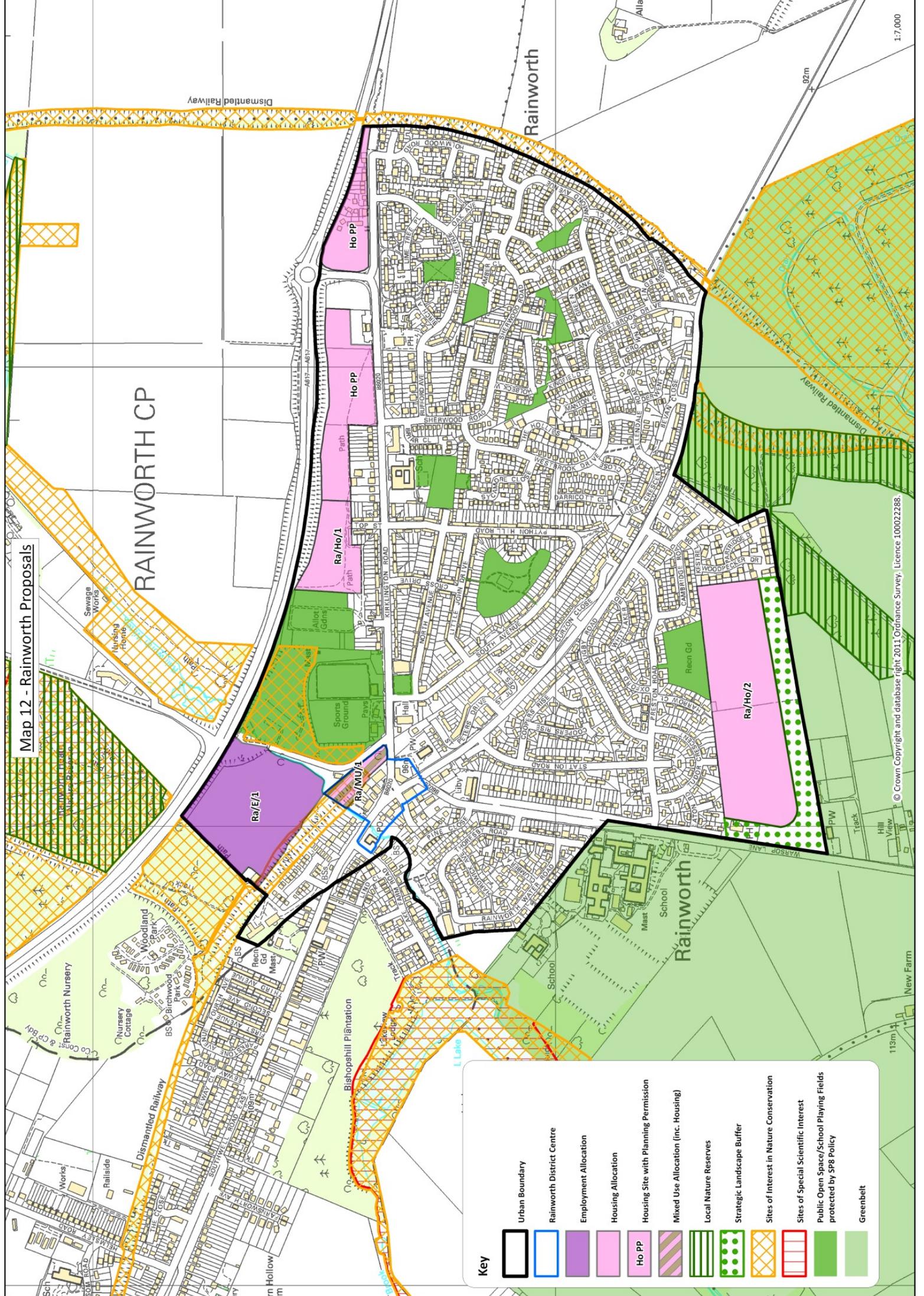
RAINWORTH CP

Rainworth

Rainworth

Key

-  Urban Boundary
-  Rainworth District Centre
-  Employment Allocation
-  Housing Allocation
-  Ho PP
-  Housing Site with Planning Permission
-  Mixed Use Allocation (inc. Housing)
-  Local Nature Reserves
-  Strategic Landscape Buffer
-  Sites of Interest in Nature Conservation
-  Sites of Special Scientific Interest
-  Public Open Space/School Playing Fields protected by SP8 Policy
- Greenbelt



Clipstone

CLIPSTONE

- 6.13** Clipstone is a Service Centre with a range of local services including shops and a secondary school, which lies just outside the District, and which serve the community and a wider area. The centre of Clipstone also contains a major regeneration site, Clipstone Colliery, and the settlement is identified as an area that would benefit from regeneration.
- 6.14** The Core Strategy directs 6% of the District's housing growth to the Service Centre of Clipstone. This equates to a need to provide 850 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 104 new dwellings in Clipstone. There is a requirement to allocate up to 17.54 hectares of employment land across the Mansfield Fringe Area, of which approximately 12 hectares will be accommodated in Clipstone.

Mixed Use Allocations

Policy CI/MU/1

Clipstone – Mixed Use Site 1

Land at the former Clipstone Colliery has been allocated on the Proposals Map for mixed use development. 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 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:

- The preparation of a Master Plan setting out the broad location for development on the site and the phasing of new development;
- Provision of an options appraisal for the future of the former colliery headstocks;
- 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 to ensure that there is no detrimental impact on surrounding residential areas, the wider settlement and surrounding watercourses;

- Provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- Provision of satisfactory buffer landscaping 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.

Phasing

Policy CI/Ph/1

Clipstone - Phasing Policy

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:

- CI/MU/2

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.

Retail

Policy CI/LC/1

Clipstone – Local Centre Boundary

To promote the strength of Clipstone as a Service Centre and support its regeneration, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Infrastructure

- 6.15** The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Clipstone. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions', the Developer Contributions SPD and the Community Infrastructure Levy.

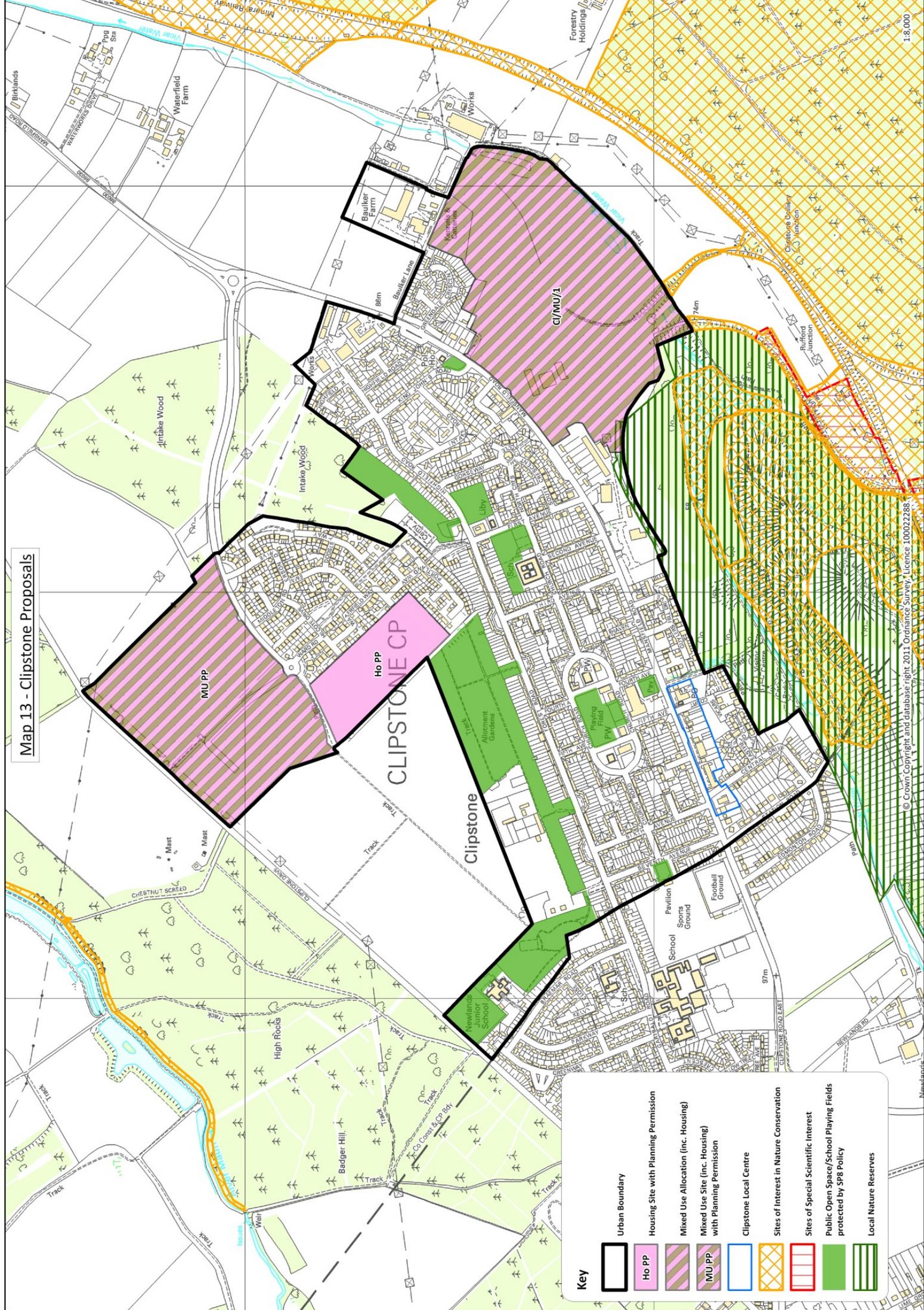
Green Spaces and Green Infrastructure

- 6.16** A number of open space sites in Clipstone requiring protection under SP8 of the Core Strategy are shown on the proposals map. The necessity for this protection is explained in the supporting Green Space Strategy document.
- 6.17** Based on the assessment of open space requirements in the Green Spaces Improvement Plans, it is considered that there are no significant requirements to identify new open space in Clipstone.
- 6.18** The Green Infrastructure issues identified for Clipstone by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that the focus should be on the connection of the settlement to the Maun Valley and Sherwood Forest Pines Park and also recommends that provision should be made for the following routes:
- Link between the proposed County Council Multi-User Route and Maun Valley to the North of the Settlement;
 - Between the section of the proposed County Council Multi-User Route to the South of the settlement and the existing route close to Forest Town connecting Vicar Water Country Park and the Mansfield Colliery Railway SINC.
- 6.19** In addition, Clipstone is located on the edge of the proposed heart of the proposed Sherwood Forest Regional Park and for the settlement to become a gateway into the wider park.

Urban Boundary

- 6.20** The Urban Boundary for Clipstone, as shown on the proposals map, has been amended to include:
- Existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
 - The proposed housing / employment / mixed use allocation; and
 - Any other small infill sites proposed

Map 13 - Clipstone Proposals



Key

- Urban Boundary
- Ho PP
- Housing Site with Planning Permission
- Mixed Use Allocation (inc. Housing)
- Mixed Use Site (inc. Housing) with Planning Permission
- Clipstone Local Centre
- Sites of Interest in Nature Conservation
- Sites of Special Scientific Interest
- Public Open Space/School Playing Fields protected by SP8 Policy
- Local Nature Reserves

Blidworth

BLIDWORTH

- 6.21** Blidworth is a Principal Village within the Mansfield Fringe Area. It is identified in the Core Strategy as a settlement that would benefit from regeneration. As with other settlements in the Mansfield Fringe Area, whilst self sufficient for daily needs, Blidworth is closely linked to Mansfield and looks to it for all major services.
- 6.22** Spatial Policy 4A of the Core Strategy, Extent of the Green Belt, requires small scale reviews of the Nottingham - Derby Green Belt in Blidworth, Lowdham and Rainworth in order to meet housing requirements. It also sets out the criteria which will be used in undertaking these reviews.

Housing Allocations

- 6.23** The Core Strategy directs 2.5% of the District's housing growth to the Principal Village of Blidworth. This equates to a need to provide 354 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 299 new dwellings in Blidworth.

Policy BI/Ho/1

Blidworth - Housing Site 1

Land at Dale Lane has been allocated on the Proposals Map for residential development providing around 55 dwellings. Consequently this site is no longer part of 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:

- The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas or Dale Lane;
- Appropriate design which addresses the sites important gateway location and manages the transition into the main built up area. To support this approach landscape buffering will be required along the eastern edge of the allocation; and
- Pre-determination and post-determination archaeological mitigation measures.

Policy BI/Ho/2

Blidworth - Housing Site 2

Land at Belle Vue Lane has been allocated on the Proposals Map for residential development providing around 10 dwellings.

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:

- Appropriate screening from the adjacent Blidworth Industrial Park; and
- Post determination archaeological mitigation measures.

Policy BI/Ho/3

Blidworth - Housing Site 3

Land south of New Lane has been allocated on the Proposals Map for residential development providing up to a maximum of 100 dwellings.

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:

- Preparation of a Transport Assessment 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;
- The preparation of a Master Plan setting out the broad location of new development on the site, 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;
- The positive management of surface water to ensure that there is no detrimental impact in run-off into surrounding residential areas;
- The implementation of suitable measures to address the legacy of former coal mining activities within the area; and
- Post determination archaeological mitigation measures.

Policy BI/Ho/4

Blidworth - Housing Site 4

Land at Dale Lane Allotments has been allocated on the Proposals Map for residential development providing around 45 dwellings.

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:

- This site will not be available for development until the replacement allotment provision is made for Blidworth.

6.24 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 is required by the Core Strategy. Therefore the District Council considers that this growth will be met elsewhere within the District.

Phasing

Policy BI/Ph/1

Blidworth - Phasing Policy

Phasing of development in Blidworth will be required in the following locations to ensure a steady supply of housing over the Plan period. In Blidworth the following sites will include phasing within any masterplan to accompany any planning application:

- BI/Ho/3

In the following site, phasing will be required to address local issues:

- BI/Ho/4

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.

Employment

6.25 The Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of between 10 and 11 hectares of new employment land in the Mansfield Fringe Area during the plan period. Nevertheless, due to a reduction in the amount of land committed for employment use, the Council's latest monitoring figures indicate that there is a residual requirement for the A&DM DPD to allocate up to 17.54 hectares across the Mansfield Fringe Area, of which 1 hectare will be in Blidworth.

Policy BI/E/1

Blidworth - Employment Site 1

Land on Blidworth Industrial Park has been allocated on the Proposals Map for employment development. The allocation is in two parcels a total of 1 hectare in size.

Development Proposals will be assessed against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and appropriate contributions to infrastructure provision in the Developer Contributions SPD.

Retail

Policy BI/LC/1

Blidworth Local Centre

To promote the strength of Blidworth as a Principal Village and support its regeneration, a Local Centre has been defined on the Proposals Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

Infrastructure

6.26 The Core Strategy (Appendix E, as reviewed and updated by the Annual Monitoring Report) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Blidworth. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 ‘Developer Contributions’, the Developer Contributions SPD and the Community Infrastructure Levy.

Green Spaces and Green Infrastructure

6.27 A number of open space sites in Blidworth requiring protection under SP8 of the Core Strategy are shown on the proposals map. The necessity for this protection is explained in the supporting Green Space Strategy document. A number of other areas of open space sites are located within the Nottingham - Derby Green Belt, and whilst not annotated as protected by virtue of the policy and the Green Belt are fully protected.

6.28 The Green Spaces Improvement Plans identified the following additional open space requirements for Blidworth:

Blidworth Open Space Requirements

Children and Young Persons Provision	New provision required
--------------------------------------	------------------------

6.29 This requirement will be delivered through the District Council working with its partners and/or as part of the delivery of housing allocations. Furthermore as part of the development of BI/Ho/4 re-provision of allotments within the village will be required.

6.30 The Green Infrastructure issues identified for Blidworth by the Green Infrastructure Strategy are focussed on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that provision should be made for the following routes:

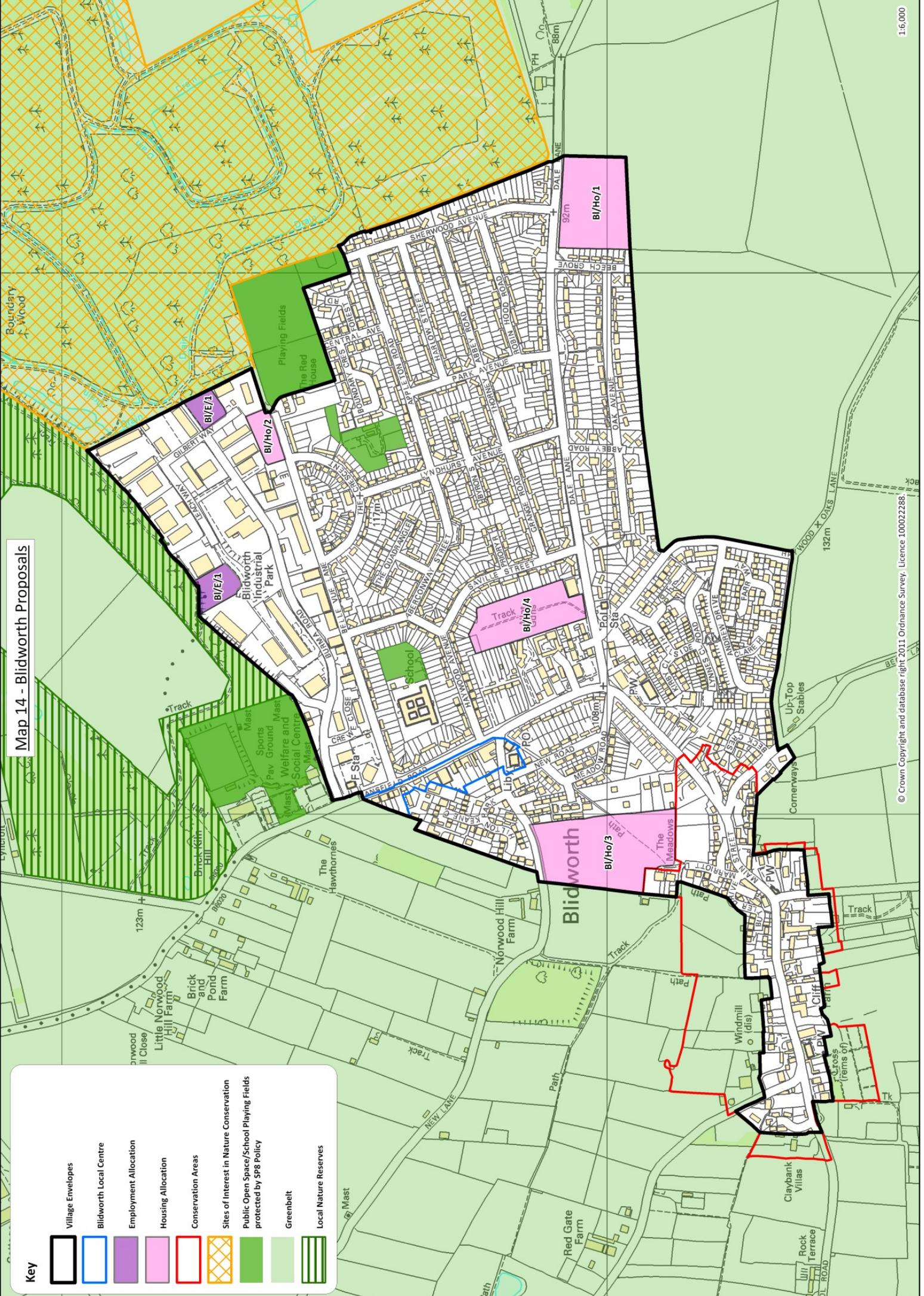
1. Creation of a new route linking the settlement with the proposed Nottinghamshire County Council Multi-User route at Rainworth to provide for connections to Mansfield.
2. Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi-natural habitats from Sherwood to the Burntstump Country Park north of Nottingham.

6.31 There are also opportunities to link into the proposed Sherwood Forest Regional Park and for settlements to become gateways to the wider park.

Village Envelope

6.32 The village envelope has been extended to include housing allocation BI/Ho/1 defined above. As a consequence of this housing allocation BI/Ho/1 is no longer included within the Nottingham - Derby Green Belt.

Map 14 - Blidworth Proposals



Key

-  Village Envelopes
-  Blidworth Local Centre
-  Employment Allocation
-  Housing Allocation
-  Conservation Areas
-  Sites of Interest in Nature Conservation
-  Public Open Space/School Playing Fields protected by SP8 Policy
-  Greenbelt
-  Local Nature Reserves

7 Development Management Policies

Introduction

The following Development Management Policies have been designed to complement the Spatial, Core and Area Policies of the Core Strategy to provide a suite of policies with which to assess all development proposals on both allocated and unallocated sites. The principle of development will be established by reference to the policies of the Core Strategy and detailed proposals will be assessed by reference to the relevant Development Management Policies. All policies are mutually inclusive and development proposals will need to satisfy all those that are relevant. Where there is a need for reference to other policy or guidance, this is made clear within the justification.

Policy Area: Agenda for Managing Growth

Policy DM1

Development within Settlements Central to Delivering the Spatial Strategy

Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the proposals map, proposals will be supported for housing, employment, community, retail, cultural, leisure and tourism development appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Core Strategy and other relevant Development Plan Documents.

Justification

- 7.1 Spatial policies 2 and 3 of the Core Strategy establish the settlement hierarchy for the district and the proportional distribution of growth within this. This policy facilitates its application to individual development proposals and will be used in conjunction with other relevant policies in their assessment. Urban Boundaries and Village Envelopes are facilitated by Spatial Policy 1 of the Core Strategy and defined on the Proposals Map.

Policy DM2

Development on Allocated Sites

Within sites allocated in the Allocations & Development Management Development Plan Document (A&DMDPD), proposals will be supported for the intended use that comply with the relevant Core and Development Management Policies, the site specific issues set out in the A&DMDPD and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.

In addition to national and local submission requirements, proposals on allocated sites should be accompanied by transport, flood risk and other appropriate assessments sufficient to address the site specific issues identified in the A&DMDPD.

Development proposals within the Newark Strategic Sites will be assessed against Area Policies NAP 2A, 2B & 2C, and the other considerations set out above.

Justification

The A&DM DPD allocates non strategic sites for development in order to meet the level and distribution of planned growth set out in the Core Strategy. This policy enables and sets out the method of assessment for individual development proposals on those sites. As development takes place over the plan period, consideration will be given to alternative forms of development on allocated sites where it can be shown that there is no longer a need for the intended use and the proposed use does not compromise the aims of the spatial strategy.

Policy DM3

Developer Contributions

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.

Justification

7.2 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.

Policy Area: Sustainable Development and Climate Change

Policy DM4

Renewable and Low Carbon Energy Generation

In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission will be granted for renewable and low carbon energy generation development, as both stand alone projects and part of other development, its associated infrastructure and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon:

1. The landscape character or urban form of the district or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals
2. Southwell Views as defined in Policy So/PV or the setting of the Thurgarton Hundred Workhouse, as defined in Policy So/Wh
3. Heritage Assets or their settings;
4. Amenity, including noise pollution, shadow flicker and electro-magnetic interference;
5. Highway safety;
6. The ecology of the local or wider area; or
7. Aviation interests of local or national importance.

Justification

- 7.3** Mitigating and adapting to climate change will be a significant and on-going requirement of the planning system over our plan period. In addition to the contributions that can be made through the design and layout of development, securing new sources of renewable and low carbon energy production will make an important contribution to achieving this.
- 7.4** Core Policy 10 of the Core Strategy sets out targets for carbon reduction and promotes the development of renewable and low carbon energy and heat generation projects and this policy is required to set out the criteria by which individual planning applications will be assessed.
- 7.5** Proposals should be accompanied by an assessment of all relevant criteria, and an explanation of those that are not relevant.
- 7.6** Assessment of visual impact should be made by reference to the Landscape Character Assessment.
- 7.7** Heritage Assets include designated, non-designated and those that are identified through the development process. Proposals should take account of any impacts generated during the preparation and installation process and those arising thereafter.

Policy DM5

Design

In accordance with the requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria:

1. Access

Provision should be made for safe and, where practicable, the use of Green Infrastructure and inclusive access to new development which utilises 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.

2. Parking

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.

3. Amenity

Private amenity space appropriate to the function of the proposed development should be provided.

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 loss of privacy.

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.

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.

4. Local Distinctiveness

The rich local distinctiveness of the Districts landscape and built form should be reflected in the scale, form, scale, mass, layout, design, materials and detailing of proposals for new development.

In accordance with Core Policy 13, all development proposals should address the requirements of the Landscape Character Assessment Supplementary Planning Document.

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 existing character and appearance of the area.

Inappropriate backland and other uncharacteristic forms of development will be resisted.

Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.

5. Trees, Woodlands, Biodiversity & Green Infrastructure

In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should be protected and enhanced through integration and connectivity of the Green Infrastructure wherever possible.

6. Crime & Disorder

The potential for the creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the layout and design of the proposal and/or off-site measures should be included as part of development proposals.

7. Ecology

Where relevant, development proposals should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.

8. Unstable Land

Development proposals within the current and historic coal mining areas of the district should take account of ground conditions, land stability and mine gas, and where necessary include mitigation measures to ensure they can be safely implemented.

9. Flood Risk and Water Management

The Council will aim to steer new development away from areas at highest risk of flooding. Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk flood zones.

Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere.

In accordance with the aims of Core Policy 9, development proposals should wherever possible include measures to pro-actively manage surface water including the use of appropriate surface treatments in highway design and Sustainable Drainage Systems.

Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area.

Justification

Access

- 7.8** For proposals that are supported in principle by Core, Spatial or other Development Management policies there is also a need to make site specific and detailed assessment. As many issues will be common to many different types of development proposals, and to avoid undue repetition within individual policies, it is intended that the relevant criteria of this policy are used in conjunction with other policies to provide for a full method of assessment. It is also intended that this policy be used as a basis for the assessment of proposals that do not comfortably fall to be assessed against any other policies.
- 7.9** The Council will seek to secure safe means of access to all new development by applying current highway design standards. On new build development in particular, inclusive access should be a consideration at design stage and wherever possible within schemes of conversion and adaptation. In the interests of reducing reliance on the private car, all new development should be accessible by foot and cycle as a minimum and larger scale development should also give consideration to creation of links to the public transport network.

Parking

7.10 The Council will seek to be flexible and pragmatic towards parking provision in connection with new development. In sustainable locations where development is not likely to exacerbate existing problems, the Council will not insist on on-site parking, particularly at the expense of good urban design. Where development is proposed in areas of known parking problems and it is likely to exacerbate these at the expense of highway safety, the Council will seek to secure sufficient off-street parking to provide for the needs of the development. Where proposals involve the loss of off-street parking they should be accompanied by an assessment and justification of the impact. Where the loss is not at the expense of highway safety elsewhere and does not undermine the commercial viability of the area it serves, it will not be resisted.

Amenity

7.11 Given the range of sites and development proposals within them that this policy will be used to assess, it is not intended to adopt prescriptive standards of amenity but rather establish a framework to form the basis of assessment. During the plan period, a Supplementary Planning Document may be adopted in respect of residential development.

7.12 Most types of residential development will require some form of private amenity space and this should be proportionate and appropriate to the development it is intended to serve. For example, houses capable of family occupation should have private garden areas whereas for apartment developments it may be acceptable to have communal amenity areas. For schemes of conversion, particularly in town centres, where public amenity space is readily accessible, there may be no requirement for private amenity space. Where proposals involve the sub-division of existing dwellings within established residential areas to form multiple residential units, particular care should be taken to ensure that adequate private amenity space is provided for each unit. This should be designed so as to avoid adverse impacts on the amenities of neighbouring residents and the character of the surrounding area.

7.13 Where proposals involve multiple residential units they should be designed so as to avoid direct overlooking and overbearing impacts on each other. Where new residential development is proposed adjacent to existing dwellings, it should be designed so as to avoid either the existing or proposed development being subjected to the same impacts. In both these instances, the separation distances required to achieve an adequate standard of amenity will be determined by the individual site characteristics including levels and intervening boundary treatments.

7.14 Where development with the potential for adverse environmental impacts such as noise, odour and vibration are proposed close to more sensitive development or uses, they should be accompanied by an assessment of the impact and any proposals for any necessary mitigation. Conversely, where a more sensitive development is proposed near to an established use with the potential for adverse environmental impacts, the proposed development should be designed to minimise the impact on eventual occupiers to an acceptable level.

Local Distinctiveness

7.15 The diversity of landscape and built form within the District displays much local distinctiveness which the Council is keen to see reflected in new development. Development proposals should take reference from the Landscape Character Assessment SPD, locally distinctive layouts, design, detailing and methods of construction as a means of integrating itself into the surrounding area.

7.16 Where sites contain buildings of architectural or historical merit, the Council will favour their conversion over re-development. When such buildings lie within settlements where new development would be in accordance with the Spatial Strategy, there will not normally be a requirement for the same structural justification and investigation of alternatives uses as required for buildings in the countryside, but the detailed scheme of conversion will be subject to the same assessment, as set out in the Supplementary Planning Document.

Trees, Woodlands, Biodiversity and Green Infrastructure

7.17 Features of natural importance such as trees and hedges significantly contribute to the landscape character of the District and can also be used to help integrate new development into it. Where a site contains or is adjacent to such features, proposals should take account of their presence and wherever possible incorporate or enhance them as part of the scheme of development in order to improve the connectivity of the Green Infrastructure. Where it is proposed to remove features, justification will be required and re-planting should form part of development proposals.

Crime and Disorder

7.18 The National Planning Policy Framework (NPPF) requires planning policies to promote safe and accessible environments where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion. For proposals that have the potential to create or exacerbate crime or anti-social behaviour, in particular those generating public assembly and relating to the night time economy, an assessment of the potential impacts will be required. Where this identifies the potential for any adverse impacts, these should be addressed as part of the proposal. This may include design measures forming part of the proposal such as boundary treatments or off site measures such as contributions towards CCTV.

Ecology

7.19 Both National and European legislation require the potential impact on protected species and their habitats to be taken into account in the planning process. Where it is apparent that a site may contain or provide a habitat for protected species, this should form the starting point for the design process which should be informed by accurate and up to date survey information. Wherever possible, the development should be designed to enhance the Green Infrastructure by providing continuity of habitat, or as a last resort, should include on or off site mitigation measures. The Habitats Regulations Assessment has identified areas where the development of allocated sites may affect sites of European importance for nature conservation.

Unstable Land

7.20 The district has a long history of coal mining which has resulted in areas of unstable land and the potential for mine gas ingress. The consequence of development on this land needs to be taken into account in the decision making process. Development proposals within areas of instability should be accompanied by proposals for remediation or mitigation upon which the District Council will consult with The Coal Authority.

Flood Risk and Water Management

7.21 Allocated sites within the Core Strategy were assessed against the Strategic Flood Risk Assessment Level 1 (SFRA L1) and sites within the Allocations & Development Management Development Management DPD have been assessed against both this and the SFRA L2. Development proposals on unallocated sites will also need to pass the Sequential Test and development proposals on both allocated and unallocated sites within areas at risk of flooding will need to pass the Exception Test.

7.22 For definitions, and the application of the tests, reference will be made to the Technical Guidance to the National Planning Policy Framework.

7.23 In the interests of minimising both new and existing developments vulnerability to flood risk arising from climate change, proposals for new developments should wherever possible utilise Sustainable Drainage Systems (SUDs) to manage surface water run-off.

Advertisements

7.24 Only issues of public safety and visual amenity will be relevant in assessing proposals for advertisement consent. Public safety will normally relate to the impact on highway safety and visual amenity will be assessed by reference to criterion 4: Local Distinctiveness.

Policy DM6

Householder Development

Planning permission will be granted for the alteration and extension of dwellings, erection and conversion of curtilage buildings, including the formation of annexes and means of enclosure providing that:

1. Provision for safe and inclusive access and parking provision can be achieved and there is no adverse impact on the highway network as a result of the proposal;
2. There is no adverse impact on the amenities of neighbouring land uses by virtue of overlooking and loss of privacy or overbearing impact;
3. The layout of development within the site and separation distances from neighbouring development are sufficient to ensure that neither suffers from an unacceptable reduction in amenity by virtue of overlooking and loss of privacy or overbearing impacts.
4. The host dwelling retains a reasonable amount of amenity space relative to its size;
5. The proposal respects the design, materials and detailing of the host dwelling, and;
6. The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.

The methods by which these criteria will be assessed will be set out in a Supplementary Planning Document.

Justification

7.25 Many proposals for householder development can be carried out with the benefit of permitted development rights, but for proposals that require express planning permission this policy sets out the criteria that will be used to assess applications.

7.26 The Council will seek to ensure that access and parking arrangements to dwellings are as a minimum maintained and wherever possible improved through householder development. Applicants should, in particular, take opportunities to improve inclusive access to existing dwellings as part of proposals.

- 7.27** Where dwellings lie in close proximity to one another, or other sensitive development, the impact on the amenity of occupiers will be an important consideration. Development should be designed to avoid overbearing impacts and loss of privacy. Particular attention should be paid to proposals close to shared boundaries which by virtue of bulk and positioning of windows could have an adverse impact.
- 7.28** The design, materials and detailing of new development are important factors in its integration into its surrounding area. A degree of change is inevitable and proposals that are subservient in scale, use complementary construction materials and where appropriate, detailing, can be accommodated without detriment to either the host dwelling or the surrounding area. Where dwellings have evolved over time with additions of varying design and materials and in areas where there is no distinctive overall character, further extensions that form honest additions through the use of contrasting, but complementary designs and materials can also be acceptable. Where a site lies within or adjacent to an area of defined character, the preservation or enhancement of this should form the starting point of the design process.
- 7.29** In assessing proposals for householder development, the Council will have regard to the cumulative impact of any previous development.

Policy DM7

Biodiversity and Green Infrastructure

Planning permission will not be granted for development proposals on, or affecting, Special Areas of Conservation or Special Protection Areas (European Sites) unless it is directly related to the management of the site for nature conservation and public access and does not significantly harm the integrity of the site.

For development proposals on, or affecting, Sites of Special Scientific Interest (SSSI's), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.

On sites of regional or local importance, 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.

All development proposals affecting the above sites should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. On SSSI's and sites of regional or local importance, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.

Justification

- 7.30** This policy is required to facilitate the application of the strategic aims for biodiversity and green infrastructure established by Core Policy 12 to individual development proposals and to meet the NPPF's requirement to have criteria based policy with which to assess proposals for any development on or affecting protected wildlife or biodiversity sites.

Policy Area: Natural and Built Environment

Policy DM8

Development in the Open Countryside

In accordance with the requirements of Spatial Policy 3, development away from the main built up areas of villages, in the open countryside, will be strictly controlled and limited to the following types of development;

1. Agricultural and Forestry Development Requiring Planning Permission

Proposals will need to explain the need for the development, its siting and scale in relation to the use it is intended to serve.

2. New and Replacement Rural Workers Dwellings, the Extension of Existing Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings.

Proposals for new dwellings will be required to demonstrate a functional and financial need in relation to the operation being served. The scale of new and replacement dwellings and extensions to those existing should be commensurate with the needs, and the ability of the operation they serve to fund them. Where a new or replacement dwelling is justified, its siting will be influenced by its functional role and the visual impact on the surrounding countryside should also be taken into account. Other than for the most minor of proposals, applications to extend dwellings subject to occupancy conditions will be assessed in the same way.

Occupancy conditions will only be removed where it can be demonstrated that they no longer serve a useful purpose.

3. Replacement Dwellings

Planning permission will be granted where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should normally be of a similar size, scale and siting to that being replaced.

4. Replacement of Non Residential Buildings

Where they are related to established uses or proposed uses enabled by other criteria of this policy, planning permission will be granted for the replacement of non residential buildings. Proposals will need to demonstrate that the buildings to be replaced originated from a permanent design and construction, are not of architectural merit, have not been abandoned and are not suitable for conversion to other uses. The replacement building should be located within the curtilage of the site it is intended to serve.

5. Conversion of existing buildings

In the interests of sustainability, consideration should be given to the conversion of existing buildings before proposing replacement development. Proposals should investigate and assess alternative uses for buildings in accordance with the aims of the Spatial Strategy and present a case for the most beneficial use. Planning permission will only be granted for conversion to residential use where

it can be demonstrated that the architectural or historical merit of the buildings warrants their preservation, and they can be converted without significant re-building, alteration or extension. Detailed assessment of proposals will be made against a Supplementary Planning Document.

6. Rural Diversification

Proposals to diversify the economic activity of rural businesses will be supported where it can be shown that they can contribute to the local economy. Proposals should be complimentary and proportionate to the existing business in their nature and scale and be accommodated in existing buildings wherever possible.

7. Equestrian Uses

New commercial equestrian uses and the expansion of existing uses that contribute to the local economy will be supported where it can be demonstrated that the particular rural location is required. Proposals for new development should investigate the re-use of existing buildings and sites within and adjacent to settlements. In assessing such proposals, the Council will have regard to their cumulative impact. Proposals for dwellings in connection with equestrian uses will be assessed in accordance with criterion 2.

Proposals for domestic equestrian uses and associated buildings will be assessed against the criteria of Policy DM5.

8. Employment uses

Small scale employment development will only be supported where it can demonstrate the need for a particular rural location and a contribution to providing or sustaining rural employment to meet local needs in accordance with the aims of Core Policy 6. Proposals for the proportionate expansion of existing businesses will be supported where they can demonstrate an ongoing contribution to local employment. Such proposals will not require justification through a sequential test.

9. Community and Leisure Facilities

Community and recreational uses requiring land in the countryside will be supported on sites in close proximity to settlements. In accordance with Spatial Policy 8, proposals will be required to demonstrate they meet the needs of communities and in particular any deficiencies in current provision. Associated built development should be restrained to the minimum necessary to sustain the use.

10. Roadside Services

Proposals for roadside services in the countryside will not normally be supported unless a justified need for the particular location can be demonstrated. The scale of development should be restrained to the minimum necessary to serve the need and be designed to avoid an adverse impact on the surrounding landscape.

11. Visitor Based Tourism Development

In accordance with the aims of Core Policy 7, attractions and facilities that can demonstrate the need for a rural location in order to meet identified need, constitute appropriate rural diversification or can support local employment, community services and infrastructure will be supported. Proposals for new tourist attractions and the expansion of existing attractions that are based upon site specific heritage or natural environment characteristics will also be supported.

12. Tourist Accommodation

Tourist accommodation will be supported where it is necessary to meet identified tourism needs, it constitutes appropriate rural diversification, including the conversion of existing buildings, and can support local employment, community services and infrastructure. Accommodation that is related and proportionate to existing tourist attractions will also be supported.

All proposals will need to satisfy other relevant Development Management Policies, take account of any potential visual impact they create and in particular address the requirements of Landscape Character Assessment DPD, in accordance with Core Policy 13.

Proposals resulting in the loss of the most versatile areas of agricultural land, will be required to demonstrate a sequential approach to site selection and demonstrate environmental or community benefits that outweigh the land loss.

Justification

7.31 Meeting the Core Strategy's targets for growth will inevitably place continued pressure on the countryside and the landscapes, traditional forms of development and biodiversity which it contains. Appropriate development can preserve the countryside as a natural resource whilst contributing to the prosperity of the District but inappropriate development can conversely have an irrevocably harmful effect. It is therefore important to set out a positive framework to assess development proposals that are necessary in the countryside and contribute to and provide opportunities for sustainable growth.

Agricultural and Forestry Development Requiring Planning Permission

7.32 Many proposals for agricultural development will be dealt with under the prior approval procedure but those that are not will consequently often be large or intensive and therefore have the potential for visual or environmental impact. Whilst it is accepted that a degree of impact is inevitable, in order to minimise this, the scale of proposals should be limited to that necessary to sustain the operation it is intended to serve. To allow the Council to balance the agricultural need against visual impact, applications should be accompanied by an explanation of the operational requirements for the development. Development should be sited and designed to complement existing development wherever possible and minimise its impact on the surrounding countryside.

New and Replacement Rural Workers Dwellings, the Extension of Existing Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings

7.33 The District contains a significant rural housing stock, some of which is restricted to occupation by rural workers through planning conditions. The reduction in market value of dwellings subjected to such conditions makes them more accessible to traditional lower paid rural workers.

7.34 Where dwellings are essential for the functioning of a new rural business or the expansion of an existing business, the availability of existing accommodation should firstly be explored. Where it can be shown that existing accommodation is not available or suitable it will be necessary for the applicant to demonstrate that a permanent dwelling is necessary for the proper functioning of the operation it is intended to serve and that the business alone is able to support its financial cost.

7.35 For dwellings to serve new businesses, or new activities within established businesses, proposals will need to demonstrate:

- i. Clear evidence of a firm intention and ability to develop the enterprise concerned. This could include significant investment in new buildings or permanently sited equipment;
- ii. A functional need is demonstrated by showing a dwelling is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. This may arise from the need to be on site day and night in case animals or agricultural processes require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products;
- iii. Clear evidence that the proposed enterprise has been planned on a sound financial basis; and
- iv. The functional need described at ii) could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.
- v. The Council will expect applications to be accompanied by a business plan that addresses the above tests. Where the tests are satisfied, the Council will normally firstly grant a temporary, three year consent to allow the viability of the enterprise to be tested.

7.36 For dwellings to serve existing businesses on well established units, proposals will need to demonstrate:

- i. There is a clearly established existing functional need as described at 8.5 ii);
- ii. The need relates to a full-time worker and does not relate to a part-time requirement;
- iii. The unit and activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; and
- iv. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.
- v. The Council will expect applications to be accompanied by the preceding 3 years audited accounts and sufficient information to address the other tests.

7.37 Were the exercise of permitted development rights on agricultural dwellings could lead to visual harm, the Council will consider removing these by condition.

7.38 In order to sustain the rural economy, it is important that there is sufficient housing to meet the needs of key workers and dwellings with occupancy conditions play an important part in ensuring this due to their lower market value. Even when the initial need for a dwelling has passed, it may still fulfil a need in relation to other operations in the surrounding area and this must be fully explored before the Council will consider removing occupancy conditions. Applications should be accompanied by evidence of marketing the dwelling at an appropriate price for a period appropriate to market conditions at the time. Rural workers dwellings are often situated in unsustainable locations where market housing would be contrary to planning policy and so their unrestricted occupation will only be allowed when the Council is satisfied that the restriction no longer serves a useful purpose.

Replacement dwellings.

7.39 When considering proposals for replacement dwellings, the Council will firstly need to be satisfied that the building is capable of being in lawful residential use and not of significant architectural merit. In order to minimise the visual impact on the countryside, replacement dwellings should be of similar scale and siting to their predecessor. The Council recognise that the level of accommodation offered by some older dwellings does not reflect current living standards. Small increases in size to accommodate, for example an indoor bathroom will be acceptable. Proposals for significantly different siting will only be supported where they result in a substantial visual improvement to landscape character. Where the exercise of permitted development rights on replacement dwellings could lead to visual harm, the Council will consider removing these by condition. Smaller, market affordable dwellings contribute to the mix of rural housing stock and the Council does not wish to see this mix eroded through the whole scale replacement of small with large dwellings. The demolition of the existing dwelling concurrent with the substantial completion of its replacement will also be required by condition.

Replacement of Non Residential Buildings

7.40 Where permanent buildings serve a beneficial purpose in relation to a non-residential use, the Council recognise that their replacement can lead to operational and environmental improvements. If buildings do not have any architectural or historical merit, either individually or as part of a group and cannot reasonably be converted, the Council will support their replacement.

7.41 In order to minimise the visual impact on the countryside, replacement buildings should be of similar size and siting to their predecessor. Proposals for buildings of substantially greater size or difference in siting will only be supported where operational or environmental improvements outweigh any visual impact. This policy is not intended to formalise or give permanency to buildings of a clearly temporary nature.

Conversion of Existing Buildings

7.42 The countryside contains many buildings that are no longer needed or suitable for their original purpose and a significant number of these have already been converted to other uses. Such buildings are mostly in unsustainable locations and consequently the Council will carefully consider new uses to ensure that they are the most appropriate to reflect the aims of the Spatial Strategy. Other than where they are very close to settlements, the conversion to dwellings is likely to be a very unsustainable use and consequently the Council will only support the principle of this where the architectural or historical merit of the building(s) outweighs their unsustainable location. It will need to be demonstrated through the submission of a structural survey that the building is capable of being converted without substantial alteration or re-building. If approval is granted, the amount of re-building permitted will normally be restricted by condition to that required by the structural survey. If the need for further re-building is identified during the construction process, this may trigger the requirement for a new planning application.

7.43 In developing schemes of conversion, applicants should consider and investigate alternative uses to arrive at those that best meet the aims of the Spatial Strategy and are compatible with the design of the building. As the most suitable use will depend on the nature of the buildings and their location within the District, case by case justification will be required.

Rural Diversification

7.44 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy. Development proposals that contribute to these aims will be supported. To minimise the visual impact on the countryside, existing buildings should be re-used wherever possible. New buildings should be sited and designed to reflect their location. In assessing applications, the Council will be firm in distinguishing between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

Equestrian Uses

7.45 The Council recognises the contribution that both business and recreational equestrian uses make to the District's rural economy and wish to encourage its continuance through supporting appropriate development.

7.46 In the interests of sustainability, proposals for new recreational uses should be located as close as possible to the population they are intending to serve. The re-use of existing buildings and edge of settlement locations should firstly be explored and will be particularly supported. New build development in the countryside will only be supported where no more sustainable sites are available or there is a justification specific to the particular proposal.

Employment Uses

7.47 Other than for small scale proposals, new businesses should investigate the availability of existing sites, and new build development in the countryside will only be supported where no alternative sites are available or there is a justification specific to the particular proposal.

7.48 Expansion of viable business and recreational uses will be supported subject to site specific assessment. It should be recognised that the expansion of any given site is likely to be limited at some point by its impacts on the countryside.

7.49 Small rural businesses have traditionally supported each other and the rural economy through providing products and services and consequently employment closely related to their location. In recognising the contribution that such businesses make to achieving sustainable development through delivering the aims of the Spatial Strategy, the Council will support the expansion of existing businesses and establishment of appropriate new business. Proposals to expand viable businesses will be supported where they can demonstrate an ongoing contribution to sustaining rural employment. This policy is not intended to allow the unlimited expansion of existing businesses. The visual or operational impacts may at some point outweigh the benefits of expansion.

7.50 Proposals for new businesses should be able to demonstrate both a need for a particular rural location and a contribution to sustaining rural employment. In the interests of minimising visual impact, new buildings should be restrained to the minimum necessary to sustain the business.

Community and Leisure Facilities

7.51 The large areas of land required for community and leisure facilities are rarely obtainable within village envelopes or urban boundaries and consequently the Council will support proposals to provide such facilities in response to identified need. Proposals should identify and quantify the need they intend to address and be designed to meet this with the minimum level of development necessary.

Roadside Services

7.52 The relatively short distances between those settlements within the District containing services and existing roadside service means that there is limited need for new development. Where a need in a particular location can be justified, the Council will support proposals that are designed to minimise their impact on the countryside.

Visitor Based Tourist Development

7.53 The District has a well established rural tourist economy, a large part of which is based around the natural resources and heritage of the north western area. The Council is keen to ensure that this economy is sustained and allowed to grow through appropriate expansion. Proposals will be required to justify a countryside location by reference to an identified need.

Policy DM9

Protecting and Enhancing the Historic Environment

In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place.

1. Listed Buildings

Proposals for the change of use of listed buildings and development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building will require justification in accordance with the aims of Core Policy 14.

2. Conservation Areas

Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.

3. Historic Landscapes

Development proposals should respect the varied natural environment of the district through their siting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported.

4. Archaeology

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, an archaeological evaluation will usually be required prior to their determination. The evaluation would then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ.

Within Newark's Historic Core, as defined on the proposals map, archaeological evaluation will usually be required prior to the determination of planning applications.

5. All Heritage Assets

All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.

6. Shopfronts

Shopfronts of high architectural or historical value should be retained and preserved wherever possible. Proposals for new shopfronts should respect the character, scale, proportion and detailing of the host building. Detailed assessment of proposals will be made in accordance with a Shopfronts and Advertisements Design Guide Supplementary Planning Document.

Justification

7.54 The District contains many designated and non designated heritage assets that combine to form a rich and distinctive historic environment. Core Policy 14 sets out the strategic aims for protecting, preserving and enhancing these and this policy will be used to achieve those aims through the assessment of individual proposals.

Listed Buildings

7.55 Development proposals that require only listed building or conservation area consent will be determined in accordance with national legislation, but those that require planning permission will also be assessed against this policy.

7.56 In the case of listed buildings, the suitability of proposed alternative uses will be assessed by reference to the degree of alteration required to facilitate the use; the lesser the degree of alteration, the more acceptable the use is likely to be. Where it can be demonstrated that the only viable use requires alteration, this should be restrained to the minimum necessary and designed so as to preserve the fabric and setting of the building as completely as possible.

Conservation Areas

7.57 The Districts many Conservation Areas display a wide variety of distinctive characters which will continue to be defined through conservation area appraisals over the plan period. To ensure that this is maintained and enhanced, development proposals should take account of and reflect the relevant elements of character.

Historic Landscapes

7.58 The District contains a number of historic landscapes including Registered Historic Parks and Gardens, the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. Development proposals that are within and outside these areas have the potential to impact on their character and consequently should be designed to respect the

individual characteristics of the particular area and thereby minimise the impact upon it. The open field system in and around Laxton is unique within the country and requires special consideration. Planning permission will not be granted for development proposals that adversely affect this heritage asset by virtue of character or operation.

Archaeology

7.59 There are records of many archaeological remains throughout the District and it is likely that many more remain unrecorded. These are most likely to be discovered through development and consequently need to be taken into account in the development process. In areas such as Newark's Historic Core where there is a high likelihood of remains, these should be investigated and taken into account as part of the design process. It is accepted that remains sometimes only come to light as part of the development process and where this happens the Council will determine the application in light of their presence.

All Heritage Assets

7.60 Many of the Districts heritage assets are undesignated but warrant no less consideration as such. The Council will expect all proposals affecting heritage assets to be designed to a high standard, taking into account the relevant individual characteristics. Some assets are only revealed through the development process and where this is the case proposals may need to be amended to take account of their presence.

Shopfronts

7.61 Shop fronts of high architectural or historical value exist across the District in a variety of settings sometimes individually and sometimes as part of group. Where they do not form part of a listed building or lie outside a conservation area they will often form an undesignated heritage asset. In recognition of the contribution that they make to form the character of the District, the Council is keen to see them retained and incorporated into new development wherever possible. New shop fronts can also make a positive contribution to the character of an area and where these are proposed they should be designed to complement the host building. The presence of poorly designed shopfronts in the vicinity will not be accepted as justification for a lesser standard of design. The introduction of well designed shopfronts can often act as a catalyst for the same within a street or area.

Policy DM10

Pollution and Hazardous Materials

Development proposals involving hazardous materials or the potential for pollution should take account of and address their potential impacts in terms of health, the natural environment and general amenity on:

1. Neighbouring land uses;
2. The wider population;
3. Ground and surface water;
4. Air quality; and

5. Biodiversity

A conceptual site model should be prepared with an investigation report for the potential development site. A site investigation to confirm the conceptual site model should then be undertaken and dependent upon findings of such a remediation/mitigation plan with subsequent validation should then be agreed with the planning authority.

Any impact should be balanced against the economic and wider social need for the development. Proposals should include necessary mitigation as part of the development or through off site measures where necessary. Harmful development which cannot be made acceptable will be resisted.

Development proposals near hazardous substance installations, as defined on the proposals map, or near development with the potential for significant pollution should take account of and address the potential risk arising from them. Any risk should be balanced against the economic and wider social need for the development. Development that would be put at an unacceptable risk from its proximity to such installations will be resisted.

Where a site is known, or highly likely to have been contaminated by a previous use, investigation of this and proposals for any necessary mitigation should form part of the proposal for re-development. Where contamination comes to light as part of the development process, the proposal will be determined in light of this.

Development proposals within and with the potential to impact on the Groundwater Source Protection Zone, as defined on the proposals map, should address the potential risk through mitigation as part of the development or through off site measures where necessary. Proposals that present an unacceptable risk to the Groundwater Source Protection Zone will be resisted.

All proposals will be required to address the Landscape Character of the District, in accordance with Core Policy 13 and satisfy the criteria of other relevant Development Plan Documents.

Justification

7.62 The National Planning Policy framework requires that planning policies ensure that new development is appropriate for its location in order to prevent unacceptable risks from pollution.

7.63 10.2 This policy is intended to provide a means of assessment for all types of development proposals requiring planning permission where pollution or hazardous substances are a consideration.

Policy Area: Economic Growth

Policy DM11

Retail and Town Centre Uses

In accordance with the Retail Hierarchy set out in Core Policy 8, retail development and other town centre uses of a scale concurrent with the population growth of the District will be assessed as follows:

1. Newark

New and enhanced retail development and other town centre uses that consolidate the composition of the town centre will be supported within the Town Centre Boundary, as defined on the proposals map.

Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.

The Council will support a greater diversity of town centre uses that contribute to the overall vitality and viability of the town centre within the Secondary Shopping Frontages, as defined on the proposals map, providing that there is no overall dominant use other than retail (A1). Within the lower part of Stodman Street and along Castle Gate, the Council will not resist a dominance of restaurant and cafe (A3) uses.

2. District Centres of Edwinstowe, Rainworth, Ollerton and Southwell

New and enhanced retail development and other town centre uses that are consistent with the size and function of the centre and maintain and enhance its role will be supported within the District Centres, as defined on the proposals map. Proposals for non retail uses within Primary Shopping Frontages, where defined on the proposals map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the District Centres.

3. Local Centres of Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, Sutton on Trent, Land South of Newark (as set out in Policy NAP 2A) Land East of Newark (as set out in Policy NAP 2B) and Land at Fernwood (as set out in Policy NAP 2C).

Within existing Local Centres, as defined on the proposals map, new and enhanced convenience retail development that serves the community in which it is located and is consistent with its size and function will be supported.

Within the new Local Centres arising from the implementation of Area Policies of the Core Strategy, convenience retail development of an appropriate scale to meet local need that consolidates and enhances the existing hierarchy of existing centres will be supported.

4. Out of Centre Locations

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:

- The impact on the range and quality of the comparison and convenience retail offer; and
- The impact of the proposal on allocated sites outside town centres being developed in accordance with the Development Plan;

Assessments should take account of current and future expenditure capacity and the appropriateness of their scale. For proposals that may impact on Newark Town Centre, the following should also be taken into account:

- The function of the town centre as a market town and the viability of the market;

- The effect of development on independent retailers having regard to their role within the town centre; and
- The impact of development on the town centre in catering for tourism.

All proposals will be required to satisfy the criteria of other relevant Development Plan Documents.

5. Rural Areas

New or enhanced retail development of a scale proportionate to its location that increases rural sustainability, supports local agriculture or farm diversification in accordance with the aims of Core Policy 11 will be supported. Such proposals will not require justification through a sequential test.

Justification

- 7.64** Retail development is important to the District in both encouraging economic development and promoting sustainability. Within the Sub-Regional Centre and District Centres, appropriate retail opportunities can encourage inward investment and thereby maintain and enhance their vitality and viability. Proportionate scale retail development within Local Centres can reduce the need to travel for convenience goods and in Rural Areas, appropriate development such as farm shops can both help strengthen the rural economy and provide for local needs.
- 7.65** In Newark, the Town Centre Boundary defines the main area of economic activity and consequently justification is not required for appropriate uses. The retention of Primary Shopping Frontages within Newark and the Local centres are key to maintaining their vitality and viability and consequently the Council will require substantial justification of the benefits in order to support non retail uses.
- 7.66** The Council recognises that, particularly during times of economic downturn, Secondary Shopping Frontages are unlikely to command full retail occupancy and indeed the allowance of a greater diversity of uses can contribute to the vitality and viability of the town centre by promoting linked shopping trips. Provided that no single non-retail use becomes dominant to the detriment of the town centre, the Council will support such diversity. Only where it can be demonstrated that neither retail nor other town centre uses are commercially viable within Secondary Shopping Frontages, will the Council look favourably on proposals for residential use at ground floor level. Parts of Stodman Street and Castle Gate have become informally dominated by food and drink uses and in recognising the contribution that this makes to the vitality of the town centre, the Council will not seek to resist proposals for the continuance of this.
- 7.67** Retail development within Local Centres should provide for the day to day needs of residents and in doing so reduce the need to travel. As the planned growth within the Local Development Framework takes place, there will be a need for both the expansion of existing, and new shops within these settlements. For new shops in existing centres, and where they form part of the new local centres identified within the Core Strategy, the Council will have regard to the impact of both the nature and scale of the proposal on existing retail development and the hierarchy of which it forms part.
- 7.68** 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.

7.69 Within the rural areas of the District, there will be shops in locations and of scales that, whilst not compliant with current planning policy, none the less provide for local need and contribute to local employment. Where it can be demonstrated that proposals for the expansion of such businesses are of benefit to the local community, they will be supported. Proposals for new retail development that can similarly demonstrate benefits will also be supported.

Appendix A Glossary

Glossary

Term	Description
Brownfield	Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Brownfield land is also sometimes referred to as 'Previously Developed Land'
Community Infrastructure Levy (CIL)	A Charge which Local Authorities in England and Wales can apply to most types of new development in their area. CIL charges will be based on the size, type and location of the development proposed. The money raised will be used to pay for strategic infrastructure required to support development in the District. The Newark & Sherwood CIL Charging Schedule came into effect on 1st December 2011.
Core Strategy	Sets out the long-term spatial vision for the Local Planning Authority area and the strategic policies and proposals to deliver that vision. Newark & Sherwood's Core Strategy was adopted in March 2011.
Development Management Policies	Detailed policies to support the implementation of the Core Strategy, deliver specific site allocations and help in the day to day assessment of planning applications
Development Plan Document (DPD)	A spatial planning document subject to independent Planning Inspectorate Examination. DPDs are the documents prepared by the District Council, as the Local Planning Authority, that will have development plan status.
Evidence Base	The information and data gathered by a Council to justify the 'soundness' of a Local Development Document, including information on the physical, economic, and social characteristics of the area.
Examination	Once any Development Plan Document has been consulted upon, the Local Planning Authority must submit it to the Government to test that the document is sound. An Inspector leads the examination and carries out the test, hearing the various arguments surrounding the plan. These will either take place in a discussion format or in a formal hearing session.
Greenfield	Land not previously used for built development
Green Belt Villages	Refers to those settlements located within the Nottinghamshire-Derby Green Belt. Such locations are split between those defined by a settlement boundary inset into the Green Belt and those 'washed over' by the designation with no boundary defined.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.
Infrastructure	The facilities which connect and service development and which are necessary for development to happen. It may also include the 'social infrastructure' that is necessary to service development and provide sustainable communities and possibly

Term	Description
	non-physical support services such as local advice and training. Newark & Sherwood District Council seek to obtain these facilities through a combination of Planning Obligations and the Community Infrastructure Levy.
Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies what additional infrastructure is required to support the development set out in the Local Development Framework, and in particular the Core Strategy. Also set out is when and where they will be needed, approximate costs for provision and the organisations involved.
Inspector's Report	A report written by a Planning Inspector about the planning issues debated at the independent examination of a Development Plan Document or considered through an exchange of written representations.
Local Development Document (LDD)	Forms part of the Local Development Framework and includes Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI).
Local Development Framework (LDF)	A portfolio of Local Development Documents prepared by the District Council, providing the spatial planning framework for the area which with its new policies, will replace the Newark and Sherwood Local Plan as each Document is Adopted.
Local Plan	Sets out the policies and proposals for land use in the District. The Newark & Sherwood Local Plan (1999) will eventually be replaced by the Local Development Framework.
Main Open Area	Areas of predominantly open land within settlements that play an important role in defining their form and structure.
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's policies on various aspects of planning in England. The policies in the NPPF must be reflected in more detailed local planning policy. They are also material considerations in the determination of planning applications.
Newark Urban Area	Newark Urban Area is the the main built up areas of Newark Town, Balderton, and Fernwood as defined by the Urban Boundary on the Newark & Sherwood Proposals Map.
Open Break	Areas under pressure for development which also provide an open break between Newark Urban Area and surrounding settlements. Open breaks seek to prevent the coalescence of communities and protect their separate identities.
Other Villages in Newark and Sherwood	Refers to the grouping of villages below the Principal Villages, which are not individually identified in the Settlement Hierarchy. Spatial Policy 3 Rural Areas of the Core Strategy applies.

Appendix A Glossary

Term	Description
Planning Inspectorate (and Planning Inspector)	An independent organisation who deal with planning application appeals and the Examination of Development Plan Documents.
Planning Policy Guidance (PPG)/Planning Policy Statements (PPS)	Documents which used to set out the Government's policies on various aspects of planning in England. Replaced by the National Planning Policy Framework. (See above)
Principal Villages	Refers to those villages below the Service Centres in the Settlement Hierarchy. Such locations possess a good range of local services and in most cases local employment opportunities.
Proposals Map	Illustrates the policies and proposals of the Local Development Framework.
Saved Plan	Existing adopted plans or parts of them e.g. the Newark and Sherwood Local Plan which are saved until replaced by elements of the Local Development Framework.
Service Centres	Refers to the District's fairly large settlements below the Sub-Regional Centre of Newark in the Settlement Hierarchy. These locations either serve large rural areas or grew to support coal mining communities and possess a wide range of services.
Settlement Hierarchy	Divides the communities of the District into distinct levels to form a hierarchy of settlements that is based on assessments of sustainability. Defines those settlements which are central to the delivery of the Spatial Strategy.
Soundness of a Development Plan Document (DPD)	The Development Plan Document has to be shown to have been prepared in accordance with procedural requirements, to be in conformity with national and regional policy as well as being coherent, consistent and effective.
Statement of Community Involvement (SCI)	Sets out the standards which the District Council intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant Development Control Decisions, and also how these standards will be achieved.
Strategic Environmental Assessment (SEA)	An assessment of the environmental impacts of the policies and proposals of the LDF. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The SEA process is undertaken as part of the wider Sustainability Appraisal process.
Strategic Housing Land Availability Assessment	The SHLAA assesses the potential suitability of sites for residential development taking into account the achievability and availability of sites in 5 year tranches (up to 15 years in total). This provides a comprehensive evidence base concerning the availability of land suitable for housing for the production of the LDF.

Term	Description
Sub-Regional Centre	Newark is defined as a Sub-Regional Centre within the Regional Plan. This definition applies to settlements which have been identified for their ability to perform a complementary role to the Principal Urban Areas and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth.
Submission	Once any Development Plan Document has been consulted upon, it must be submitted to the Government so that it can be tested for soundness (see also Soundness of a Development Plan Document). The Submission Development Plan Document is effectively a draft of what the final document will look like.
Supplementary Planning Document (SPD)	Refers to policy guidance that supplements the policies and proposals in Development Plan Documents. They do not form part of the Development Plan and are not subject to examination.
Sustainability Appraisal (SA)	An Appraisal to ensure that all policies and proposals in Development Plan Documents (DPDs) reflect sustainable proposals. The SA assesses the social, economic, and environmental impacts of policies and proposals. This also incorporates the requirements of the SEA process.
Urban Boundary	A boundary around Newark Urban Area or a Service Centre which defines where, in principle, development may be allowed.
Village Envelope	A boundary around a Principal Village (or part of a village), which defines where, in principle, development may be allowed.

Appendix B Methodology

- .1 How sites are chosen is crucial. It is imperative that the Council adopts a robust methodology to site selection which draws upon available evidence in order to identify the sites that are the most appropriate and sustainable for meeting the needs of Newark and Sherwood to 2026 and beyond. This Appendix therefore explains the approach taken by the Council to select options for sites, designations and boundaries which was used as part of the Options Report and the subsequent Publication DPD.
- .2 The following table provides a summary of the methodology that was used by the Council to identify preferred site allocations:

Table 5 - Site Selection Methodology

STAGE 1 – Information Gathering	Identify sites from the following sources: <ul style="list-style-type: none"> • Strategic Housing Land Availability Assessment (SHLAA) • Northern Sub Regional Employment Land Review • Employment Land Availability Study • Other sites which have been put forward to the Council • Other studies suggesting sites and boundaries (Retail and Town Centre Study, etc)
STAGE 2 – Selecting a “pool” of sites	Discount the following sites: <ol style="list-style-type: none"> 1. Sites which are not in or adjacent to the settlements where allocation will occur 2. Sites which are wholly within Flood Zone 2 and 3 (In Newark consideration will need to be given to riverside regeneration sites which may flood) 3. Sites which have a significant negative impact on nationally and internationally important nature conservation sites (in Edwinstowe and other locations consideration will need to be given to the impact on the SAC) 4. Sites that would have a significant negative effect on a national heritage asset. 5. Sites below 0.3 hectares in size.
STAGE 3 – Analysis of the “pool” of sites	Consider the sites against Spatial Policy 9 of the Core Strategy , “Selecting Appropriate Sites for Allocations” and any other relevant policies such as Spatial Policy 4A Extent of the Green Belt and SoAP1 Role of and Setting of Southwell.
STAGE 4 – Overall Settlement Analysis	Consider the overall impact of site selection on a settlement taking into account: <ol style="list-style-type: none"> 1. Infrastructure Impact 2. Potential other uses for sites 3. Results of other studies 4. Overall deliverability
Results	The overall settlement analysis will provide the Council with the following: <ul style="list-style-type: none"> • Sites forming a Preferred Approach • Alternative Sites • Sites Not Considered Suitable

Appendix B Methodology

- .3 As shown in the table above, the site selection process employed by the District Council comprised of four distinct stages. The initial stage of the process consisted of a period of information gathering in order to identify sites. These sites were identified from a range of sources, including evidence base documents and sites which have been put forward to the Council.
- .4 Once this initial list of sites had been generated, the Council created a 'pool' of potential sites by discounting those sites that were below a certain size, subject to an over-riding constraint or which were not in or adjacent to a settlement where allocations will occur.
- .5 Each of the sites in this 'pool' was then analysed by the Council in order to ensure that the sites selected are the most appropriate and sustainable. Specifically, each potential site was analysed against the criteria in Core Strategy Spatial Policy 9: which sets out the guiding principles that will be used to make allocations to meet development needs within the District. This policy states that:
 1. Be in, or adjacent to, the existing settlement;
 2. Be accessible and well related to existing facilities;
 3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided;
 4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues;
 5. Not impact adversely on the special character of the area; including not impacting on important open spaces and views, all designated heritage assets including listed buildings or locally important buildings, especially those identified in Conservation area Appraisals;
 6. Appropriately address the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone / zones affected.
 7. Not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;
 8. Not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced; and
 9. Not be located in areas of flood risk or contribute to flood risk on neighbouring sites.
- .7 Each potential development site was assessed against these criteria in order to ensure that all reasonable alternatives have been considered by the Council. This assessment drew upon information in the SHLAA, the Northern Sub Region Employment Land Study and other evidence base studies as well as the knowledge and judgement of Planning Officers.

- .8 The final stage in the site selection process then comprised of an analysis of the overall impact of site selection on a settlement. This analysis took into account a range of issues, including the impact of the allocations on the infrastructure of the settlement and the findings of other assessments. This final stage of the process provided the Council with a series of sites that are considered to form a Preferred Approach, a number of Alternative Sites and Sites which are not considered to be suitable. Whilst this document does identify the Council's preferred sites for site allocations in each settlement, it is recognised that consultation on this document may reveal other issues which could affect that view. A number of potential alternative sites, together with sites which the Council did not consider to be suitable, were therefore also included within the Options Report to enable comments to be submitted on these.
- .9 Following the receipt of consultation responses, a number of sites were reassessed against the original criteria. This included in some instances the assessment of small parts of site formerly assessed as unsuitable in their entirety.

Housing and Employment

- .10 Spatial Policy 2 of the Core Strategy states that in allocating sites, the following percentages will be met:

Table 6 - Distribution of Housing Growth

Location	Percentage of Housing Growth
SUB REGIONAL CENTRE - Newark Urban Area	70% of overall growth
SERVICE CENTRES	20% of overall growth
Ollerton and Boughton	40% of service centre growth
Rainworth	15% of service centre growth
Southwell	15% of service centre growth
Clipstone	30% of service centre growth
PRINCIPAL VILLAGES	10% of overall growth
Bilsthorpe	25% of principal village growth
Blidworth	25% of principal village growth
Collingham	10% of principal village growth
Edwinstowe	20% of principal village growth
Farnsfield	10% of principal village growth
Lowdham	5% of principal village growth
Sutton-on-Trent	5% of principal village growth

- .11 The housing requirement for Newark and Sherwood District between 2006 and 2026 is 14800 dwellings. When discounting dwelling completions and commitments in settlements which are not central to the delivery of the Spatial Strategy, the total number of dwellings to be allocated by the District Council to meet need (2006-2026) in the Sub Regional Centre, Service Centres and Principal Villages is in the region of 14162 dwellings.
- .12 The employment land requirement for Newark and Sherwood between 2006 and 2026 is in the range of 210-220 hectares. This figure is distributed amongst the five areas of the District as follows:

Table 7 - Distribution of Employment Land Requirements

Area	Overall employment land to be provided in hectares	Guideline new allocations required in hectares
Newark Area	150 - 157	80 - 87
Southwell Area	7 - 8	6 - 7
Nottingham Fringe Area	1	Up to 1
Sherwood Area	29	0
Mansfield Fringe Area	24 - 25	10 - 11
Total	211 - 220	97 - 106

- .13 Outside of the Sub Regional Centre, Service Centres and Principal Villages, no housing or employment land allocations are proposed in the other villages in the District. Within the Green Belt, development will be considered against Spatial Policy 4B Green Belt Development.
- .14 Within the rest of the District, development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas these focus on, location, scale, need, impact and character.

Phasing

- .15 Key factors affecting the phasing of sites are:
- Infrastructure capacity;
 - Development management issues;
 - Constraints; and
 - Whether sites are immediately developable.
- .16 Consultation responses on the Options Report have been fed into the phasing proposals and have been incorporated into the DPD.

How to estimate site capacity?

.17 Although the number of dwellings delivered on a site would be determined through detailed consideration when a planning application is submitted, it is necessary to estimate the capacity of sites. Core Policy 3 states that densities of 30 dwellings per hectare, or more, will be set for locations and allocations in the A&DM DPD. In addition, the SHLAA has identified site capacity estimates and these have been used as the basis upon which potential yields have been included within this options consultation document.

Gypsies and Travellers

.18 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. Taking into account the 44 pitches granted planning permission since the Needs Assessment was published in 2007, a further 40 pitches are required. The policy states that, given the location of current permissions for pitch provision, it is likely that these allocations will be located in and around Newark Urban Area.

.19 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.

Defining Urban Boundaries and Village Envelopes

.20 The Core Strategy identifies the Sub Regional Centre, Service Centres and Principal Villages where most housing, employment and other development will take place:

Table 8 - Settlement Hierarchy

Core Strategy Spatial Policy 1 - Settlement Hierarchy	
Sub Regional Centre	The Sub Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood. The extent of the main built-up areas of the Sub Regional Centre will be defined by an Urban Boundary.
Service Centres	The following communities have been designated as Service Centres within the various areas of the District: Southwell Area: Southwell Sherwood Area: Ollerton and Boughton Mansfield Fringe Area: Clipstone, Rainworth The extent of the main built up areas of Service Centres will be defined by an Urban Boundary.
Principal Villages	The following communities have been designated as Principal Villages within the various areas of the District: Newark Area: Collingham, Sutton on Trent Southwell Area: Farnsfield

Core Strategy Spatial Policy 1 - Settlement Hierarchy	
	<p>Nottingham Fringe: Lowdham</p> <p>Sherwood Area: Bilsthorpe, Edwinstowe</p> <p>Mansfield Fringe: Blidworth</p> <p>The extent of the main built up areas of the Principal Villages will be defined by Village Envelopes.</p>
Other Villages in Newark and Sherwood	No development boundaries are suggested for the other villages in Newark and Sherwood.

.21 The development boundaries contained within the Local Plan were reviewed using the following criteria:

- Including existing housing, shopping and other urban uses built since the previous boundaries were drawn up for the Local Plan;
- Including small infill sites (where development suitability is proven);
- Excluding protected areas; and
- Including suggested housing / employment / mixed use allocations (including those which form part of the strategic sites in Newark).

.22 Rainworth is located adjacent to the Green Belt, and Blidworth and Lowdham are within the Green Belt. In accordance with Core Strategy Spatial Policy 4A, small scale reviews of the Green Belt are proposed in these areas in order to meet the housing requirements in the Core Strategy. In undertaking these small-scale reviews the District Council:

- Identified specific sites;
- Considered whether there are any non Green Belt sites that are more or equally sustainable; and
- Considered the importance of the sites in meeting the purposes of the Green Belt.

Retail and Town Centres

.23 Core Strategy Policy 8 states that the following hierarchy will be applied in the development of policies for retail and town centre uses, as defined in PPS4:

Table 9 - Retail Hierarchy

Designation	Role and Function	Location
Sub Regional Centre / Town Centre	Principal focus of new and enhanced retail and other town centre activity in Newark and Sherwood.	Newark Town Centre
District Centres	Primarily used for convenience shopping with some comparison shopping and they also provide a range of other services for	Edwinstowe Rainworth

Designation	Role and Function	Location
	the settlement and the surrounding communities.	Ollerton Southwell
Local Centres	Concerned with the sale of food and other convenience goods to the local community in which they are located.	Balderton Collingham Bilsthorpe Farnsfield Blidworth Lowdham Boughton Sutton on Trent Clipstone Land South of Newark (as set out in Policy NAP2A) Land East of Newark (as set out in Policy NAP2B) Land at Fernwood (as set out in Policy NAP2C)
The boundaries and frontages for these centres, along with detailed policies concerning development in these areas, will be set out in the A&DM DPD		

- .24 Boundaries were recommended as part of the Retail and Town Centre Study, and were refined on the basis of an officer survey of each centre.

Public Open Space and Green Infrastructure

- .25 The Council has completed a Green Space Strategy, which includes a number of implementation plans and an updated assessment of open space, sport and recreation facilities. The Council has also prepared a Green Infrastructure Study.
- .26 Core Strategy Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities – states that the loss of existing community and leisure facilities will not be permitted unless certain criteria are met. Sites have been identified in this DPD for protection under SP8.

Main Open Areas

- .27 Main Open Areas (MOAs) represent those areas of predominantly open land within settlements that play an important role in defining their form and structure. A review of MOAs has been conducted. In carrying out the review, consideration was given to the following:
- the role that the area plays in the form and structure of the settlement
 - level of public access or potential for people to overlook the site
 - whether the site is protected by other policies or designations and if so does there need to be an MOA designation in addition to this.
- .28 The results have informed the allocations that have been selected.

Appendix C Monitoring

MONITORING

- .1 The effective review and monitoring of the LDF, including the A&DM DPD, is crucial to its successful delivery and critical in understanding the effectiveness of the policies, allocations and designations which have been provided for. The Monitoring Framework for the A&DM DPD builds on that established for the Core Strategy DPD. Monitoring and reviewing the policies will indicate what impact the policies are having and whether policies need reviewing because they are not working as intended or require amendment in light of revisions to national policy.
- .2 The formal monitoring of the A&DM DPD will take the form of an Annual Monitoring Report on progress during the previous financial year (i.e. The Annual Monitoring Report for 20011/12 will assess progress between 1st April 2011 and 31st March 2012 and will be published by the end of December 2012.
- .3 Targets have been developed to measure the direct effects of the policies on achieving the targets. The monitoring requirements for each of the Allocations and Development Management Policies are set out in the table below.

Key:

- NSDC = Newark & Sherwood District Council
- NCC = Nottinghamshire County Council
- CS = Core Strategy DPD
- DPD = Development Plan Document
- LDD = Local Development Document
- RSL = Registered Social Landlord
- HA = Highways Agency

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NA/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
NUA/Ho/1 NUA/Ho/2 NUA/Ho/3 NUA/Ho/5 NUA/Ho/6 NUA/Ho/10	SP1, SP2 NAP1 (1, 2, 3, 6, 7, 8, 11 and NA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
NUA/HO/4	SP1, SP2 NAP1 (1, 2, 3, 6, 7, 8, 9, 10, 11, 14 and NA O1)	NSDC Developers Landowners Residents	Masterplan Preparation by NSDC and Partners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the	Achieve the regeneration of the Yorke Drive Area To maintain a minimum 5 year housing land supply

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NUA/Ho/7 NUA/Ho/8 NUA/Ho/9	SP1, SP2 NAP1 (1, 2, 3, 6, 7, 8, 11 and NA O1)	NSDC Developers Landowners	Work in partnership with land owners and developers Development Management process Affordable Housing SPD Developer Contributions SPD	Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2 Achieve regeneration of brownfield land and associated environmental improvements to the locality To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NUA/SPA/1	SP1, SP2, SP6, SP7, SP8, CP6 NAP1 (1, 2, 3, 5, 6, 7, 8, 9, 14 and NA O1)	NSDC Developers Landowners HA NCC Coddington PC Newark Town Council Winthorpe with Langford PC	Masterplan Preparation by Developers and Landowners in partnership with other interested parties as detailed in NUA/SPA/1 Development Management process	Production of a Masterplan for the Showground Site Planning permission and completion of uses in accordance with the Allocation	Co-ordination of development on the Showground site and resolution of traffic issues in the locality Improved leisure offer in the Showground Area
NUA/MU/1	SP1, SP2, SP6, SP7, SP8, CP6 NAP1 (1, 2, 3, 5, 6, 7, 8, 9, 14 and NA O1)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and completion of additional employment floor space by type and leisure and hotel facilities in accordance with the Allocation	No employment uses are approved until appropriate junction improvements have been undertaken Creation of additional employment uses to help meet the needs set out in SP2 Improved leisure and hotel facilities to complement the Showground uses

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NUA/MU/2	SP1, SP2, CP6 NAP1 (1, 2, 3, 5, 6, 7 and NA O1)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning permission and completions of additional employment / other uses by floor space and by type	Creation of additional employment uses/roadside services to help meet the needs set out in SP2 Retention of existing use
NUA/MU/3	SP1, SP2, CP6 NAP1 (1, 2, 3, 5, 6, 7, 8, 9 and NA O1)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of additional employment floor space by type	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 Creation of additional employment uses to help meet the needs set out in SP2 Creation of additional retail floorspace on this mixed use site

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
				Planning Permission and completion of retail and other town centre uses	
NUA/MU/4	SP1, SP2, SP8, NAP1 NAP3 (1,2,3,6,7, 8, 9, 11 and NA O1)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and Completion of new Leisure Centre	To provide a new Leisure Centre for the District To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
NUA/E/1 NUA/E/2 NUA/E/3	SP1, SP2, SP6, SP7, CP6, NAP1 (1, 2, 3, 5, 6, 7, 9,14 and NA O1)	NSDC Developers Landowners Local Businesses	Work in partnership with other interested parties as detailed in NUA/E/1 Development Management process	Working with partners to identify in detail, traffic issues and implement solutions	Resolution of traffic issues in the locality Improved connectivity between this site and wider area

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
		NCC	Developer Contributions SPD	Working with partners to identify connectivity issues and seek improvements Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
NUA/E/4	SP1, SP2, CP6, NAP1 (1, 2, 3, 5, 6, 7, 9, and NA O1)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
NUA/Ph/1	SP1 SP2 (1, 6 and NA O1)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate Monitor through appropriate Planning Permissions and completions	Ensure a steady supply of housing to achieve appropriate solutions to environmental and infrastructure issues
NUA/TC/1	SP1, SP2, CP8 NAP1 (1, 2, 3, 7, 9, 12 NA O2)	NSDC Developers Landowners	Development Management process Town Centre survey	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Town Centre

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NUA/LC/1 NUA/LC/2	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Diversity of uses by number and type in centres Number of vacant premises in defined Centres	To increase the vitality and viability of the Local Centres
NUA/Tr/1	SP1, SP2, SP6, SP7, CP6, NAP1 (1, 2, 3, 7, 9,14 and NA O1)	NSDC Developers Landowners Network Rail Train Operating Co. NCC Transport and amenity stake holders	Work in partnership with other interested parties as detailed in NUA/Tr/1	Working with partners to aid Regeneration of the Station Policy Area; improve linkages to the wider area; and Improve transport and parking provision in the area and support walking and cycling to the station	Regeneration of the Station Policy Area Improve linkages to the wider area Improve transport and parking provision in the area and support walking and cycling to the station

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NUA/OB/1	SP1 (1, 2, 7)	NSDC Developers Landowners	Development Management process	No. of applications refused within the Open Breaks No. of applications approved within the Open Breaks	No new built development within the Open Breaks
Co/MU/1	SP1, SP2, SP8, (1,2,3,5, 6, 8, 9, 11)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of additional employment floor space by type	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 Creation of additional employment uses to help meet the needs set out in SP2
Co/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	Ensure a steady supply of housing throughout the Plan period

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
Co/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Local Centres
Co/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
ST/MU/1	SP1, SP2, S(1,2,3, 8, 9, 11)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of retail use	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 To provide a retail use on this mixed use site

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
ST/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	Ensure a steady supply of housing throughout the Plan period
ST/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail uses within the location identified for Future Local Centre	To create a Local Centre as part of ST/MU/1
ST/EA/1	SP1, SP2, CP6 (1, 2, 9)	NSDC Developers Landowners	Development Management process	Planning Permission and completion of additional employment floor space by type No of Residential Planning Permissions Approved and Completed within ST/EA/1	Creation of additional employment uses To ensure appropriate development within this established area no new residential units will normally be permitted
ST/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
SoA/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
So/Ho/1 So/Ho/2 So/Ho/3 So/Ho/4 So/Ho/5 So/Ho/7	SP1, SP2 SoAP1 (1, 2, 3, 6, 8, 11 and SoA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
So/Ho/6 So/Mu/1	SP1, SP2 SoAP1 (1, 2, 3, 4, 6, 8, 11 and SoA O1)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
So/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Monitoring performance through the Housing Trajectory to maintain timely delivery Liaise with Severn Trent Water re investigation and improvement where necessary Monitor through appropriate Planning Permissions and completions	To facilitate necessary improvements to infrastructure to support growth
So/HN/1	SP1 SP2 CP1 CP3 SoAP1 (1, 2, 3, 8 SoA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	No. of bedrooms provided in Planning Permissions and Completions of new residential units in Southwell No. of Planning Applications refused for larger dwellings in Southwell	To help meet the identified housing need in Southwell

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
So/E/1 So/E/2 So/E/3	SP1, SP2, SP7, CP6, SoAP1 (1, 2, 3, 5, 6, 9, and SoA O1)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
So/DC/1	SP1, SP2, CP8 SoAP 1 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process Town Centre survey	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined Centres	To increase the vitality and viability of the District Centre
So/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
So/PV	SoAP1 (4 and SoA O1)	NSDC Developers Landowners	Development Management process	No. of applications refused citing policy So/PV	To protect the views of and across the principal heritage assets of Southwell
So/Wh	SoAP1 (4 and SoA O1)	NSDC Developers Landowners	Development Management process	No. of applications refused citing policy So/Wh	To protect and enhance the setting of Thurgarton Hundred Workhouse
Fa/Ho/1	SP1, SP2 (1, 2, 3, 6, 8, and 11)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
Fa/MU/1	SP1, SP2 CP6 (1, 2, 3, 5, 6, 8, and 11)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	Planning Permission and Completion of new residential units in accordance with the	To maintain a minimum 5 year housing land supply

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
			Developer Contributions SPD	Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of additional employment floor space by type	Bring forward appropriate housing development to help meet the needs set out in SP2 Creation of additional employment uses
Fa/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	Ensure a steady supply of housing throughout the Plan period
Fa/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Local Centres
Lo/Ho/1 Lo/Ho/2 Lo/Ho/3	SP1, SP2 SP4A (1, 2, 3, 6, 7, 8, 11 and NFA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	Planning Permission and Completion of new residential units in accordance with the	To maintain a minimum 5 year housing land supply

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
			Developer Contributions SPD	Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2
Lo/HN/1	SP1 SP2 CP1 CP3 (1, 2, 3, 8)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	No. of bedrooms provided in Planning Permissions and Completions of new residential units in Lowdham No. of Planning Applications refused for larger dwellings in Lowdham	To help meet the identified housing need in Lowdham
Lo/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Local Centres
Lo/Tr/1	SP7 (3,6, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of development in accordance with Allocation	To provide parking facilities in association with the adjacent railway station

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
ShA/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
OB/Ho/1 OB/MU/1 OB/MU/2	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
OB/Ho/2 OB/Ho/3	SP1, SP2 ShAP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	Planning Permission and Completion of new residential units in accordance with the	To maintain a minimum 5 year housing land supply

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
OB/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Developer Contributions SPD Development Management process	Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2 Ensure a steady supply of housing throughout the Plan period
OB/E/1 OB/E/2 OB/E/3	SP1, SP2, CP6, ShAP2 (1, 2, 3, 5, 6, 9, and ShA O1)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
OB/DC/1	SP1, SP2, CP8 ShAP 2 (1, 2, 3, and 9 ShA O2)	NSDC Developers Landowners	Development Management process Town Centre survey	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres	To increase the vitality and viability of the District Centre

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
OB/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Number of vacant premises in defined Centres Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Local Centres
OB/Re/1 OB/Re/2	SP1, SP2, CP8 ShAP 2 (1, 2, 3, and 9 Sha O2)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning permission and completions of retail and other town centre uses	Deliver Retail and/or Town Centre uses on this site
OB/Tr/1	SP7 (3,6, and 9)	NSDC Developers Landowners NCC	Development Management process	No. of applications refused within area of search No. of applications approved within area of search	Protect an area of search for a potential Station and Car Park from inappropriate development
ED/Ho/1 ED/Ho/2	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and Sha O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	Planning Permission and Completion of new residential units in accordance with the	To maintain a minimum 5 year housing land supply

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
Ed/DC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Developer Contributions SPD Development Management process Town Centre survey	Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2 To increase the vitality and viability of the District Centre
ED/VC/1	CP7, ShAP1 (4, 5, 9, ShA O1, ShA O3, and ShA O4)	NSDC Developers Landowners NCC	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined Centres	To facilitate the Provision of a Visitor Centre

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
ED/St/1	SP7 (3,6, and 9)	NSDC Developers Landowners NCC	Development Management process	No. of applications refused within allocation No. of applications approved within allocation	To facilitate the Provision of a new Station and associated infrastructure as part of the possible re-opening of the Dukeries Railway line
Ed/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
Bi/Ho/1 Bi/Ho/2	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
Bi/MU/1	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of retail use	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 To provide a retail use on this mixed use site
Bi/E/1 Bi/E/2	SP1, SP2, CP6, (1, 2, 3, 5, 6, 9, and ShA O1)	NSDC Developers Landowners	Development Management Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
Bi/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	Ensure a steady supply of housing throughout the Plan period
Bi/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses	To increase the vitality and viability of the Local Centres

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
Ra/Ho/1	SP1, SP2 MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Losses of retail and other town centre uses Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
Ra/Ho/2	SP1, SP2, SP4A, MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
Ra/MU/1	SP1, SP2 MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of retail / town centre uses	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 To provide a retail / town centre uses on this mixed use site
Ra/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	Ensure a steady supply of housing throughout the Plan period
Ra/E/1	SP1, SP2, CP6, MFAP1(1,2,3,5, 6,9, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
Ra/DC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process Town Centre survey	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined Centres	To increase the vitality and viability of the District Centre
C/MU/1	SP1, SP2, CP6 MFAP1 (1, 2, 3, 5, 6, 7, 8, 9 MFA O1 and MFA O2)	NSDC Developers Landowners	Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 Creation of additional employment uses to help meet the needs set out in SP2 To provide a retail / town centre uses on this mixed use site

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
CI/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Planning Permission and completion of additional employment floor space by type Planning Permission and completion of retail / town centre uses	Ensure a steady supply of housing throughout the Plan period
CL/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Local Centres
BI/Ho/1 BI/Ho/2 BI/Ho/4	SP1, SP2, SP4A, MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Affordable Housing SPD	Planning Permission and Completion of new residential units in accordance with the Allocation	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
BI/Ho/3	SP1, SP2 MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Developer Contributions SPD Preparation of Masterplan by Developers / Landowners Development Management process Affordable Housing SPD Developer Contributions SPD	Monitoring performance through the Housing Trajectory to maintain timely delivery Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
BI/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	Ensure a steady supply of housing throughout the Plan period
BI/E/1	SP1, SP2, CP6, MFAP1(1, 2, 3, 5, 6, 9, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2

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Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
B/ILC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses	To increase the vitality and viability of the Local Centres
DM1	SP1, SP2 (all Strategic Objectives)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	Planning Permission and Completion of new residential units across the District by Parish Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of additional employment floor space by type across the District by Parish Planning permission and completions of retail and other town centre uses across the District by Parish Planning permission and completions of community, cultural,	Facilitate growth within the District in accordance with SP2, SP3 and SP8 To maintain a minimum 5 year housing land supply Facilitate growth within the District in accordance with CP7 and CP8

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
DM2	SP1, SP2 (all Strategic Objectives)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Developer Contributions SPD	leisure and tourism development across the District by Parish Planning Permission and Completion of new residential, employment and retail uses across the District by Parish	Facilitate the amount and type of development set out in the Site Allocation policies
DM3	SP6 (all Strategic Objectives)	NSDC Developers Landowners Relevant Stakeholders	Development Management process Developer Contributions SPD	Contributions secured through Planning Permissions, S106 Agreements and Unilateral Undertakings	To assess the level of Developer Contributions secured against the requirements of the SPD
DM4	CP10 (1,11)	NSDC Developers Landowners Relevant Stakeholders	Development Management process	No Planning Permissions and completions for renewable and low carbon energy generation projects	To increase the provision of renewable and low carbon energy generation To increase the number of KW hours of renewable energy installed in the District

Appendix C Monitoring

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
DM5	CP9 (1, 10)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is appropriately designed
DM6	CP9 (1, 10)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new householder development is appropriately designed
DM7	CP12 (3, 11)	NSDC Developers Landowners NCC Notts Wildlife Trust Notts Biological and Geological Records Centre	Development Management process Nottinghamshire Local Biodiversity Action Plan Green Infrastructure Strategy Nature Conservation Strategy	Monitoring of nature conservation and biodiversity and Green Infrastructure projects Change in areas of biodiversity importance No. of Planning Permissions and completions including proposals to preserve, create or enhance habitats	Protect and enhance existing biodiversity and green infrastructure Secure improvements to the Green Infrastructure Network No net loss in areas of biodiversity importance
DM8	SP3 (1, 2, 3, 4, 5, 9, 10, 11)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is sustainably located

Policy	CS Policy (Strategic/ Area Objectives)	Responsible Agency	Implementation	Indicators	Target
DM9	CP14(1,3,4,10,12)	NSDC Developers Landowners NCC	Development Management process Historic Environment Record	Number of Heritage Assets on the 'At Risk Register' No. of Planning Applications refused citing this Policy	No increase to the number of heritage Assets on the 'At Risk Register' To secure the continued protection or enhancement of Heritage Assets
DM10	(1, 4, 11)	NSDC Developers Landowners Health and Safety Executive	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is appropriate for its location in order to prevent unacceptable risks from pollution and contamination
DM11	CP8 (1, 2, 3, 7, 9, 12)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy Planning permission and completions of retail and other town centre uses across the District by Parish	To maintain and /or increase the vitality and viability of the Town, District and Local Centres

Appendix D Main Open Areas

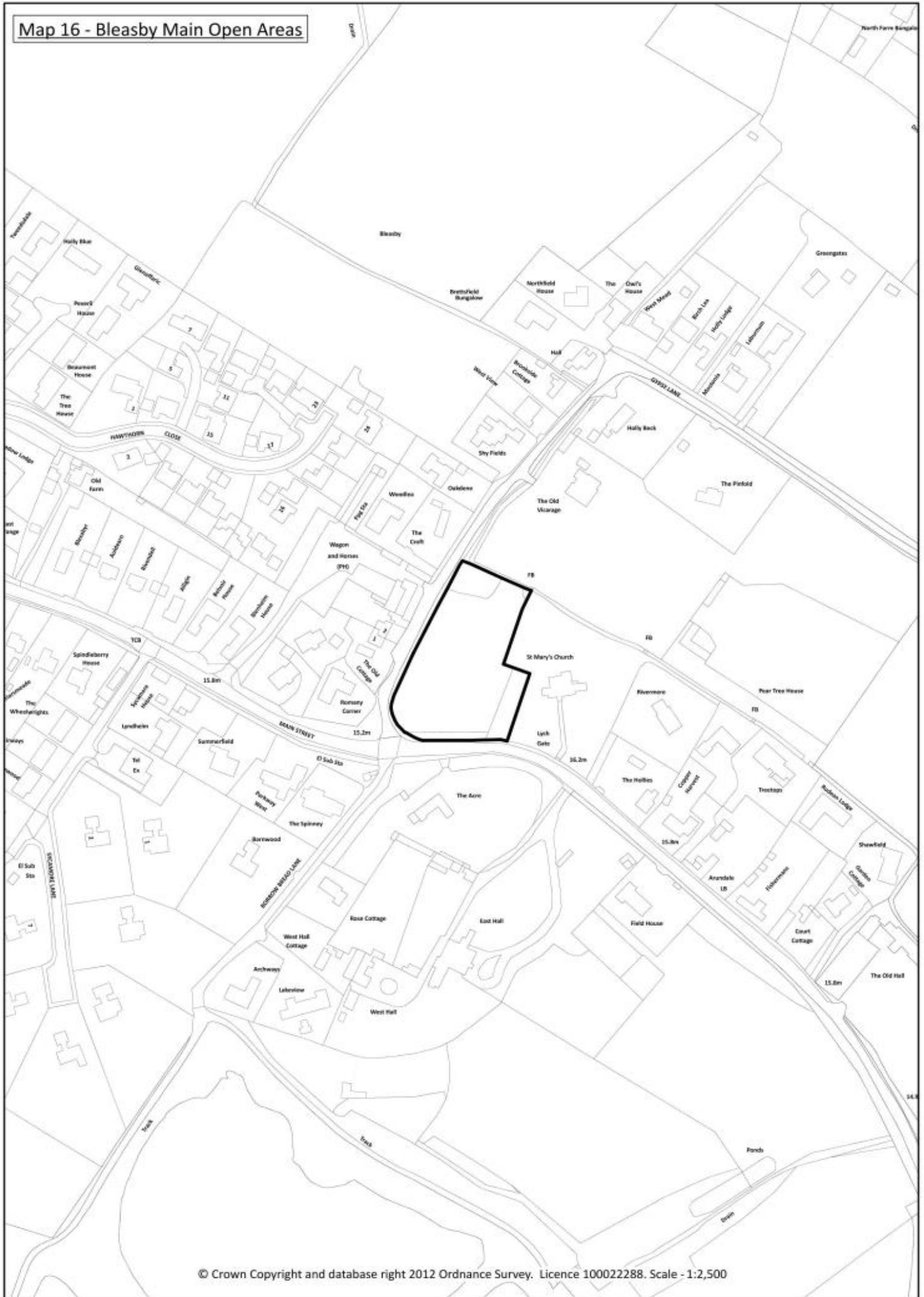
Main Open Areas

- .1 Main Open Areas in settlements that are not subject to other allocations.

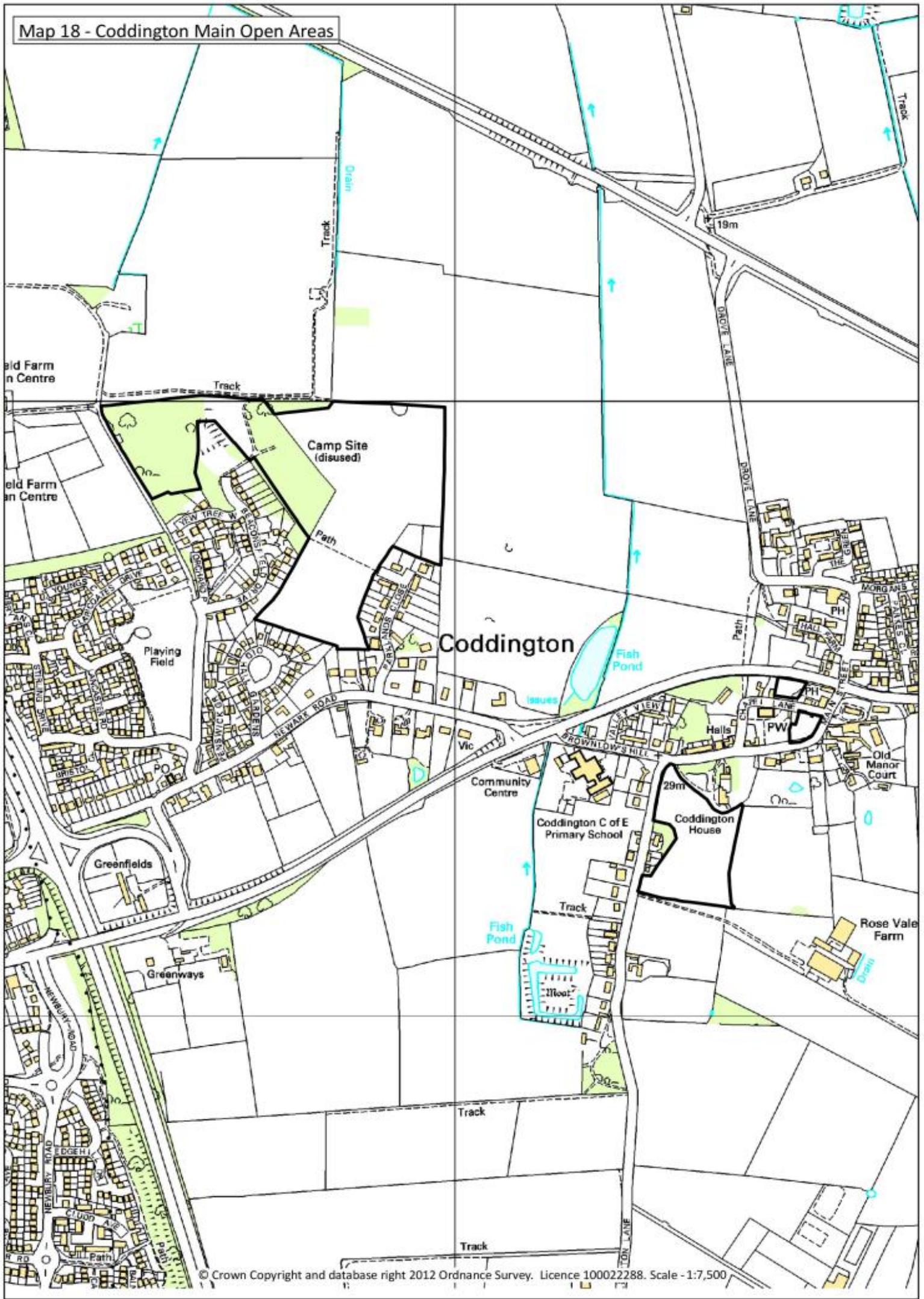
Map 15 - Besthorpe Main Open Areas



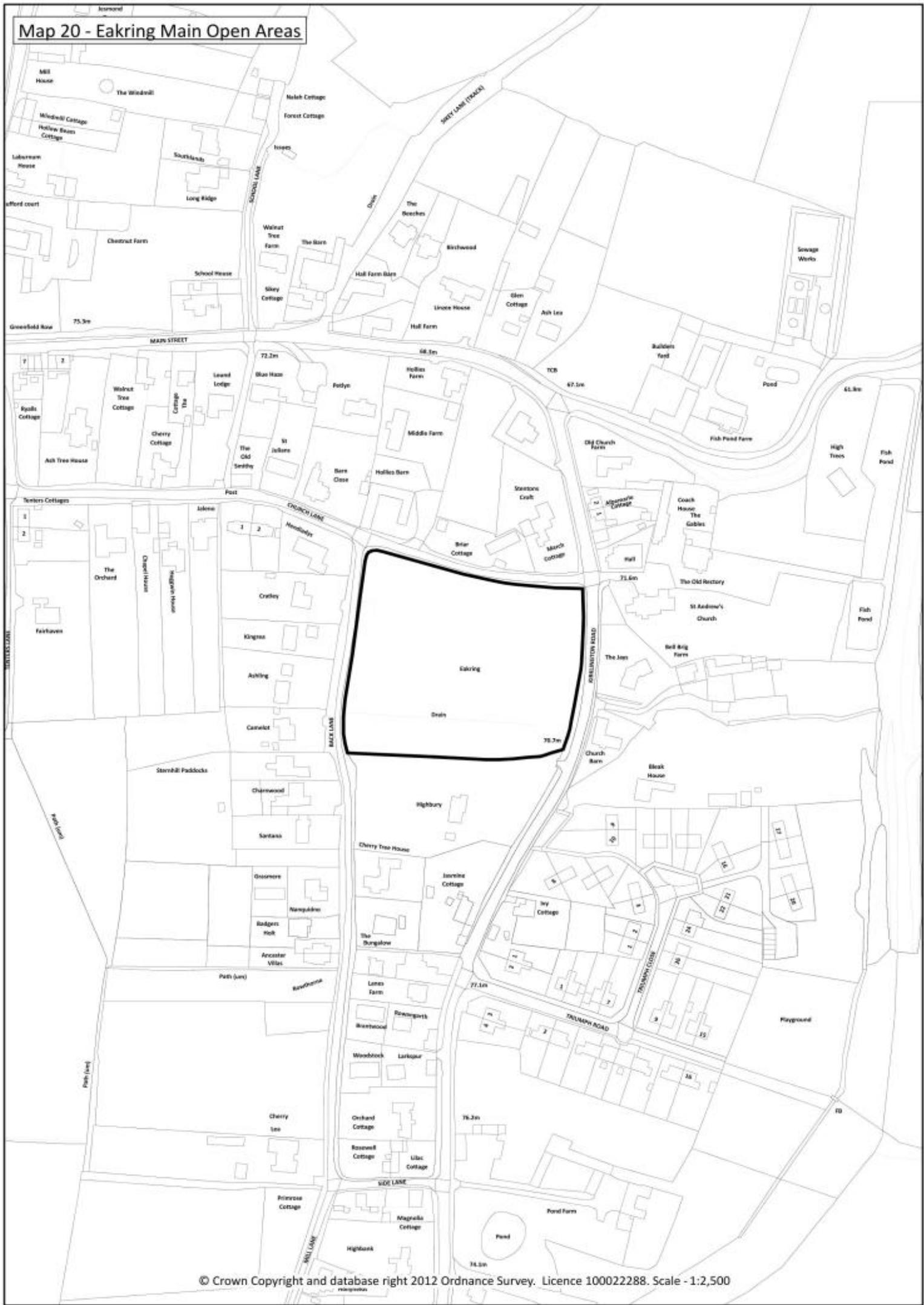
Map 16 - Bleasby Main Open Areas



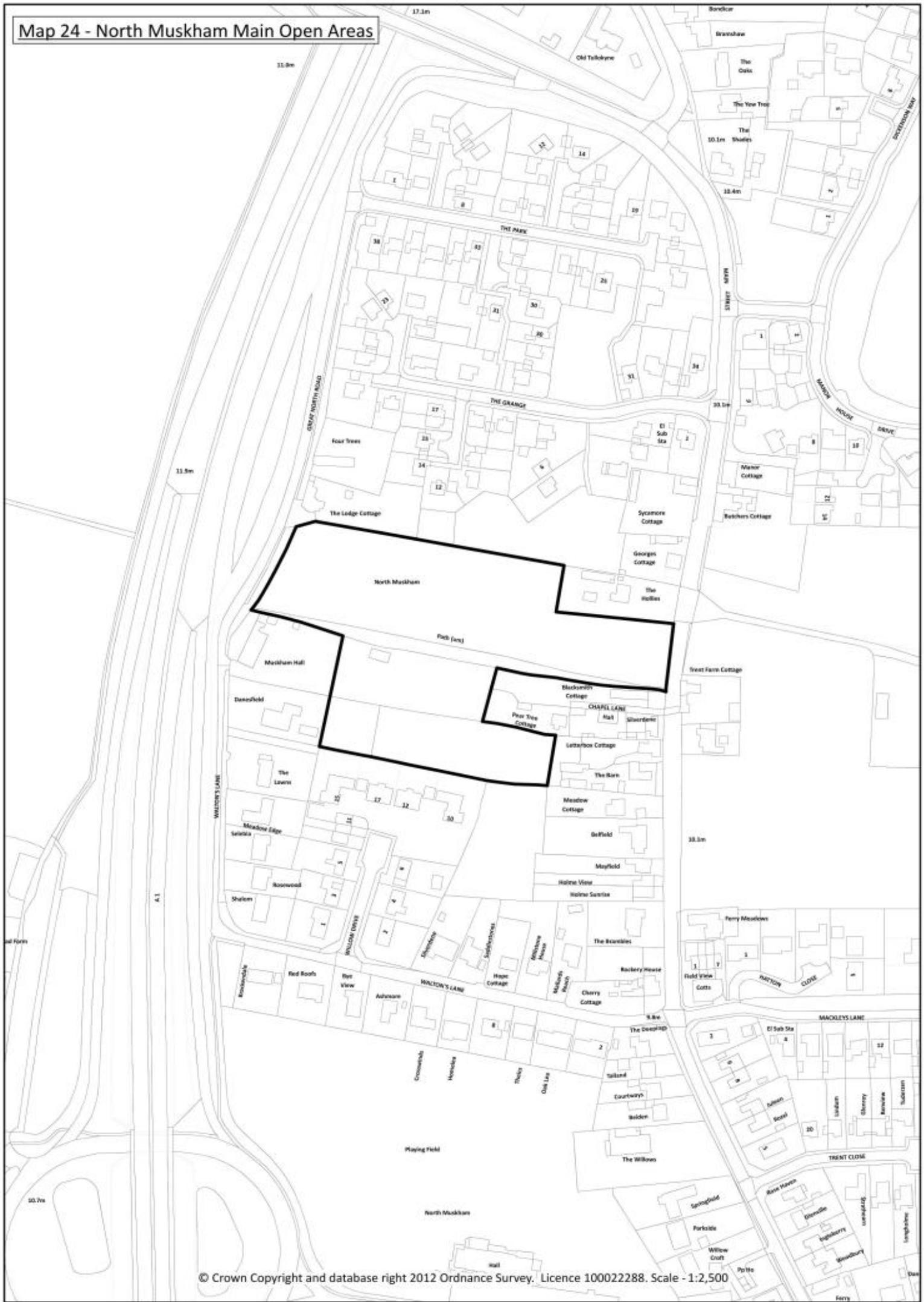
Map 18 - Coddington Main Open Areas



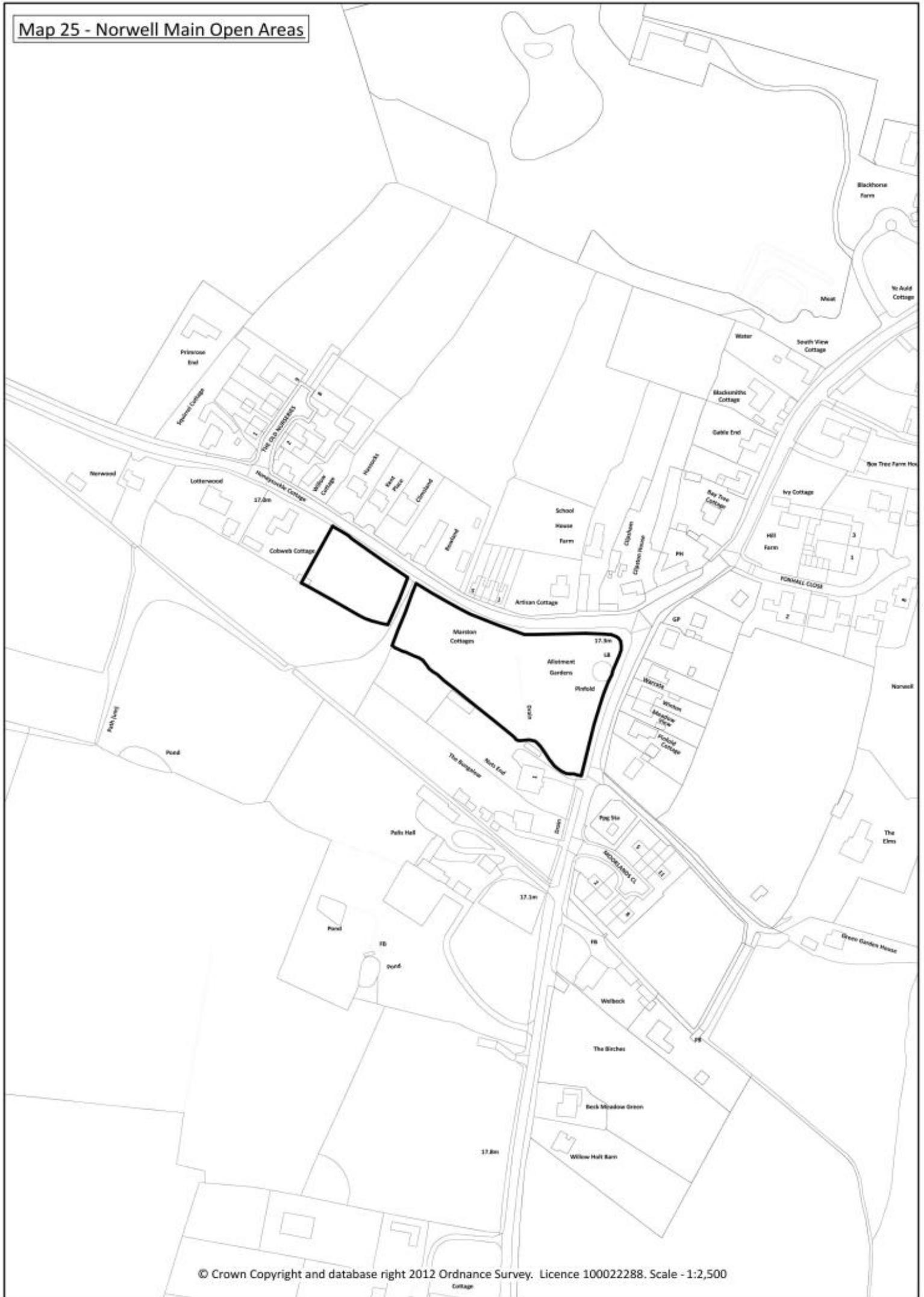
Map 20 - Eaking Main Open Areas



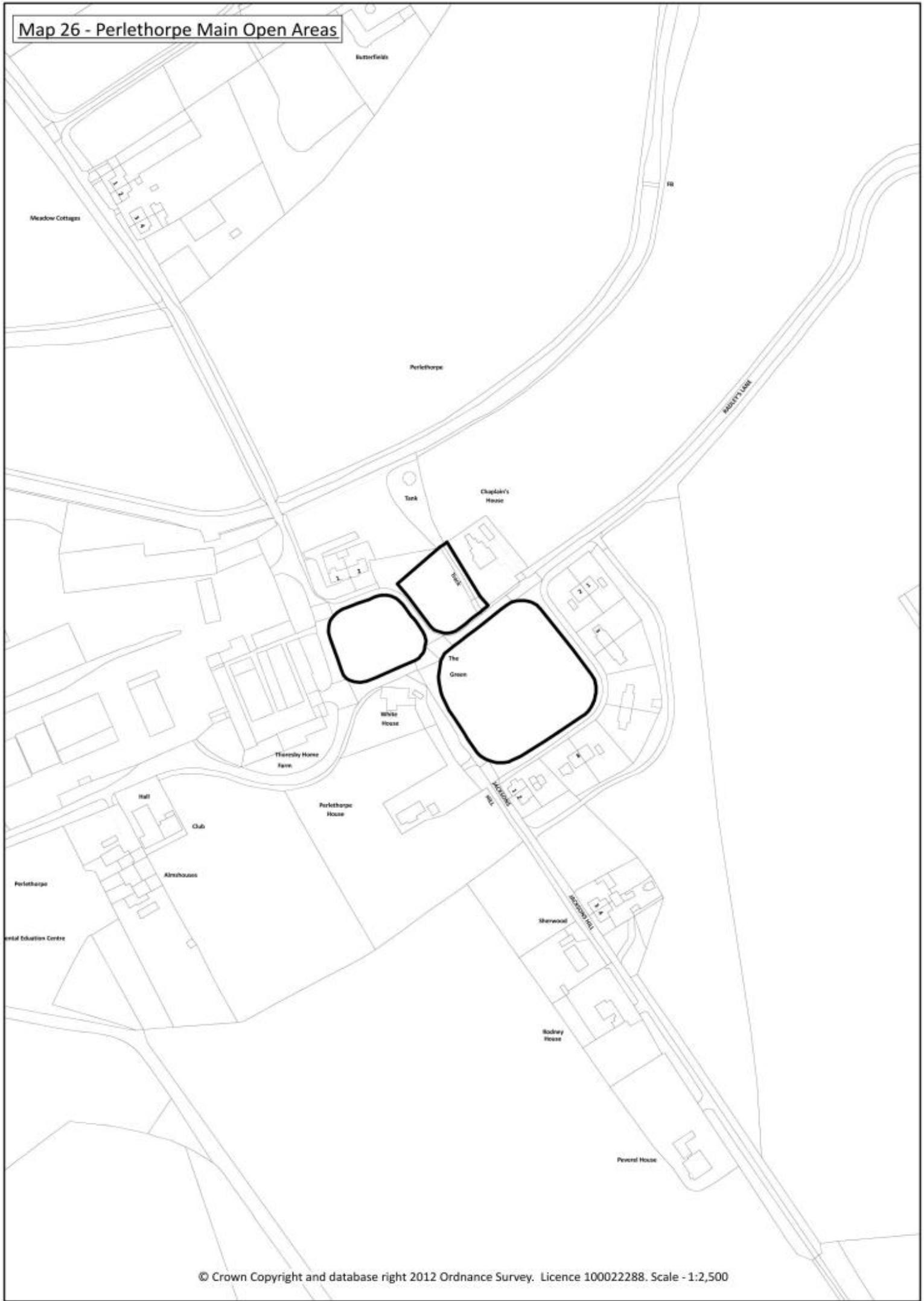
Map 24 - North Muskhams Main Open Areas



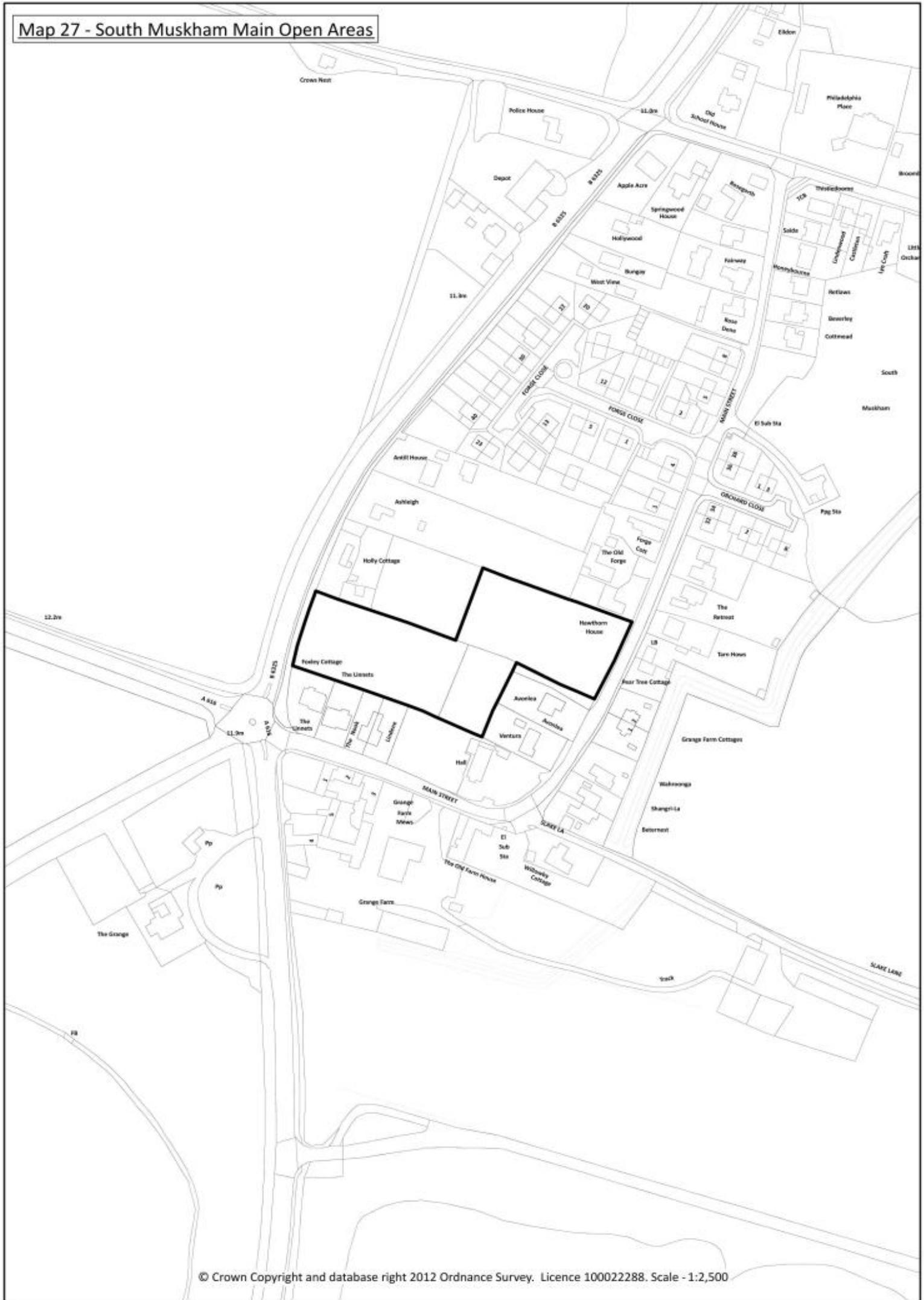
Map 25 - Norwell Main Open Areas



Map 26 - Perlethorpe Main Open Areas



Map 27 - South Muskham Main Open Areas



Map 28 - Upton Main Open Areas

