



**Proposed Main Modifications and Clarification Minor Amendments  
to the Amended Allocations & Development Management DPD**

**February 2024**

## **1.0 Introduction**

- 1.1 This document contains the various modifications which the Council is proposing to the Second Publication Amended Allocations & Development Management DPD. Full Council, at its 12 December 2023 meeting, considered the representations received following the Second Regulation 19 consultation and it agreed to submit the DPD. In doing so it approved a series of Main Modifications which would be submitted alongside the DPD which it was judged would address any matters of soundness identified within the representations.
- 1.2 There are also a number of Clarification Minor Amendments which have been approved alongside the Main Modifications these are to reflect current circumstance, drafting errors and consequential changes.
- 1.3 At present the Main Modifications are suggestions to the Inspector, and it will be for them to consider and seek representations on following the examination hearings. It is likely that the Inspector may make changes to the Main Modifications and suggest additional ones. Whilst we have not formally published a new Habitat Regulations Assessment (HRA) or Integrated Impact Assessment at this stage - we will do so as part of the Main Modification consultation. Officers and our HRA consultants have concluded that there are no impacts on the conclusions of either assessment at the current time, as a result of the Main Modifications currently proposed. The Clarification Minor Amendments are for the District Council to make and have been provided for clarity.

## 2.0 Proposed Main Modifications and Minor Amendments to the Amended Allocations & Development Management DPD

Part of the AADMDPD	Main Modification (MM) or Clarification Minor Amendment (CMA)	Proposed Change	Reason for proposed change
<b>Chapter 1: Introduction</b>			
Para 1.14	CMA 1	<p><b>Insert two new documents into the bullet list:</b></p> <ul style="list-style-type: none"> <li>• Employment Land Forecasting Study</li> <li>• Employment Land Needs Study</li> </ul>	Factual Update
Para 1.18	CMA 2	<p><b>Amend paragraph to read:</b>            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.</p>	Insert missing text
<b>Chapter 2: Newark Area</b>			
Policy NUA/MU/1	MM 1	<p><b>Amend first paragraph to read:</b>            Land North of the A17 has been allocated on the Policies Map for mixed use development. The site will accommodate a <del>Hotel/Conference Facility</del>, restaurant facilities to support the wider showground uses, and employment uses.</p> <p><b>See also MM 17</b></p>	In response to Representors 067 and 075
Para 2.12	CMA 3	<p><b>Amend third sentence to read:</b>            Three purpose-built shopping centres are located to the north and south of the core, anchored by Morrison's, <del>Wilkinson's</del> and Asda. The District Council and its partners are pursuing a range of activities to enhance the sustainability of the centre.</p>	Factual Update
Para 2.26 (and all subsequent mentions of this in each	CMA 4	<p><b>Amend supporting text to read:</b>            Outdoor sport facilities are not analysed as part of the Open Space Strategy &amp; Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document is currently being</p>	Factual Update

settlement chapter at para 2.35, 2.43, 3.11, 3.26, 4.8, 5.12, 5.21, 5.29, 6.10, 6.18)		updated and due to be published in Winter 2023/24. <u>The PPS will help inform requirements for new playing pitches as a result of additional development.</u>	
<b>Chapter 5: Sherwood Area</b>			
Policy Bi/Ho/1	MM 2	<b>Delete the second bullet point:</b> <del>Phasing of development in relation to the implementation of the planning permission for residential development adjacent.</del>	In response to Representor 72
Para 5.31	MM 3	<b>Amend paragraph to read:</b> The village envelope has been amended to include the development under construction at Oldbridge Way, <u>and</u> completed development elsewhere in the village <del>and to also remove site Bi/Ho/1.</del>	Consequential amendment
<b>Chapter 6: Mansfield Fringe Area</b>			
Para 6.5	CMA 5	<b>Amend the last two sentences to read:</b> Sufficient land has been <u>allocated</u> , completed or has the benefit of planning permission to meet the employment requirements in the Mansfield Fringe Area. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.	Insert missing text
Policy CI/MU/1	MM 4	<b>Amend the third sentence, first paragraph of the policy to read:</b> Including the retention of the headstocks and powerhouse, the site will accommodate around 120 dwellings, <u>up to</u> 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 complementary facilities to help to meet the needs of the site and the wider settlement.	In response to Representor 024

Chapter 7: Development Management Policies			
Para 7.3	MM 5	<p><b>Add new paragraph after paragraph 7.3 to read:</b>  <u>Up to date evidence includes the supporting evidence of the Local Development Framework and any future updates. The Infrastructure Delivery Plan, the Open Space Assessment &amp; Strategy, the Strategic Flood Risk Assessment, and the Playing Pitch Strategy are included in this list of evidence. Guidance from Supplementary Planning Documents should also be taken into account.</u></p>	In response to Representor 050
Para 7.5	CMA 6	<p><b>Amend paragraph to read:</b>            Planning Obligations for appropriate infrastructure to meet the needs of development will take into account <del>Amended Core Strategy Policy for Affordable Housing Policy</del>, the Infrastructure Delivery Plan, the Open Space Assessment &amp; Strategy, and supporting evidence, including <u>advice provided in adopted Supplementary Planning Documents.</u></p>	Consequential amendment
Policy DM4	MM 6	<p><b>Amend second paragraph of Policy to read:</b>  <del>Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable:</del></p> <ul style="list-style-type: none"> <li><del>• In areas identified set away from sensitive receptors and identified as suitable for wind energy development in the Development Plan;</del></li> <li><del>• Where it is demonstrated that the local community has been consulted and are supportive; and</del></li> <li><del>• Where the planning impacts identified by the affected local community have been fully addressed.</del></li> </ul> <p><u>Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable in areas set away from sensitive receptors; and where it is demonstrated that the local community has been consulted and are supportive.</u></p>	To reflect the requirements of the NPPF

Para 7.10	MM 7	<p><b>Amend Paragraph to read:</b>  No areas in Newark and Sherwood <del>have been</del> <u>are currently</u> identified as suitable for wind energy developments involving turbines of sufficient size to require planning permission. The District Council <del>does not intend to identify such areas, but</del> <u>can identify such areas in a Supplementary Planning Document and</u> local communities are free to do so as part of the production of a neighbourhood plan. The Newark &amp; Sherwood Landscape Capacity Study for Wind Energy Development can inform the identification of areas suitable for wind energy developments involving turbines of sufficient size to require planning permission. This can be seen at:</p> <p><a href="https://www.newark-sherwooddc.gov.uk/windenergyspd/">https://www.newark-sherwooddc.gov.uk/windenergyspd/</a></p>	To reflect the requirements of the NPPF
Policy DM5a	MM 8	<p><b>Amended second paragraph of policy to read:</b>  All <del>N</del><u>n</u>ew residential development (<u>unless otherwise identified by the Council</u>) will also need to perform positively against Building for a Healthy Life (or any successor version of the tool).</p>	In response to Representor 050
Policy DM5b	CMA 7	<p><b>Amended policy text to remove duplicated paragraph at the beginning of the policy:</b>  <del>In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, having addressed the design principles set out in the National Design Guide and any local Design Codes, all proposals for new development shall be assessed against the following criteria:</del>  In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, having addressed the design principles set out in the National Design Guide and any local Design Codes, all proposals for new development shall be assessed against the following criteria:</p>	Administrative error
Para 7.39	CMA 8	<p><b>Amend paragraph and title to read:</b>  <b>Trees, Woodlands, Biodiversity and Green and Blue Infrastructure</b>  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. An assessment of open space, through the Open Space Strategy and Assessment (2022) has been undertaken to ascertain the amount, quality and accessibility of</p>	In response to Representor 013

		different categories of open space in the District. This has recommended local standards of provision which set out where new open space is need and where existing open space needs to be protected (See Appendix D). <u>Reference should be made to Natural England’s Green Infrastructure Framework and Green Infrastructure Planning and Design Guide.</u>	
Para 7.48	CMA 9	<b>Amend paragraph to read:</b> The way places are designed affects the way residents and users behave. Active Design (2015 <del>23</del> ) published by Sport England in conjunction with <del>Public Health England</del> <u>Active Travel England and the Office for Health Improvement and Disparities</u> highlights the way design can be used to encourage greater levels of activity amongst residents and users of development. It sets out ten principles that can be applied when designing and master planning development proposals in order to <del>support create health lifestyles</del> <u>active environments that encourage people to be active through the everyday lives</u> by facilitating participation in sport and physical activity, including encouraging walking and cycling for short journeys and introducing space for sport and recreation within development proposals.	In response to Representer 015
Policy DM5c	MM 9	<b>Amend first and second paragraphs to read:</b> In-line with Core Policy 10 of the Amended Core Strategy, the Council will follow a sequential approach to development and flood risk, seeking to steer new development away from those areas at highest risk ( <u>all sources</u> ). Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding.  The area of search within which to undertake the Test will normally be District-wide, unless it is appropriate for this to be further refined having had regard to relevant policy objectives within the Development Plan and/or any valid functional requirements of the proposed use. With specific regard to housing development, the presence of a settlement-level housing needs assessment will not <del>normally</del> justify restricting application of the test to that location, except in the circumstances outlined below.	In line with planning practice guidance
Policy DM7	MM 10	<b>Amend paragraph headed Enhancing Biodiversity to read:</b> Development proposals in all areas of the District should seek to enhance biodiversity. Proposals should take into account the latest information on biodiversity including Nottinghamshire Biodiversity Opportunity Mapping, and the forthcoming Local Nature Recovery Strategy. Except	Factual update

		for exempt development proposals, the enhancement should be a net gain of at least 10% (or if different, the relevant percentage set out in the Environment Act) as measured by the applicable DEFRA metric or any successor document. These gains must be guaranteed for a period of at least 30 years. <del>On 9th November 2023 a two-year transition period will end; after which</del> <u>From January 2024 for larger sites and April 2024 for small sites, biodiversity net gain of the relevant percentage becomes a legal requirement on developments where it is applicable.</u>	
Para 7.60	CMA 10	<b>Amend paragraph to read:</b> 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. Green infrastructure should be understood to include blue infrastructure. <u>In 2023, Natural England launched the Green Infrastructure Framework and applicants should refer to this.</u>	In response to Representor 013
Para 7.62	CMA 11	<b>Amend the last two sentences of the paragraph to read:</b> <del>It is anticipated that</del> <u>The first preference is for the Net Gain to be on site, if this cannot be achieved off site contributions will be considered in line with the arrangements that secondary legislation will put in place. <del>Currently Nottinghamshire Local Authorities are developing a joint approach to managing the implementation of Net Gain in the County.</del> The Biodiversity Net Gain Framework for Nottinghamshire and Nottingham provides guidance on the implementation of BNG policy.</u>	Factual Update
Policy DM8 (1 of 2)	MM 11	<b>Amend Section 5. Conversion of existing buildings to read:</b> <b>2. Conversion of existing buildings</b>  In the interests of sustainability, consideration should be given to the conversion of existing buildings before proposing replacement development. Proposals <del>will be</del> <u>should investigate and assessed alternative uses for buildings</u> in accordance with the aims of the Spatial Strategy <del>and the NPPF and present a case for the most beneficial use.</del> Redevelopment proposals, which significantly expand the existing form of the building, <u>or require substantial rebuilding,</u> will not be considered under this element of the policy, but will instead be assessed as new development in open countryside under other relevant provisions of this	In response to Representors 053 and 81



		<p>policy. <u>Proposals for the re-use of existing buildings will normally be required to submit a protected species survey and proposed mitigation alongside the planning application (i.e. a pre-determination species survey).</u></p> <p><u>Proposals for residential development that re-use redundant or disused buildings will be supported if they demonstrate that such development would enhance its immediate setting.</u></p> <p>Planning permission will be supported for the conversion to new residential uses of buildings of architectural or historical merit where it warrants their preservation, and they can be converted without significant re-building, alteration or extension. Further guidance over how proposals for the conversion of traditional rural buildings will be considered is provided in the Conversion of Traditional Rural Buildings Supplementary Planning Document.</p> <p><del>Proposals for the re-use of barns and other associated agricultural buildings will be required to submit a protected species survey and proposed mitigation alongside the planning application (i.e., a pre-determination protected species survey).</del></p> <p><del>Proposals for residential development will also need to demonstrate that the enhancement of their immediate setting has been provided for.</del></p>	
Policy DM8 (2 of 2)	MM 12	<p><b>Re-instate final two paragraphs of Policy DM8 to read:</b></p> <p>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 in accordance with Core Policy 13.</p> <p>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.</p>	Administrative error

Para 7.74	CMA 12	<p><b>Amend paragraph to read:</b></p> <p>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 and the NPPF. <del>The Council will only support the principle of conversion to dwellings 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. Submission of a protected species survey and any proposed mitigation will also be required as part of any application.</del> <u>In order for proposals to be considered under this element of the policy, the existing buildings must be capable of conversion without significant rebuilding. This will be demonstrated by the submission of an appropriate structural survey.</u></p>	In response to Representors 053 and 81
Para 7.75	CMA 13	<p><b>Replace paragraph with the following text:</b></p> <p><del>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. Further details are set out in the Conversion of Traditional Rural Building SPD.</del></p> <p><u>The Council supports the principle of conversion of buildings of architectural or historical merit. However, 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. Submission of a protected species survey and any proposed mitigation will also be required as</u></p>	In response to Representors 053 and 81

		<u>part of any application. Further details are set out in the Conversion of Traditional Rural Building SPD.</u>	
Para 7.80	CMA 14	<b>Amend paragraph to read:</b> 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. <u>The District Council will seek to work with existing providers of employment in rural areas to facilitate proportionate expansion by ensuring that impacts on the countryside are acceptable.</u>	In response to Representor 81
<b>Chapter 8: Homes for All</b>			
Para 8.15	MM 13	<b>Delete paragraph and title for Entry Level Exceptions Sites:</b> <b>Entry Level Exceptions Sites</b> <del>8.15 National planning policy sets out that local planning authorities should support the development of entry level exception sites which are suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. Given that such schemes are exceptional in nature proposals should demonstrate how they help to meet the District's specific needs around tenure, mix and type for entry level housing. Similarly any scheme should respond to the particular housing need characteristics in the locality of the proposal demonstrated by the provision of appropriate evidence. The NPPF then goes on to set out a number of requirements including location and scale. The Council's policy places the national requirements within the local planning policy context.</del>	No longer required due to changes in the 2023 NPPF
Core Policy 2A	MM 14	<b>Delete Core Policy 2A – Entry Level Exception Housing:</b> <b>Core Policy 2A – Entry Level Exception Housing</b> <del>Entry level exception sites as set out in national planning policy will be supported in locations adjacent to the Urban Boundary/Village Envelopes of the Newark Urban Area, Service Centres and Principal Villages where it can be demonstrated that they are addressing a shortfall of the type of entry level product being promoted in the proposal.</del>	No longer required due to changes in the 2023 NPPF

		<p>Such proposals should also reflect the type of entry level product that is required in the locality of the proposal. They should not be larger than one hectare in size or exceed 5% of the size of the existing settlement and be in line with DM5b Design and the Sustainable Design SPD.</p> <p>Entry level exceptions sites are not acceptable in the Green Belt, on Main Open Areas, Open Breaks, Local Green Space, or areas at risk of flooding, or on designated nature conservation sites or that impact on the special character of heritage assets contrary to the provisions of Core Policy 14 Historic Environment.</p>															
Para 8.20	CMA 15	<p><b>Delete Paragraph 8.20</b>  <del>8.20 The other elements of this chapter are new or heavily changed policies from the Amended Core Strategy, however Core Policy 3 is not. It is broadly the same as the policy in the Amended Core Strategy and whilst the convention is that it should all be underlined we have shown the policy below with underlining and crossings out to indicate what is new and what remains the same as the adopted policy.</del></p>	No longer required														
Policy GRT4 – Site Allocations (1of 2)	MM 15	<p><b>Delete and amend the following content within the site allocations table:</b></p> <table border="1" data-bbox="613 826 1845 1315"> <thead> <tr> <th>Site</th> <th>Pitches</th> </tr> </thead> <tbody> <tr> <td>NUA/GRT/10 – Land at Chestnut Lodge Barnby Road, Barnby-in-the-Willows</td> <td>19</td> </tr> <tr> <td>NUA/GRT/11 – Former Belvoir Ironworks, Bowbridge Lane, Newark</td> <td>15-27</td> </tr> <tr> <td><del>NUA/GRT/12 – The Old Stable Yard, Land North of Winthorpe Road, Newark</del></td> <td><del>14</del></td> </tr> <tr> <td>NUA/GRT/13 – Land at Appleby Lodge, Barnby Road, Newark</td> <td>8</td> </tr> <tr> <td>OB/GRT/6 – Land East of Newark Road, Ollerton</td> <td>6</td> </tr> <tr> <td></td> <td><del>62-74-48-60</del></td> </tr> </tbody> </table>	Site	Pitches	NUA/GRT/10 – Land at Chestnut Lodge Barnby Road, Barnby-in-the-Willows	19	NUA/GRT/11 – Former Belvoir Ironworks, Bowbridge Lane, Newark	15-27	<del>NUA/GRT/12 – The Old Stable Yard, Land North of Winthorpe Road, Newark</del>	<del>14</del>	NUA/GRT/13 – Land at Appleby Lodge, Barnby Road, Newark	8	OB/GRT/6 – Land East of Newark Road, Ollerton	6		<del>62-74-48-60</del>	No longer deliverable
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	<del>62-74-48-60</del>																
Policy GRT 4 – Site	MM 16	<p><b>Delete the following content within Part B to the policy:</b></p>	No longer deliverable														

<p>Allocations (Part B) (2 of 2)</p>		<p><b>NUA/GRT/12 – The Old Stable Yard</b></p> <p>The site is allocated for around 14 pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:</p> <ul style="list-style-type: none"><li>• Provision of a site layout which is supported by a robust Flood Risk Assessment based on a sequential approach to site design that has, where possible, sought to accommodate pitches within those areas at least flood risk (all forms). Demonstration is also required that wider sustainability benefits to the community will be delivered and the site itself will be made safe from flood risk for its lifetime, that flood risk will not be increased elsewhere and where possible, flood risk will be reduced overall;</li><li>• The appropriate siting of the new pitches within the overall site, to ensure that the impact on the openness of the Open Break designation is minimised, and restricted to that of a localised nature. In order to support this requirement planning application(s) for the above pitches should be supported by submission of a detailed landscaping strategy. The approved contents of this strategy should then be delivered as part of implementing planning consent. The landscape strategy should provide for the following:<ul style="list-style-type: none"><li>• Retention of the existing landscape planting (including tree belts) along the sites north, east and western boundaries. Where necessary existing planting should be reinforced; and</li><li>• Provision of additional tree and hedge planting along the south western boundary to help mitigate the visual impact of the site.</li><li>• Non-residential facilities, intended to meet the recreational and amenity requirements of occupants should be designed to be communal in nature, and ensure sufficient space remains to meet identified accommodation needs within the boundaries of the site allocation. Non-residential facilities proposed at individual pitch level will require justification;</li><li>• Integration of appropriate measures to reduce noise impact from the A1 and A46, informed through the undertaking of a robust acoustic survey. This should include (but</li></ul></li></ul>	
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		<p><del>not be limited to) the use of appropriate mitigation measures, consideration being given to the positioning of pitches within the overall site, and the location and design of any amenity facilities. The acoustic performance of any static or touring caravans providing permanent accommodation within the site should be capable of meeting, or exceeding, the relevant sound levels referenced in BS8233 (or applicable successor standard).</del></p>	
<b>Appendices</b>			
Appendix A - Policies Amended or Deleted by the Adoption of this DPD	CMA 16	<b>Remove Policy CP 2A in line with MMs 13 and 14</b>	Consequential Amendment
Appendix C – Monitoring (1 of 12)	CMA 17	<b>Amend the Monitoring Key as follows:</b> <del>RSL = Registered Social Landlord</del> <u>RP = Registered Provider</u>	Factual update
Appendix C – Monitoring (2 of 12)	CMA 18	<b>Amend the indicator and target for NUA/MU/1 to delete reference to hotel</b>	Consequential Amendment
Appendix C – Monitoring (3 of 12)	CMA 19	<b>Delete the monitoring for NUA/MU/2</b>	Retained in error
Appendix C – Monitoring (4 of 12)	CMA 20	<b>Amend the implementation and indicators columns for NUA/TC/1:</b>  Delete “Newark-on-Trent Town Investment Plan (TIP); Town Centre Strategy (TCS)” and replace with <u>Town Centre Master Plan</u> in the indicator column;  In the target column amend the final point by deleting “TIP/TCS” and replace with <u>Masterplan</u>	Consequential Amendment

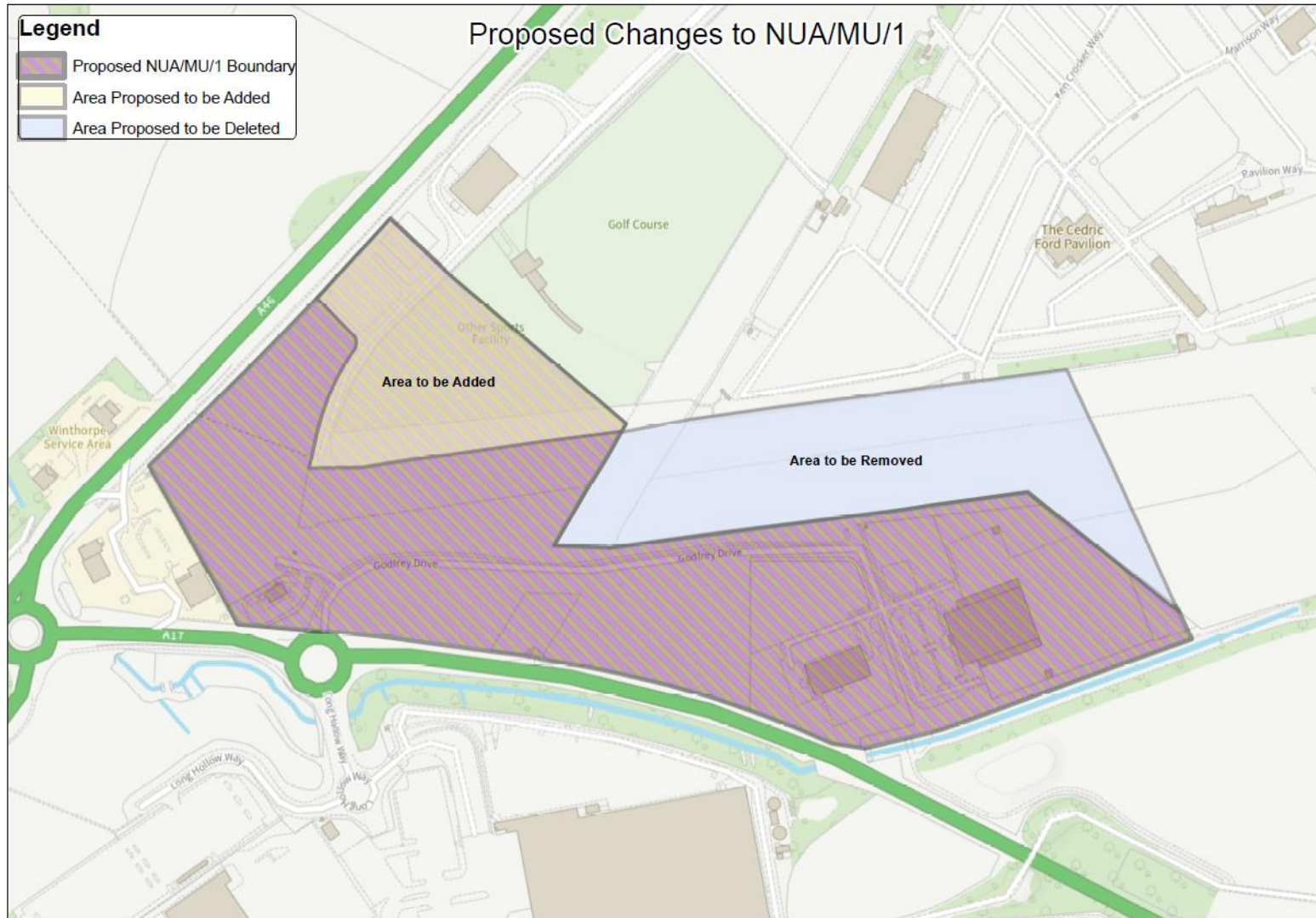
Appendix C – Monitoring (5 of 12)	CMA 21	<b>Add NUA/LC/3 to the LC 1 and 2 box and add replace “other” with <u>main</u> the indicator column</b>	Consequential Amendment
Appendix C – Monitoring (6 of 12)	CMA 22	<b>Add <u>subject to noted policy exceptions</u> to the target column of NUA/OB/1</b>	Consequential Amendment
Appendix C – Monitoring (7 of 12)	CMA 23	<b>Amend the indicators which refer to “other” town centre uses by deleting other and replacing with <u>main</u></b>	Consequential Amendment
Appendix C – Monitoring (8 of 12)	CMA 24	<b>Delete “Planning Obligations and Developer Contributions SPD” from the indicators for DM2</b>	Consequential Amendment
Appendix C – Monitoring (9 of 12)	CMA 25	<b>Amend the implementation and indicators columns for DM3:</b>  Delete “Planning Obligations and Developer Contributions SPD” from the implementation column and replace with <u>Community Infrastructure Levy</u>  Insert <u>Community Infrastructure Levy</u> in the target column	Consequential Amendment
Appendix C – Monitoring (10 of 12)	CMA 26	<b>Amend the implementation and indicators columns for DM7:</b>  Delete from the implementation column “Nottinghamshire Local Biodiversity Action Plan” and replace with <u>Proposed Local Nature Recovery Strategy</u> ; and delete Nature Conservation Strategy  Delete from the indicators column “No. of Planning Permissions and completions including proposals to preserve, create or enhance habitats” and replace with <u>Securing Biodiversity Net Gain</u>	Factual update and Consequential Amendment
Appendix C – Monitoring (11 of 12)	CMA 27	<b>Add Monitoring for Chapter 8 (See Appendix A below)</b>	Consequential Amendment

Appendix C – Monitoring (12 of 12)	CMA 28	<b>Update Employment Trajectories to show 2022/23 data (See Appendix B below):</b>	Factual update
<b>Policies Map</b>			
Map 1 – Newark North Proposals (1 of 2)	MM 17	<b>Amend Policies Map to reflect amended site area and boundary now proposed for NUA/MU/1</b>  See below details of the proposed amended areas of land to be included and removed from the allocation.	Consequential Amendment
Map 1 – Newark North Proposals (1 of 2)	MM 18	<b>Amend Policies Map to delete site allocation NUA/GRT/12 Old Stable Yard, Newark</b>	No longer deliverable
Map 6 – Southwell	CMA 29	<b>Remove Crink Lane Wood (OSS Site 432), and Brackenhurst Campus (OSS Site 491) from SP8 GIS Layer</b>  Landowners wish for designation to be removed. The land is not open space.	Factual update
Map 2 – Newark South Map 6 – Southwell Map 7 – Farnsfield Map 10 – Ollerton Map 11 – Edwinstowe	CMA 30	<b>Add updated Local Nature Reserve GIS layer to Maps in AADMDPD</b> To reflect Statement of Fact changes.	Factual update



Map 12 – Bilsthorpe Map 13 - Rainworth Map 14 – Clipstone Map 15 - Blidworth			
All	CMA 31	<b>Amend SP8 Layer title on key to read:</b>  “Spatial Policy 8 – <del>Public</del> Open Space / School Playing Fields”	For Clarity

# Main Modification 17 – NUA/MU/1 Proposed Boundary Amendments



Main Modification 18 – Removal of Proposed GRT Allocation (Old Stable Yard)



## Propose to Remove Old Stable Yard, Winthorpe Road as GRT Allocation



**Clarification Minor Amendment 29 - Remove Crink Lane Wood (OSS Site 432), and Brackenhurst Campus (OSS Site 491) from SP8**

Figure 1: Crink Lane Wood (OSS Site 432)

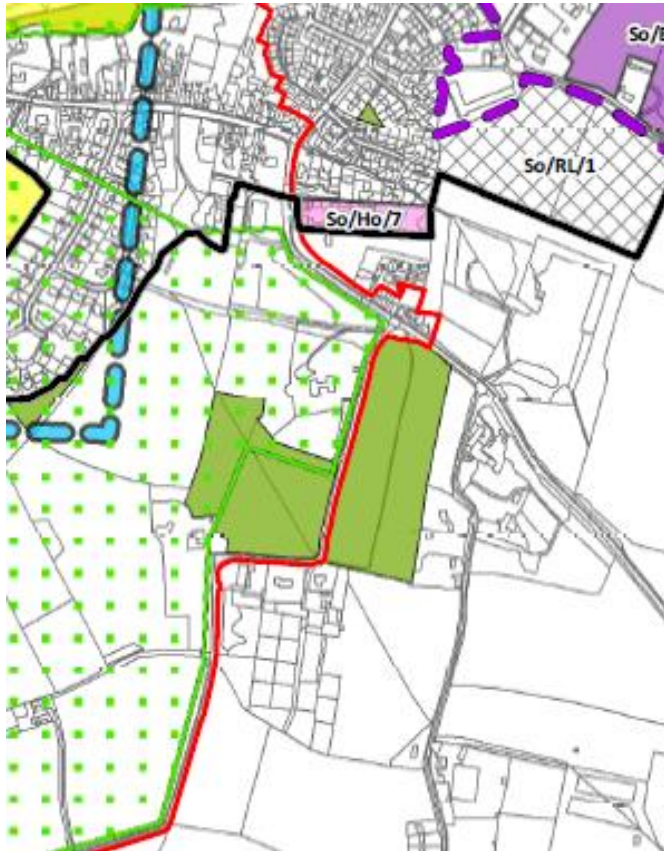


Figure 2: Brackenhurst Campus (OSS Site 491)



**Appendix A – Monitoring Chapter for Chapter 8 of AADMDPD**

CP1	Strategic/Area objectives 1, 3, 6 and 8	NSDC RPs Developers	Amended Allocations & DM DPD  Affordable housing SPD  Development Management Process	Gross affordable housing completions	To achieve 30% Affordable Housing of new development on qualifying sites.  To seek to achieve the following tenure mix of Affordable Housing across the District, on average, over a rolling five year period: 60% social rented/affordable rented housing 40% affordable home ownership products
CP2	Strategic/Area objectives 1, 2, 3 and 8	NSDC RPs Developers	Amended Allocations & DM DPD  Affordable Housing SPD  Development Management Process	Completions of rural exceptions housing	To increase rural affordable housing
CP3	Strategic/Area objectives 1, 2, 3 and 8	NSDC RPs Developers	Amended Allocations & DM DPD  Development Management Process	Average density of new dwellings completed District wide  Average density of new dwellings completed on the three strategic sites	To achieve an average minimum density of 30 dwellings per hectare  To achieve an average density between 30 to 50 dwellings per hectare three strategic sites

				No of bedrooms in new dwellings delivered	To secure appropriate housing mix, type and density in accordance with the site monitoring requirements of the Amended Allocations & DM DPD
GRT1	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers Landowners	Development management process  Gypsy and Traveller Accommodation Assessment.	Number of GRT pitches granted permission  Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community.  To maintain a 5 year land supply
GRT2	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers Landowners	Development management process  Gypsy and Traveller Accommodation Assessment.	Number of GRT pitches granted permission  Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community.  To maintain a 5 year land supply
GRT3	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers	Development management process  Gypsy and Traveller	Number of GRT pitches granted permission  Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community.

		Landowners	Accommodation Assessment.		To maintain a 5 year land supply
GRT4	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers Landowners	Development management process  Gypsy and Traveller Accommodation Assessment	Number of GRT pitches granted permission  Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community.  To maintain a 5 year land supply
GRT5	SP6, CP4, CP5, CP10 (1, 2, 3, 6, 7, 8, 11 and 14)	NSDC RPs Environment Agency Notts County Council Network Rail Developers Landowners	Development management process  Gypsy and Traveller Accommodation Assessment  Infrastructure Delivery Plan  Infrastructure Funding Statement	Number of GRT pitches granted permission  Number of GRT pitches completed  Detailed design, planning permission and delivery of the flood alleviation scheme by 2028/29	Bring forward appropriate sites to meet the needs of the community.  To maintain a 5 year land supply  Delivery of the flood alleviation scheme

## Appendix B - Employment

### Newark Area Employment Trajectories 2023 – 2033 (as at 1<sup>st</sup> April 2023)

Amended Core Strategy Requirement: 51.90ha, Provision 161.82ha

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)		Remaining ha Outside the Plan Period
						0 – 5 years (to 2028)	5 – 10 years (to 2033)	
NUA/E/2	Employment	Stephenson Way, Newark	B2/B8/E(g)	6.20	6.20	6.20	0.00	0.00
NUA/E/3	Employment	Land off Telford Drive, Newark	B2/B8/E(g)	0.88	0.88	0.88	0.00	0.00
NUA/E/4	Employment	Former Notts CC Highways Department, Newark	B2/B8/E(g)	2.07	2.07	2.07	0.00	0.00
NUA/MU/1	Mixed Use	North of the A17, Newark	Employment uses	4.44	4.44	4.44	0.00	0.00
Co/MU/1	Mixed Use	Swinderby Road and Station Road, Collingham	Employment uses	0.75	0.00	0.00	0.00	0.00
NAP2C	Core Strategy Allocation	Land around Fernwood	Includes B1	15.00	15.00	13.00	2.00	0.00
<b>Allocation totals</b>				<b>29.34</b>	<b>28.59</b>	<b>26.59</b>	<b>2.00</b>	<b>0.00</b>
Various	Extant permissions	Newark Plan Areas 1 and 2*	Various	37.62	37.62	37.62	0.00	0.00
10/01586/OUTM	Extant permission	Land South of Newark	B2/B8	50	50	14.00	28.00	8.00
<b>Totals</b>				<b>116.96</b>	<b>116.21</b>	<b>78.21</b>	<b>30.00</b>	<b>8.00</b>

\*There are no extant permissions in Newark Plan Area 3



### Newark Area Employment Land Summary

	Area (ha)	Notes
<b>Completions (ha) 01/04/13 - 31/03/23</b>	26.88	Newark & Rural South Sub Area (1): 18.99ha, Collingham Sub Area (2): 0.09ha, Rural North Sub Area (3) 7.80ha
<b>Commitments 0 – 5 Yrs</b>	51.62	
<b>Commitments 5 – 10 Yrs</b>	28.00	
<b>Allocations 0 – 5 Yrs</b>	26.59	
<b>Allocations 5 – 10 Yrs</b>	30.00	
<b>Available employment land in a designated employment area</b>	12.17	Land north and south of Cross Lane, Fernwood (7.77ha), South Airfield Farm, Winthorpe (4.40ha)
<b>Sub-total</b>	175.26	
<b>Commitments outside the plan period</b>	8.00	
<b>Allocations outside the plan period</b>	0.00	
<b>Loss of employment land 01/04/19 - 31/03/23</b>	13.44	
<b>Total deliverable ha within plan period</b>	<b>161.82</b>	

### Southwell Area Employment Trajectories 2023 – 2033

Amended Core Strategy Requirement: 4.50 ha, Provision 5.74ha

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)		Remaining ha Outside the Plan Period
						0 – 5 years (to 2028)	5 – 10 years (to 2033)	
So/E/2	Employment	East of Crew Lane, Southwell	B2/B8/E(g)	2.33	2.33	1.43	0.90	0.00
<b>Allocation totals</b>				<b>2.33</b>	<b>2.33</b>	<b>1.43</b>	<b>0.90</b>	<b>0.00</b>
Various	Extant permissions	Southwell Area	Various	0.27	0.27	0.27	0.00	0.00
<b>Totals</b>				<b>2.60</b>	<b>2.60</b>	<b>1.70</b>	<b>0.90</b>	<b>0.00</b>

### Southwell Area Employment Land Summary

	Area (ha)	Notes
<b>Completions (ha) 01/04/13 - 31/03/23</b>	3.36	
<b>Commitments 0 – 5 Yrs</b>	0.27	
<b>Allocations 0 – 5 Yrs</b>	1.43	
<b>Allocations 5 – 10 Yrs</b>	0.90	
<b>Loss of employment land 01/04/19 - 31/03/22</b>	0.22	
<b>Total deliverable ha within plan period</b>	<b>5.74</b>	

**Nottingham Fringe Area Employment Land Summary**

**Amended Core Strategy Requirement: 0.10ha, Provision 1.52ha**

	<b>Area (ha)</b>	<b>Notes</b>
<b>Completions (ha) 01/04/13 - 31/03/23</b>	0.01	
<b>Commitments 0 – 5 Yrs</b>	1.56	
<b>Allocations 0 – 5 Yrs</b>	0.00	
<b>Allocations 5 – 10 Yrs</b>	0.00	
<b>Loss of employment land 01/04/19 - 31/03/23</b>	0.05	
<b>Total deliverable ha within plan period</b>	<b>1.52</b>	

## Sherwood Area Employment Trajectories 2023 – 2033

**Amended Core Strategy Requirement: 16.20ha, Provision 31.73ha**

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)		Remaining ha Outside the Plan Period
						0 – 5 years (to 2028)	5 – 10 years (to 2033)	
OB/E/3	Employment	Land to the south of Boughton Industrial Estate, Boughton	Employment uses	3.78	3.78	3.35	0.43	0.00
Bi/E/1	Employment	Southern side of Brailwood Road, Bilsthorpe	Employment uses	2.67	2.67	1.90	0.77	0.00
<b>Allocation totals</b>				<b>6.45</b>	<b>6.45</b>	<b>5.25</b>	<b>1.20</b>	<b>0.00</b>
Various	Extant permissions	Sherwood Area	Various	0.38	0.38	0.38	0.00	0.00
16/02173/OUTM	Extant permission	Land at Thoresby Colliery	B uses	8.11	8.11	5.00	3.11	0.00
<b>Totals</b>				<b>14.94</b>	<b>14.94</b>	<b>10.63</b>	<b>4.31</b>	<b>0.00</b>

### Sherwood Area Employment Land Summary

	Area (ha)	Notes
<b>Completions (ha) 01/04/13 - 31/03/23</b>	16.88	
<b>Commitments 0 – 5 Yrs</b>	5.38	
<b>Commitments 5 – 10 Yrs</b>	3.11	
<b>Allocations 0 – 5 Yrs</b>	5.25	
<b>Allocations 5 – 10 Yrs</b>	1.20	
<b>Commitments outside the plan period</b>	3.00	
<b>Loss of employment land 01/04/19 - 31/03/22</b>	0.09	
<b>Total deliverable ha within plan period</b>	<b>31.73</b>	

### Mansfield Fringe Area Employment Trajectories 2023 – 2033

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)		Remaining ha Outside the Plan Period
						0 – 5 years (to 2028)	5 – 10 years (to 2033)	
Ra/E/1	Employment	Land West of Colliery Lane	B2/B8/E(g)	5.50	5.50	3.83	1.67	0.00
Cl/MU/1	Employment	Land at the former Clipstone Colliery	Employment uses	12.00	12.00	3.00	6.00	3.00
Bl/E/1	Employment	Land on Blidworth Industrial Park	Employment uses	0.33	0.33	0.33	0.00	0.00
<b>Allocation totals</b>				<b>17.83</b>	<b>17.83</b>	<b>7.16</b>	<b>7.67</b>	<b>3.00</b>
Various	Extant permissions	Mansfield Fringe Area	Various	0.14	0.14	0.14	0.00	0.00
<b>Totals</b>				<b>17.97</b>	<b>17.97</b>	<b>7.30</b>	<b>7.67</b>	<b>3.00</b>

Amended Core Strategy Requirement: 10.40ha, Provision 16.22ha

**Mansfield Fringe Area Employment Land Summary**

	<b>Area (ha)</b>	<b>Notes</b>
<b>Completions (ha) 01/04/13 - 31/03/22</b>	1.25	
<b>Commitments 0 – 5 Yrs</b>	0.14	
<b>Allocations 0 – 5 Yrs</b>	7.16	
<b>Allocations 5 – 10 Yrs</b>	7.67	
<b>Loss of employment land 01/04/19 - 31/03/22</b>	0.00	
<b>Total deliverable ha within plan period</b>	<b>16.22</b>	