

DEVELOPMENT MANAGEMENT (DM) POLICIES ASSESSMENT
April 2026



Purpose of this Assessment

This document provides a review of the adopted Development Management (DM) policies and those from the emerging Amended Allocations & Development Management DPD against the draft National Planning Policy Framework (NPPF) (2025).

The purpose of this assessment is to ensure that the Local Plan:

- reflects current national policy, avoids unnecessary duplication of the draft NPPF 2025, and retains only those policies that provide locally specific guidance or add clear value to decision-making.

In doing so, each policy has reviewed to determine whether it:

- duplicates national policy, provides locally specific value, and remains effective for decision making.

The NPPF is clear that plans should be concise and focused, with policies included only where they are necessary and justified. In particular, paragraph PM6 emphasises that local plans should avoid duplicating national policy and instead focus on locally specific requirements. This review therefore considers whether each DM policy continues to perform a distinct and effective role within the development plan, having regard to the need to avoid repetition of national policy and ensure that policies are locally justified.

Outcomes of the Review

Based on this assessment, each policy has been assigned one of the following outcomes:

- **Continue policy approach** – where the policy context provides clear, locally specific value not addressed in national policy
- **Amend/Streamline policy approach** – where the policy remains relevant but requires simplification or a stronger local focus
- **Non continuation of policies** – where the policy largely duplicates national policy or relates to procedural or detailed matters better addressed outside of the Local Plan

A summary of the recommended outcomes is set out below:

Outcome	Policies
Continue policy approach	DM1, DM2, DM9, DM11
Amend/Streamline policy approach	DM3, DM4, DM5(c), DM7, DM8, DM13
Non continuation of policies	DM5(a-b-d), DM6, DM10, DM12,

Current policy Allocations & Development Management DPD	Current policy wording	Amended policy Amended Allocations & Development Management DPD	Amended policy wording	Amended Policy After Final Modifications to Amended Allocations & Development Management DPD	Assessment against NPPF Draft 2025	Outcome
DM1	<p>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 Policies 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.</p>	DM1	<p>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 Policies 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 Amended Core Strategy and other relevant Development Plan Documents.</p>		<p>The NPPF establishes the principle that development should be supported within settlements through the presumption in favour of sustainable development. S3 supports development proposals within settlements, S4 requires plans to identify and define settlement boundaries, and S2 enables a broad range of uses within settlements. However, the NPPF does not define locally specific settlement roles, such as Sub-Regional Centres, Service Centres or Principal Villages, nor does it apply a locally derived settlement hierarchy. In line with paragraph PM6, which seeks to avoid duplication of national policy and focus on locally specific requirements, DM1 provides this additional local framework.</p>	<p>Position: Continue policy approach As the NPPF provides only a high-level framework through S2–S4 and does not define or apply a locally specific settlement hierarchy, it does not replace the function of DM1. DM1 approach should therefore be retained and applied to a new policy, as it establishes the settlement hierarchy and supports the spatial distribution of development across the plan area, consistent with paragraph PM6.</p>
DM2	<p>Development on Allocated Sites Within sites allocated in the Allocations & Development Management</p>	DM2	<p>Development on Allocated Sites Within sites allocated in the Amended Allocations & Development</p>		<p>The NPPF supports a plan-led approach to development, including the allocation of sites and the expectation that proposals in accordance</p>	<p>Position: Continue policy approach While the NPPF supports the allocation and delivery of development sites, it does not provide</p>

	<p>Development Plan Document (A&DM DPD), 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&DM DPD and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.</p> <p>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&DM DPD.</p> <p>Development proposals within the Newark Strategic Sites will be assessed against Area Policies NAP 2A, 2B & 2C, and the other considerations set out above.</p>		<p>Management Development Plan Document (AA&DM DPD), 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 AA&DM DPD and make appropriate contributions to infrastructure provision in accordance with the Council's latest, most up to date evidence Developer Contributions & Planning Obligations SPD.</p> <p>It is anticipated that allocated sites will be developed comprehensively with an accompanying site masterplan to reflect phasing and infrastructure provision. Where comprehensive development proposals cannot be prepared, proposals should be developed to ensure that they do not prejudice the proper overall delivery of the whole allocation.</p> <p>Development proposals which prejudice proper overall delivery will be refused.</p> <p>In addition to national and local submission requirements, proposals on allocated sites should be accompanied by transport, flood risk and</p>		<p>with an up-to-date development plan should be approved through the presumption in favour of sustainable development set out in S3. It also requires plans to identify land to meet development needs and supports the coordinated delivery of development, infrastructure provision, and the use of site-specific assessments where necessary, as part of the wider framework set out in S2.</p> <p>However, the NPPF does not set out site-specific requirements for individual allocations, identify key delivery constraints, or define expectations for development to come forward in a coordinated way. It also does not address how infrastructure provision should reflect locally evidenced priorities and delivery arrangements.</p> <p>In line with paragraph PM6, DM2 provides locally specific detail to support the effective and coordinated delivery of allocated sites.</p>	<p>site specific requirements or set out how development should be coordinated and supported by infrastructure at a local level.</p> <p>DM2 approach should therefore be retained and applied to a new policy, as it provides locally specific guidance to support the coordinated and effective delivery of allocated sites, and is consistent with paragraph PM6.</p>
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			<p>other appropriate assessments sufficient to address the site-specific issues identified in the AA&DM DPD.</p> <p>Development proposals within the Strategic Sites at Newark and Edwinstowe will be assessed against Area Policies NAP 2A, 2B, 2C, ShAP4 and the other considerations set out above.</p>			
DM3	<p>Developer Contributions and Planning Obligations</p> <p>The delivery of planned growth set out in the Core Strategy is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Council. Planning applications will be expected to include appropriate infrastructure provision. A Planning Obligations / Developer Contributions SPD will provide the methodology for the delivery of the appropriate infrastructure. The SPD will also set out the methods by which</p>	DM3	<p>Developer Contributions and Planning Obligations</p> <p>Identified infrastructure needs will be met through a combination of Community Infrastructure Levy, planning conditions and obligations and, where appropriate, funding assistance from the Council.</p> <p>The Council will work with Nottinghamshire County Council, neighbouring Local Authorities and infrastructure partners to ensure that development is supported by the timely, and where appropriate phased, provision of necessary physical, social and green/blue infrastructure and where appropriate its maintenance.</p> <p>Delivery of the planned growth set out in the Amended Core Strategy requires provision of</p>		<p>The NPPF establishes a comprehensive national framework for securing infrastructure and mitigation to support development. PM12 requires development plans to set out the contributions expected from development, including infrastructure, while national policy also sets clear tests for planning obligations and conditions. In addition, PM10 emphasises the importance of coordinated working with infrastructure providers to support delivery. However, the NPPF does not provide locally specific detail on infrastructure requirements for particular sites, identify key delivery constraints, or set out how infrastructure provision should be prioritised and delivered in the local context.</p>	<p>Position: Amend / streamline policy approach As the NPPF provides a detailed national framework for developer contributions, planning obligations and infrastructure delivery, it largely covers the general principles addressed by DM3. DM3 policy approach should therefore be streamlined and applied to a new policy to avoid duplication, with its remaining role focused on identifying locally specific infrastructure priorities and supporting the delivery of development in accordance with the plan, consistent with paragraph PM6.</p>

	financial contributions will be calculated.		appropriate infrastructure to ensure the development of sustainable communities. Development that does not adequately address its impact will not be regarded as sustainable development. Planning applications will be expected to demonstrate consideration of identified site-based infrastructure needs and make clear how these needs will be met, guided by the Council's latest, most up to date evidence. Where on-going maintenance and management of infrastructure is required, a management plan will be required to ensure the quality of the provision remains in the long term. This will be agreed through a S106 agreement or any other suitable mechanism.			
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 standalone projects and part of other development, its	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 standalone projects and part of other development, its	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 standalone projects and part of other development, its	The NPPF places strong emphasis on addressing climate change through the planning system. Section 5 requires plans to take a proactive approach, with CC1 setting the overarching framework, CC2 focusing on mitigation including the delivery of renewable and low-carbon energy, and CC3 addressing adaptation. National	Position: Amend / streamline policy approach As the NPPF provides a detailed and supportive national framework for renewable and low-carbon energy development, including through CC1-CC3 and the strong policy weight in favour of such development in W3, it largely covers the general principles and balancing

	<p>associated infrastructure and the retrofitting 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:</p> <ol style="list-style-type: none"> 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 and 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. 		<p>associated infrastructure (including battery storage) and the retrofitting 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:</p> <ol style="list-style-type: none"> 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 and 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. Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable: <ul style="list-style-type: none"> • In areas identified set 	<p>associated infrastructure (including battery storage) and the retrofitting 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:</p> <ol style="list-style-type: none"> 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 and 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. Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be 	<p>policy also gives significant weight to the benefits of renewable and low carbon energy in decision making, including through W3, and provides a comprehensive framework for assessing impacts through its wider policies. However, the NPPF does not set out locally specific considerations, such as particular sensitive locations or locally evidenced constraints affecting renewable and low-carbon energy development. In line with paragraph PM6, DM4 adds value by identifying these locally specific factors and providing additional guidance to support decision-making.</p>	<p>exercise addressed by DM4. DM4 policy approach should therefore be streamlined and applied to a new policy to avoid duplication, with its remaining role focused on locally specific matters, such as identified constraints and sensitivities, in order to support decision-making and plan delivery, consistent with paragraph PM6.</p>
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			<p>away from sensitive receptors and identified as suitable for wind energy development in the Development Plan;</p> <ul style="list-style-type: none"> • Where it is demonstrated that the local community has been consulted and are supportive; and • Where the planning impacts identified by the affected local community have been fully addressed. 	<p>considered acceptable in areas set away from sensitive receptors. Guidance on applications for wind turbines is provided by the District Council's Wind Energy SPD and guidance on solar power applications will be provided by the District Council's Solar Energy SPD.</p>		
DM5	<p>Design</p> <p>In accordance with the requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria:</p> <p>1. Access Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible.</p> <p>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 justification.</p> <p>3. Amenity The layout of development within sites</p>	DM5 – Deleted				

	<p>and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and 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 justification.</p> <p>The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.</p> <p>4. Local Distinctiveness and Character The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.</p>					
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	<p>In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.</p> <p>Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.</p> <p>Inappropriate backland and other uncharacteristic forms of development will be resisted.</p> <p>Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.</p> <p>5. Trees, Woodlands, Biodiversity & Green Infrastructure</p> <p>In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, wherever</p>					
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	<p>possible, be protected and enhanced. Wherever possible, this should be through integration and connectivity of the Green Infrastructure to deliver multi-functional benefits.</p> <p>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.</p> <p>7. Ecology Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to date ecological assessment, including a habitat survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. 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</p>					
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	<p>where significant impacts cannot be avoided.</p> <p>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.</p> <p>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,</p>					
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	<p>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.</p> <p>10. Advertisements 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</p>					
		<p>DM5(a)</p>	<p>The Design Process The District Council will expect the following design process to be adopted for all proposed development (with the exception of householder development). Such development proposals shall be informed by, and respond to, a robust site and contextual appraisal that will involve identifying constraints and opportunities and satisfy the requirements of the National Design Guide and any locally adopted Design Codes where relevant to the proposal. New residential development will also need to perform positively against Building for a Healthy</p>	<p>The Design Process The District Council will expect the following design process to be adopted for all proposed development (with the exception of householder development). Such development proposals shall be informed by, and respond to, a robust site and contextual appraisal that will involve identifying constraints and opportunities and satisfy the requirements of the National Design Guide and any locally adopted Design Codes where relevant to the proposal. All new residential development (unless otherwise identified by the Council) will also need to perform positively against</p>	<p>The NPPF provides a comprehensive national framework for achieving high quality design through Section 14 <i>Achieving well-designed and beautiful places</i>. Plan-making policy DP1 requires plans to set clear design expectations and identify where design guides, codes and masterplans are necessary, while decision-making policies DP3 and DP4 emphasise that design quality and the design process should be considered throughout the evolution of development proposals. The NPPF also promotes the use of the National Design Guide and supports early</p>	<p>Position: Non continuation of policies As the NPPF provides a detailed framework for design through Sections 3 and 14, including clear expectations for the design process through DP1, DP3 and DP4, DM5(a) largely duplicates national policy. Given that this element primarily relates to process rather than locally specific policy requirements, it is not essential as a standalone development management policy. DM5(a) policy approach should therefore not be continued to a new policy and would be more appropriately addressed through supporting guidance, such as an SPD</p>

			<p>Life (or any successor version of the tool). The Design Process</p> <p>Design Stage 1: Understanding the site and its context; identifying and responding to opportunities and constraints.</p> <p>Design Stage 2: Creating a vision for the development.</p> <p>Design Stage 3: Exploring ideas and options.</p> <p>Design Stage 4: Developing detailed designs.</p> <p>Development will be supported where the application material demonstrates that the site and its context, both positive and negative, has been understood and respected; with opportunities and constraints identified, considered, and responded to appropriately.</p> <p>Applications should provide evidence of each stage from the outset (where appropriate) and whilst there is flexibility for schemes to evolve as part of this process, it is important that design and layout is not retrofitted.</p> <p>For all developments (with the exception of householder</p>	<p>Building for a Healthy Life (or any successor version of the tool).</p> <p>The Design Process</p> <p>Design Stage 1: Understanding the site and its context; identifying and responding to opportunities and constraints.</p> <p>Design Stage 2: Creating a vision for the development.</p> <p>Design Stage 3: Exploring ideas and options.</p> <p>Design Stage 4: Developing detailed designs.</p> <p>Development will be supported where the application material demonstrates that the site and its context, both positive and negative, has been understood and respected; with opportunities and constraints identified, considered, and responded to appropriately.</p> <p>Applications should provide evidence of each stage from the outset (where appropriate) and whilst there is flexibility for schemes to evolve as part of this process, it is important that design and layout is not retrofitted.</p> <p>For all developments (with the exception of householder developments and those otherwise identified by</p>	<p>engagement with local planning authorities and communities.</p> <p>However, the elements of DM5(a) primarily relate to design process and supporting information, rather than locally distinctive policy requirements.</p> <p>In line with paragraph PM6, these matters are already comprehensively addressed at the national level and do not require repetition in local policy.</p>	<p>or design guidance for applicants, consistent with paragraph PM6.</p>
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			<p>developments and those otherwise identified by the Council), opportunities and constraints will be encouraged to be validated through robust and meaningful engagement with the local planning authority (pre-application discussion). Developers are strongly encouraged to engage with local communities and other stakeholders at any early stage of the process, enabling them the opportunity to shape development proposals. The information required in support of applications is set out in the Council's Planning Application Local Validation Checklist.</p>	<p>the Council), opportunities and constraints will be encouraged to be validated through robust and meaningful engagement with the local planning authority (pre-application discussion). Developers are strongly encouraged to engage with local communities and other stakeholders at any early stage of the process, enabling them the opportunity to shape development proposals. The information required in support of applications is set out in the Council's Planning Application Local Validation Checklist.</p>		
		DM5(b)	<p>Design 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: In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, having addressed the design principles set out in the</p>	<p>Design 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: 1 Access Provision should be made for safe and inclusive access to new development. Integration of sustainable and active modes of travel is</p>	<p>The NPPF provides an extensive national framework for achieving high quality design through Section 14 Achieving well-designed and beautiful places, supported by related thematic policies. Decision-making policy DP3 sets out comprehensive principles for well-designed places, covering matters such as context, character, amenity, movement, public space, health, biodiversity and climate considerations, and</p>	<p>Position: Non continuation of policies As the NPPF now provides a comprehensive and directly applicable framework for assessing design quality, including through Section 14 and decision-making policy DP3, it covers the majority of the matters currently addressed by DM5(b). The detailed, criteria-based approach in DM5(b) policy approach should therefore not be continued to a new policy as it largely duplicates</p>

			<p>National Design Guide and any local Design Codes, all proposals for new development shall be assessed against the following criteria:</p> <p>1 Access Provision should be made for safe and inclusive access to new development. Integration of sustainable and active modes of travel is encouraged and, where practicable, developments should include dedicated walking and cycling corridors, connecting to existing defined routes in the surrounding area, making use of multifunctional Green Infrastructure.</p> <p>2 Parking Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Parking for vehicles and cycles in new residential development should be appropriate in terms of amount, design and layout, in accordance with the adopted Residential Cycle and Car Parking Design Guide SPD, Development resulting in the loss of parking provision will require justification. Proposals should give careful consideration to</p>	<p>encouraged and, where practicable, developments should include dedicated walking and cycling corridors, connecting to existing defined routes in the surrounding area, making use of multifunctional Green Infrastructure.</p> <p>2 Parking Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Parking for vehicles and cycles in new residential development should be appropriate in terms of amount, design and layout, in accordance with the adopted Residential Cycle and Car Parking Design Guide SPD, Development resulting in the loss of parking provision will require justification. Proposals should give careful consideration to the location of vehicle and cycle parking in relation to public transport provision in order to maximise opportunities for multi modal travel.</p> <p>3 Amenity The layout of development within sites and separation distances from neighbouring development should be</p>	<p>makes clear that poorly designed development should be refused. The NPPF also addresses many of the detailed matters included within DM5(b) through its wider policies, including sustainable transport, amenity, environmental quality, flood risk, biodiversity and health. However, the majority of the criteria within DM5(b) reflect these national policy principles rather than locally specific requirements. In line with paragraph PM6, this significantly reduces the need for a broad, criteria-based local design policy.</p>	<p>national policy and does not align with paragraph PM6, which seeks to avoid repetition of national policies and ensure that local plans focus on locally specific requirements. Any locally specific design requirements should instead be set out through supplementary planning documents or design codes, rather than through a broad, criteria-based development management policy.</p>
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			<p>the location of vehicle and cycle parking in relation to public transport provision in order to maximise opportunities for multi modal travel.</p> <p>3 Amenity 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, loss of light and privacy. All proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers. 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 justification. The presence of existing development which has the potential for a detrimental impact on new development should also be taken into</p>	<p>sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. All proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers. 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 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.</p> <p>4 Local Distinctiveness and Character The rich local distinctiveness of the District's landscape and character of built form</p>		
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			<p>account and mitigated for in proposals.</p> <p>New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.</p> <p>4 Local Distinctiveness and Character</p> <p>The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.</p> <p>In accordance with Core Policy 13 of the Amended Core Strategy, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.</p> <p>Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area. Inappropriate</p>	<p>should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.</p> <p>In accordance with Core Policy 13 of the Amended Core Strategy, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.</p> <p>Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area. Inappropriate backland and other uncharacteristic forms of development will be resisted.</p> <p>Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.</p> <p>5 Public Realm</p> <p>New development should create new or strengthen existing street and public</p>		
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			<p>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.</p> <p>5 Public Realm New development should create new or strengthen existing street and public space networks, where appropriate assisting in the delivery of the Council's Open Space Assessment & Strategy. New development shall contribute positively towards creating a well-defined, well-used, safe and attractive public realm, including tree lined streets where possible. The interface between buildings and the public realm is of critical importance and should have strong boundary treatments or well resolved threshold spaces with opportunities for natural surveillance required. The quality of the public realm will be negatively affected where threshold design (and in particular, the storage of recycling and waste containers) has been poorly considered. The District Council will seek to ensure that the quality of the public realm is</p>	<p>space networks, where appropriate assisting in the delivery of the Council's Open Space Assessment & Strategy. New development shall contribute positively towards creating a well-defined, well-used, safe and attractive public realm, including tree lined streets where possible. The interface between buildings and the public realm is of critical importance and should have strong boundary treatments or well resolved threshold spaces with opportunities for natural surveillance required. The quality of the public realm will be negatively affected where threshold design (and in particular, the storage of recycling and waste containers) has been poorly considered. The District Council will seek to ensure that the quality of the public realm is safeguarded through carefully considered solutions relating to:</p> <ul style="list-style-type: none"> • boundary demarcations • changes in level • utility boxes and flues • recycling and waste storage, and • car parking. <p>Development proposals which affect, or add to, the public realm should create a well defined,</p>		
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			<p>safeguarded through carefully considered solutions relating to:</p> <ul style="list-style-type: none"> • boundary demarcations • changes in level • utility boxes and flues • recycling and waste storage, and • car parking. <p>Development proposals which affect, or add to, the public realm should create a well defined, easily navigable and accessible network of streets and spaces and ensure that convenient access is provided for all users whilst prioritising the needs of pedestrians, cyclists, public transport users, and people with a range of disabilities, and emergency and service vehicles.</p> <p>6 Trees, Woodland, Biodiversity and Green and Blue Infrastructure</p> <p>In accordance with Core Policy 12 of the Amended Core Strategy, all natural features within or adjacent to development sites should not be unnecessarily adversely impacted and development should first seek to respect existing features before the Council will consider removal of such features. The starting point should be through integration and connectivity of Green Infrastructure to deliver multi-functional benefits</p>	<p>easily navigable and accessible network of streets and spaces and ensure that convenient access is provided for all users whilst prioritising the needs of pedestrians, cyclists, public transport users, and people with a range of disabilities, and emergency and service vehicles.</p> <p>6 Trees, Woodland, Biodiversity and Green and Blue Infrastructure</p> <p>In accordance with Core Policy 12 of the Amended Core Strategy, all natural features within or adjacent to development sites should not be unnecessarily adversely impacted and development should first seek to respect existing features before the Council will consider removal of such features. The starting point should be through integration and connectivity of Green Infrastructure to deliver multi-functional benefits and should be incorporated into a landscaping scheme that mitigates any loss and / or the effects of the development on the local landscape. A holistic approach shall be adopted with respect to the design and integration of green and blue infrastructure into new development,</p>		
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			<p>and should be incorporated into a landscaping scheme that mitigates any loss and / or the effects of the development on the local landscape.</p> <p>A holistic approach shall be adopted with respect to the design and integration of green and blue infrastructure into new development, creating opportunities for habitat creation, water management and attractive and memorable places.</p> <p>7 Ecology</p> <p>Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to-date ecological assessment, including a Habitat Survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. 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 significant impacts cannot be avoided. New Development should deliver an evidenced net gain in</p>	<p>creating opportunities for habitat creation, water management and attractive and memorable places.</p> <p>7 Ecology</p> <p>Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to-date ecological assessment, including a Habitat Survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. 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 significant impacts cannot be avoided. New Development should deliver an evidenced net gain in biodiversity appropriately integrated into design and layout in accordance with Policy DM7.</p> <p>8 Crime & Disorder</p> <p>The potential for creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the</p>		
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			<p>biodiversity appropriately integrated into design and layout in accordance with Policy DM7.</p> <p>8 Crime & Disorder The potential for 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.</p> <p>9 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.</p> <p>10 Flood Risk and Water Management The Council will, in line with Policy DM5(c)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</p>	<p>layout and design of the proposal and / or off-site measures should be included as part of development proposals.</p> <p>9 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.</p> <p>10 Flood Risk and Water Management The Council will, in line with Policy DM5(c)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</p>		
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			<p>development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones.</p> <p>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 and where possible, pursue opportunities to reduce flood risk overall.</p> <p>All application for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.</p> <p>All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.</p> <p>All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality,</p>	<p>be safe for the intended users without increasing flood risk elsewhere and where possible, pursue opportunities to reduce flood risk overall.</p> <p>All application for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.</p> <p>All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.</p> <p>All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.</p> <p>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that</p>		
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			<p>Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.</p> <p>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</p> <p>Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.</p> <p>11 Health and Wellbeing Development that supports improvements to health and wellbeing will be supported. This should ensure that new development:</p> <ul style="list-style-type: none"> • Are age friendly, inclusive, safe and attractive, and easily accessible on foot or by bicycle. Where appropriate this should integrate dementia friendly design principles; • Have strong sense of place which encourages social interaction; • Are designed to promote active travel and other physical activity through the 	<p>the SuDS are maintained in perpetuity.</p> <p>Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.</p> <p>11 Health and Wellbeing Development that supports improvements to health and wellbeing will be supported. This should ensure that new development:</p> <ul style="list-style-type: none"> • Are age friendly, inclusive, safe and attractive, and easily accessible on foot or by bicycle. Where appropriate this should integrate dementia friendly design principles; • Have strong sense of place which encourages social interaction; • Are designed to promote active travel and other physical activity through the arrangement of buildings and uses, access to open space and landscaping; • Through the arrangement of buildings and uses, promote access to open space and landscaping, and the provision of facilities to support walking. <p>12 Waste & Recycling Waste and recycling storage and collection must be carefully</p>		
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			<p>arrangement of buildings and uses, access to open space and landscaping;</p> <ul style="list-style-type: none"> • Through the arrangement of buildings and uses, promote access to open space and landscaping, and the provision of facilities to support walking. <p>12 Waste & Recycling Waste and recycling storage and collection must be carefully considered to be both functional and appropriately integrated into the design of all buildings. There should be sufficient space / access for the storage of all bins to be away from the front elevation of the property so as not to have a negative visual impact on street amenity.</p> <p>13 Advertisements 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.</p> <p>14 Design SPD & Design Codes Further guidance will be set out within a SPD to be prepared by the Council in accordance with the NPPF and the National Design Guide</p>	<p>considered to be both functional and appropriately integrated into the design of all buildings. There should be sufficient space / access for the storage of all bins to be away from the front elevation of the property so as not to have a negative visual impact on street amenity.</p> <p>13 Advertisements 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.</p> <p>14 Design SPD & Design Codes Further guidance will be set out within a SPD to be prepared by the Council in accordance with the NPPF and the National Design Guide requirements. Local Design Codes, masterplans and design briefs will be prepared to provide a detailed framework for the assessment of development proposals within particular areas and sites within District.</p>		
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			requirements. Local Design Codes, masterplans and design briefs will be prepared to provide a detailed framework for the assessment of development proposals within particular areas and sites within District.			
		DM5(c)	<p>Sequential Test</p> <p>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. Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding.</p> <p>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</p>	<p>Sequential Test</p> <p>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 (all sources). Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding.</p> <p>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 justify restricting</p>	<p>The NPPF provides a detailed and comprehensive national framework for managing flood risk and water. Section 18 requires a risk-based approach to flood risk, supported by plan-making policies F1 and F2 and decision-making policies F4 to F7, which set out requirements for site-specific flood risk assessments, the application of the Sequential and Exception Tests, and ensuring development is safe for its lifetime without increasing flood risk elsewhere. National policy also supports the use of sustainable drainage systems through F8 and addresses climate change adaptation through CC3. Collectively, these policies establish a robust and directly applicable national framework governing flood risk, drainage and water management.</p>	<p>Position: Amend/Streamline policy approach As the NPPF provides a comprehensive and directly applicable framework for flood risk and water management, including through Section 18 and policies F1–F8 together with CC3, it covers the majority of the matters addressed by DM5(c). DM5(c) should therefore be amended to remove duplication of national policy, with added content focused solely on locally specific flood risk issues, such as critical drainage areas, locally evidenced surface water constraints, and locally relevant delivery or maintenance arrangements. In accordance with paragraph PM6.</p>

			<p>needs assessment will not normally justify restricting application of the test to that location, except in the circumstances outlined below.</p> <p>In order to help maintain the viability and vitality of rural villages below the Principal Village level of the Settlement Hierarchy greater flexibility will be provided, where the presence of large areas in Flood Zones 2 and 3 constrains the availability of suitable land and the proposed development is necessary to sustain the existing community. To demonstrate that housing development is necessary to sustain an existing community, proposals will be expected to be supported by:</p> <ul style="list-style-type: none"> • An up-to-date and appropriately constituted Housing Needs Survey, specific to that community and identifying a form of need which the proposal would contribute towards meeting; and/or • Provision of a robust case that the proposal would make a meaningful contribution towards the sustaining of services and facilities in that community. 	<p>application of the test to that location, except in the circumstances outlined below.</p> <p>In order to help maintain the viability and vitality of rural villages below the Principal Village level of the Settlement Hierarchy greater flexibility will be provided, where the presence of large areas in Flood Zones 2 and 3 constrains the availability of suitable land and the proposed development is necessary to sustain the existing community. To demonstrate that housing development is necessary to sustain an existing community, proposals will be expected to be supported by:</p> <ul style="list-style-type: none"> • An up-to-date and appropriately constituted Housing Needs Survey, specific to that community and identifying a form of need which the proposal would contribute towards meeting; and/or • Provision of a robust case that the proposal would make a meaningful contribution towards the sustaining of services and facilities in that community. <p>Where a 'made' Neighbourhood Plan provides support for</p>	<p>However, the NPPF does not identify locally specific flood risk issues, such as critical drainage areas or locally evidenced surface water constraints, nor does it set out locally specific expectations for delivery and maintenance arrangements.</p> <p>In line with paragraph PM6, DM5(c) can add value by addressing these locally specific flood risk issues and delivery considerations.</p>	
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			<p>Where a 'made' Neighbourhood Plan provides support for housing development within a defined settlement boundary, or for rural affordable housing adjacent to that boundary under Core Policy 2, then this will provide justification for restriction of the Test to the Neighbourhood Area. Where the undertaking of the Test is necessary then applicants are encouraged to positively engage with the District Council at an early stage in order to agree appropriate parameters.</p>	<p>housing development within a defined settlement boundary, or for rural affordable housing adjacent to that boundary under Core Policy 2, then this will provide justification for restriction of the Test to the Neighbourhood Area. Where the undertaking of the Test is necessary then applicants are encouraged to positively engage with the District Council at an early stage in order to agree appropriate parameters.</p>		
		DM5(d)	<p>Water Efficiency Measures in New Dwellings Proposals for new dwellings should meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, or relevant successor standard, as set out through the Building Regulations</p>		<p>The NPPF addresses water efficiency primarily through Section 5 <i>Meeting the challenge of climate change</i> alongside the plan-making framework. Policy CC1 allows development plans to set local water efficiency standards where justified, while PM13 confirms that such standards should be established through development plan policies where supported by robust evidence, such as water stress. PM13 also makes clear that local standards should not cover matters already addressed by Building Regulations, except in specific</p>	<p>Position: Non continuation of policies As the NPPF provides a clear and sufficient framework for setting and applying water efficiency standards through plan-making, including through CC1 and PM13, DM5(d) does not perform a distinct development management function. PM13 makes clear that local standards should not duplicate matters already addressed by Building Regulations, except where a higher standard is justified, such as in areas of water stress. DM5(d) policy approach should therefore not be continued to a new</p>

					<p>circumstances, and should be applied through clearly defined plan-making policies rather than repeated at the decision-making stage.</p> <p>The NPPF therefore provides a clear and proportionate mechanism for applying water efficiency standards.</p> <p>As drafted, DM5(d) largely restates the optional higher standard already provided for through national policy and Building Regulations and does not introduce locally distinctive decision-making criteria.</p>	<p>policy. As these matters can be effectively addressed through Building Regulations rather than a separate DM planning policy, which would be in accordance with paragraphs PM6.</p>
DM6	<p>Householder Development</p> <p>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:</p> <ol style="list-style-type: none"> 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 users including loss of privacy, 	DM6	<p>Householder Development</p> <p>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:</p> <ol style="list-style-type: none"> 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 users including loss of privacy, 		<p>The NPPF provides a comprehensive national framework for assessing householder development through its decision-making policies. Section 14, including policy DP3, sets out clear expectations for design quality, requiring development to respond positively to local character and provide acceptable living conditions for existing and future occupiers. Matters relating to access, parking and highway safety are addressed through Section 15 Promoting sustainable transport.</p>	<p>Position: Non continuous of policy</p> <p>As the NPPF provides a comprehensive and directly applicable framework for assessing householder development, including through Section 14 and policy DP3, together with Sections 15, 17 and 20, it already addresses the key considerations set out in DM6.</p> <p>The criteria-based approach in DM6 largely duplicates national policy and does not introduce locally specific requirements or measurable standards.</p>

	<p>light and overbearing impact;</p> <p>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.</p> <p>4. The host dwelling retains a reasonable amount of amenity space relative to its size;</p> <p>5. The proposal respects the design, materials and detailing of the host dwelling, and;</p> <p>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.</p>		<p>light and overbearing impact;</p> <p>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.</p> <p>4. The host dwelling retains a reasonable amount of amenity space relative to its size;</p> <p>5. The proposal respects the design, materials and detailing of the host dwelling, and;</p> <p>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. Further guidance is set out in the Householder Development Supplementary Planning Document.</p>		<p>Impacts on residential amenity, including privacy, light, outlook and overbearing effects, are addressed through Section 17 Pollution, public protection and security, while impacts on heritage assets and their settings are addressed through Section 20 Conserving and enhancing the historic environment. Collectively, these policies provide a broad and directly applicable framework covering the key considerations relevant to householder development, including design, amenity, transport and heritage impacts.</p> <p>However, the criteria-based approach in DM6 largely restates these national policy principles and does not introduce locally specific requirements or measurable standards. Detailed guidance on matters such as separation distances, scale and layout is instead provided through the Householder Development Supplementary Planning Document.</p> <p>In line with paragraph PM6, this limits the need for a standalone development management policy.</p>	<p>Detailed guidance on matters such as scale, layout, separation distances and the relationship to neighbouring properties is instead provided through the Householder Development Supplementary Planning Document, which reflects local circumstances and supports consistent decision-making. DM6 policy approach should therefore not be continued, in accordance with paragraph PM6, with reliance placed on national policy and with an amended householder SPD.</p>
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<p>DM7</p>	<p>Biodiversity and Green Infrastructure New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. As set out in Core Policy 12 public open space provided in connection within allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England. 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</p>	<p>DM7</p>	<p>Biodiversity and Green Infrastructure New development, in line with the requirements of Core Policy 12 of the Amended Core Strategy, should protect, promote and enhance biodiversity and the ecological network of habitats, species and sites of international, national and local importance. Considering the impact of Development Proposals on the Ecological Network In considering the impact of development proposals on the various different elements of the ecological network of sites and habitats the following approaches will be followed: a) Special Areas of Conservation and Special Protection Areas Planning permission will not be granted for development proposals on, or affecting European sites including, Special Areas of Conservation or Special Protection Areas unless it is directly connected with or necessary to the management of the site and does not significantly harm the integrity of the site. b) Birklands & Billhaugh Special Area of</p>	<p>Biodiversity and Green Infrastructure New development, in line with the requirements of Core Policy 12 of the Amended Core Strategy, should protect, promote and enhance biodiversity and the ecological network of habitats, species and sites of international, national and local importance. Considering the impact of Development Proposals on the Ecological Network In considering the impact of development proposals on the various different elements of the ecological network of sites and habitats the following approaches will be followed: a) Special Areas of Conservation and Special Protection Areas Planning permission will not be granted for development proposals on, or affecting European sites including, Special Areas of Conservation or Special Protection Areas unless it is directly connected with or necessary to the management of the site and does not significantly harm the integrity of the site. b) Birklands & Billhaugh Special Area of</p>	<p>The NPPF provides a comprehensive national framework for biodiversity protection, enhancement and green infrastructure through Section 19 Conserving and enhancing the natural environment. Plan-making policies N2 and N6 establish the mitigation hierarchy, require the avoidance of significant harm to biodiversity, and provide strong protection for designated sites, irreplaceable habitats, ancient woodland, veteran trees and protected species. The NPPF also embeds statutory Biodiversity Net Gain requirements, requiring measurable net gains to be secured for a minimum of 30 years, and makes clear that development plans should not duplicate or exceed statutory requirements except in limited and clearly justified circumstances. This approach is reinforced by paragraph PM6. Collectively, these policies provide a detailed and directly applicable national framework for biodiversity protection and enhancement.</p>	<p>Position: Amend / streamline policy approach As the NPPF provides a comprehensive and directly applicable framework for biodiversity protection, including through Section 19 and statutory Biodiversity Net Gain requirements, it largely covers the general principles addressed by DM7. However, DM7 continues to perform an important role where it sets out locally specific ecological mitigation requirements, such as SANG provision, site-specific mitigation measures, or other locally evidenced mechanisms. DM7 policy approach should therefore be streamlined and applied to a new policy, with its retained role focused only on these locally specific requirements, in accordance with paragraph PM6.</p>
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	<p>management of the site for nature conservation and public access and does not significantly harm the integrity of the site.</p> <p>For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.</p> <p>On sites of regional or local importance, including previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, 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.</p> <p>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</p>		<p>Conservation</p> <p>Public open space provided in connection with new residential development (including allocations) in settlements within a 8.9km radius of Birklands & Bilhaugh Special Area of Conservation, (provided in accordance with the Planning Obligations & Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England. In circumstances where site characteristics mean on site SANGS is not possible, bespoke off site solutions will be considered provided they satisfy the District Council and Natural England that they are contributing to relieving recreational pressure on the SAC.</p> <p>c) Risk Based Approach to the Sherwood Forest possible potential Special Protection Area</p> <p>Development proposals within 400 metres of those locations which Natural England have</p>	<p>Conservation</p> <p>Public open space provided in connection with new residential development (including allocations) in settlements within a 8.9km radius of Birklands & Bilhaugh Special Area of Conservation, (provided in accordance with the Planning Obligations & Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England. In circumstances where site characteristics mean on site SANGS is not possible, bespoke off site solutions will be considered provided they satisfy the District Council and Natural England that they are contributing to relieving recreational pressure on the SAC.</p> <p>c) Risk Based Approach to the Sherwood Forest possible potential Special Protection Area</p> <p>Development proposals within 400 metres of those locations which Natural England have</p>	<p>However, the NPPF does not address locally specific ecological mitigation measures or strategic sites, such as bespoke habitat mitigation schemes, SANG provision, or other locally defined requirements necessary to protect sensitive habitats or designated areas.</p> <p>In line with paragraph PM6, this limits the need for a broad, criteria-based local policy, but a locally focused policy may still be required to address specific mitigation and delivery mechanisms.</p>	
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	<p>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.</p>		<p>identified as supporting breeding woodlark and nightjar – known as a possible potential Special Protection Area or ppSPA – will adopt a risk-based approach as set out in the Natural England Advice Note to Local Planning Authorities. In particular consideration should be given to the effects of light, noise and pet predation resulting from the proposed development.</p> <p>d) Sites of Special Scientific Interest For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.</p> <p>e) Other Nature Conservation Sites On sites of regional or local importance, including Local Wildlife Sites, previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only be granted where it can be demonstrated that the</p>	<p>identified as supporting breeding woodlark and nightjar – known as a possible potential Special Protection Area or ppSPA – will adopt a risk-based approach as set out in the Natural England Advice Note to Local Planning Authorities. In particular consideration should be given to the effects of light, noise and pet predation resulting from the proposed development.</p> <p>d) Sites of Special Scientific Interest For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.</p> <p>e) Other Nature Conservation Sites On sites of regional or local importance, including Local Wildlife Sites, previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only be granted where it can be demonstrated that the</p>		
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			<p>need for the development outweighs the need to safeguard the nature conservation value of the site. Loss or harm to ancient woodland and to ancient, veteran, protected or significant trees will not normally be acceptable. Proposals resulting in such loss or harm should only be permitted where these impacts are clearly outweighed by the public benefit of the development.</p> <p>f) Development Proposals</p> <p>All development proposals affecting the sites in sections A to E of this policy 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, for proposals where the presumption against development can be overcome, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation</p>	<p>need for the development outweighs the need to safeguard the nature conservation value of the site. Loss or harm to ancient woodland and to ancient, veteran, protected or significant trees will not normally be acceptable. Proposals resulting in such loss or harm should only be permitted where these impacts are clearly outweighed by the public benefit of the development.</p> <p>f) Development Proposals</p> <p>All development proposals affecting the sites in sections A to E of this policy 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, for proposals where the presumption against development can be overcome, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation</p>		
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			<p>(including off-site measures), provided where they cannot be avoided.</p> <p>Enhancing Biodiversity 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 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. On 9th November 2023 a two-year transition period will end; after which biodiversity net gain of the relevant percentage becomes a legal requirement on developments where it is applicable. .</p> <p>Delivering Green Infrastructure New development proposals should protect,</p>	<p>(including off-site measures), provided where they cannot be avoided.</p> <p>Enhancing Biodiversity 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 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.</p> <p>Delivering Green Infrastructure New development proposals should protect, promote and enhance green infrastructure to deliver multi-functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. This should be</p>		
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			<p>promote and enhance green infrastructure to deliver multi-functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. This should be informed by the Council's Green Infrastructure Strategy, Open Space Assessment & Strategy and Natural England's (emerging) Green Infrastructure Framework.</p>	<p>informed by the Council's Green Infrastructure Strategy, Open Space Assessment & Strategy and Natural England's (emerging) Green Infrastructure Framework.</p>		
DM8	<p>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, it's 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</p>	DM8	<p>Development in the Open Countryside In accordance with the requirements of Spatial Policy 3 of the Amended Core Strategy, development away from villages or settlements, 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, it's siting and scale in relation to the use it is intended to serve. 2. New and Replacement Rural Workers Dwellings, the Extension of Existing Rural Workers Dwellings, and the Removal of Occupancy Conditions Attached to Existing</p>	<p>Development in the Open Countryside In accordance with the requirements of Spatial Policy 3 of the Amended Core Strategy, development away from villages or settlements, 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, it's siting and scale in relation to the use it is intended to serve. 2. New and Replacement Rural Workers Dwellings, the Extension of Existing Rural Workers Dwellings, and the Removal of Occupancy Conditions Attached to Existing</p>	<p>The NPPF provides a detailed and directly applicable framework for managing development in the open countryside through Section 4 <i>Achieving sustainable development</i>, particularly S5, which limits development outside settlements to clearly defined categories. These include rural businesses, re-use and replacement of buildings, rural exception sites, redevelopment of previously developed land and isolated development in strictly controlled circumstances. Policy HO11 sets out detailed criteria for rural workers' dwellings and isolated homes, reflecting established national policy and case law.</p>	<p>Position: Amend / streamline policy approach As the NPPF provides a comprehensive and directly applicable framework for development in the open countryside, including through S5 and HO11, it largely covers the matters addressed by DM8. DM8 policy approach should therefore be streamlined and applied to a new policy, with any retained elements focused only on locally specific spatial considerations, such as locally defined landscape sensitivities, settlement edges, or other clearly evidenced constraints, in accordance with paragraph PM6.</p>

	<p>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.</p> <p>3. New and Replacement Dwellings</p> <p>Planning permission will only be granted for new dwellings where they are of exceptional quality or innovative nature of design, reflect the highest standards of architecture, significantly enhance their immediate setting and be sensitive to the defining</p>		<p>Dwellings. Proposals for new dwellings will be required to demonstrate an essential functional and financial need for a rural worker to live permanently at, or near, to the relevant rural operation. 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. Extensions to existing rural workers dwellings will only be permitted where the extension does not undermine the retention of any occupancy condition. Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be clearly</p>	<p>Dwellings. Proposals for new dwellings will be required to demonstrate an essential functional and financial need for a rural worker to live permanently at, or near, to the relevant rural operation. 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. Extensions to existing rural workers dwellings will only be permitted where the extension does not undermine the retention of any occupancy condition. Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be clearly</p>	<p>Collectively, these policies establish a comprehensive and restrictive national framework governing development in the open countryside, significantly limiting the need for additional local criteria-based policy. However, the NPPF does not address locally specific spatial considerations, such as settlement edge characteristics, locally valued landscapes, or other locally defined constraints that may influence how national policy is applied. In line with paragraph PM6, this limits the need for a broad local policy, although a more targeted approach may still be justified where locally specific circumstances are clearly evidenced.</p>	
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	<p>characteristics of the local area. Planning permission will be granted were 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.</p> <p>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 or historical 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.</p>		<p>demonstrated that:</p> <p>a) The essential need which originally required the dwelling to be permitted no longer applies in relation to the land holding of the original source of employment; and</p> <p>b) The long term needs in the locality no longer warrants the dwelling's reservation for that purpose with reasonable attempts having been made to dispose of the dwelling for the occupation as a rural worker's dwelling.</p> <p>3. New and Replacement Dwellings Planning permission will not be granted for isolated new dwellings unless they are of outstanding quality or innovative nature of design, reflecting the highest standards of architecture. Proposals will also need to significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area. Notwithstanding the above, planning permission will be granted for replacement dwellings where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the</p>	<p>demonstrated that:</p> <p>a) The essential need which originally required the dwelling to be permitted no longer applies in relation to the land holding of the original source of employment; and</p> <p>b) The long term needs in the locality no longer warrants the dwelling's reservation for that purpose with reasonable attempts having been made to dispose of the dwelling for the occupation as a rural worker's dwelling.</p> <p>3. New and Replacement Dwellings Planning permission will not be granted for isolated new dwellings unless they are of outstanding quality or innovative nature of design, reflecting the highest standards of architecture. Proposals will also need to significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area. Notwithstanding the above, planning permission will be granted for replacement dwellings where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the</p>		
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	<p>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.</p> <p>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</p>		<p>interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should enhance their immediate setting and normally be of a similar size, scale and siting to that being replaced. The appropriate subdivision of existing residential dwellings in lawful use, to create additional new dwellings will also be supported. Proposals for residential development which is demonstrated to represent the optimal viable use of a heritage asset, or which would constitute appropriate enabling development in order to secure the future of a heritage asset, will be positively viewed.</p> <p>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 or historical merit, have not been</p>	<p>interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should enhance their immediate setting and normally be of a similar size, scale and siting to that being replaced. The appropriate subdivision of existing residential dwellings in lawful use, to create additional new dwellings will also be supported. Proposals for residential development which is demonstrated to represent the optimal viable use of a heritage asset, or which would constitute appropriate enabling development in order to secure the future of a heritage asset, will be positively viewed.</p> <p>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 or historical merit, have not been</p>		
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	<p>existing buildings wherever possible.</p> <p>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.</p> <p>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</p>		<p>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.</p> <p>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. Redevelopment proposals, which significantly expand the existing form of the building, 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 policy. 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.</p>	<p>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.</p> <p>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 will be assessed in accordance with the aims of the Spatial Strategy and the NPPF Redevelopment proposals, which significantly expand the existing form of the building, or require substantial rebuilding, 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 policy. 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). Proposals for residential development that re-use redundant or disused buildings will be</p>		
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	<p>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.</p> <p>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.</p> <p>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.</p>		<p>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. 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). Proposals for residential development will also need to demonstrate that the enhancement of their immediate setting has been provided for.</p> <p>6. Rural Diversification Proposals to diversify the economic activity of agricultural and 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. Proposals for development which helps sustain existing agricultural and other</p>	<p>supported if they demonstrate that such development would enhance its immediate setting. 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>6. Rural Diversification Proposals to diversify the economic activity of agricultural and 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. Proposals for development which helps sustain existing agricultural and other rural enterprises such as</p>		
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	<p>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.</p> <p>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</p>		<p>rural enterprises such as small-scale farm shops selling local produce will be supported. To represent appropriate rural diversification, Farm Shops will be expected to source a reasonable proportion of their produce from the farm and / or local area. This would be secured by way of condition. Planning applications should be supported by a statement that demonstrates the proposed development forms part of an appropriate rural diversification scheme which will contribute to making the existing business viable.</p> <p>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</p>	<p>small-scale farm shops selling local produce will be supported. To represent appropriate rural diversification, Farm Shops will be expected to source a reasonable proportion of their produce from the farm and / or local area. This would be secured by way of condition. Planning applications should be supported by a statement that demonstrates the proposed development forms part of an appropriate rural diversification scheme which will contribute to making the existing business viable.</p> <p>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.</p>		
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	<p>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>		<p>with criterion 2.</p> <p>Proposals for domestic equestrian uses and associated buildings will be assessed against the criteria of Policy DM5(b).</p> <p>8. Employment uses</p> <p>Employment development should be small in scale unless a larger scale can be justified and 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 of the Amended Core Strategy.</p> <p>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.</p> <p>Proposals to expand existing businesses or construct buildings for new businesses in the open countryside are more likely to be appropriate in areas such as industrial estates where the principle of such development is established. Where it is demonstrated that it is necessary, expansion into adjacent areas could be</p>	<p>Proposals for domestic equestrian uses and associated buildings will be assessed against the criteria of Policy DM5(b).</p> <p>8. Employment uses</p> <p>Employment development should be small in scale unless a larger scale can be justified and 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 of the Amended Core Strategy.</p> <p>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.</p> <p>Proposals to expand existing businesses or construct buildings for new businesses in the open countryside are more likely to be appropriate in areas such as industrial estates where the principle of such development is established. Where it is demonstrated that it is necessary, expansion into adjacent areas could be considered appropriate if</p>		
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			<p>considered appropriate if the impacts are judged to be acceptable. The proportionality of such developments should be assessed individually and cumulatively and impacts on both the immediate vicinity and the wider setting should be considered. It should be demonstrated that location on existing employment allocations or on employment land within urban boundaries or village envelopes is not more appropriate.</p> <p>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 of the Amended Core Strategy, 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.</p> <p>10. Roadside Services Proposals for roadside services in the countryside will not normally be supported</p>	<p>the impacts are judged to be acceptable. The proportionality of such developments should be assessed individually and cumulatively and impacts on both the immediate vicinity and the wider setting should be considered. It should be demonstrated that location on existing employment allocations or on employment land within urban boundaries or village envelopes is not more appropriate.</p> <p>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 of the Amended Core Strategy, 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.</p> <p>10. Roadside Services Proposals for roadside services in the countryside will not normally be supported unless a justified need for</p>		
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			<p>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.</p> <p>11. Visitor Based Tourism Development and Tourist Accommodation</p> <p>In accordance with Core Policy 7 of the Amended Core Strategy, the benefits of sustainable tourism and visitor-based development (including tourist accommodation) are recognised and proposals which help to realise the tourism potential of the District, support the meeting of identified tourism needs, complement and enhance existing attractions or that address shortfalls in existing provision will be positively viewed. Core Policy 7 details the approach which will be taken towards the determination of proposals for tourism development in the open countryside.</p>	<p>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.</p> <p>11. Visitor Based Tourism Development and Tourist Accommodation</p> <p>In accordance with Core Policy 7 of the Amended Core Strategy, the benefits of sustainable tourism and visitor-based development (including tourist accommodation) are recognised and proposals which help to realise the tourism potential of the District, support the meeting of identified tourism needs, complement and enhance existing attractions or that address shortfalls in existing provision will be positively viewed. Core Policy 7 details the approach which will be taken towards the determination of proposals for tourism development in the open countryside.</p> <p>All proposals will need to satisfy other relevant Development Management Policies, take</p>		
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				<p>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>Applications for renewable energy generation in the open countryside will be judged against Core Policy 10 of the Amended Core Strategy and Policy DM4 Renewable Energy. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. Proposals resulting in the loss of the most versatile areas of agricultural land, will be required to demonstrate a sequential approach to site selection.</p>		
DM9	<p>Protecting and Enhancing the Historic Environment</p> <p>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</p>	DM9	<p>Protecting and Enhancing the Historic Environment</p> <p>In accordance with the requirements of Core Policy 14 of the Amended Core Strategy, all development proposals concerning heritage assets will be expected to conserve them in a manner appropriate to their significance, contribute to the wider</p>	<p>Protecting and Enhancing the Historic Environment</p> <p>In accordance with the requirements of Core Policy 14 of the Amended Core Strategy, all development proposals concerning heritage assets will be expected to conserve them in a manner appropriate to their significance, contribute to the wider</p>	<p>The NPPF provides a comprehensive and directly applicable framework for the protection and enhancement of the historic environment through Section 20 Conserving and enhancing the historic environment. It establishes clear and robust requirements for assessing development</p>	<p>Position: Continue policy approach</p> <p>As the NPPF provides a comprehensive and directly applicable framework for assessing development affecting the historic environment through Section 20, including clear decision-making policies for designated and non-designated heritage assets, it covers most of</p>

	<p>of the areas in which they are located and reinforce a strong sense of place.</p> <p>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.</p> <p>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.</p> <p>3. Historic Landscapes Development proposals should respect the varied historic landscapes of the district (including</p>		<p>vitality, viability and regeneration of the areas in which they are located (including its contribution to economic vitality), reinforce a strong sense of place and be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>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 127 demonstrate that the proposal is compatible with the fabric and setting of the building. Any harm to, or loss of, the special architecture or historical significance of the building will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.</p> <p>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. Any harm</p>	<p>vitality, viability and regeneration of the areas in which they are located (including its contribution to economic vitality), reinforce a strong sense of place and be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>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 127 demonstrate that the proposal is compatible with the fabric and setting of the building. Any harm to, or loss of, the special architecture or historical significance of the building will require clear and convincing justification set out in full in a heritage impact assessment in accordance with the aims of Core Policy 14.</p> <p>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. Any harm</p>	<p>affecting both designated and non-designated heritage assets, including the need to assess significance, give great weight to the conservation of designated assets, and apply a proportionate approach to harm. National policy also sets out detailed expectations in relation to archaeological assessment, the treatment of heritage assets at risk, and the role of heritage conservation in supporting sustainable development and local character. Collectively, these provisions establish a complete and well-developed framework for heritage decision-making, significantly limiting the need for additional local policy. However, the NPPF does not identify locally specific heritage features or spatial distinctions, such as defined historic cores, locally important landscapes, or other area-based characteristics. These matters relate to identifying local heritage features and providing context, rather than introducing new decision-making tests,</p>	<p>the matters addressed by DM9. The criteria-based approach in DM9 largely duplicates national policy and statutory requirements and does not introduce distinct decision-making tests. DM9 approach should therefore be retained and applied to a new policy As where locally specific heritage considerations are identified, such as defined historic cores, locally important landscapes, conservation areas currently identified as being at risk within Newark, or other area-based heritage characteristics and vulnerabilities, this policy should instead be amended to address those locally specific matters directly, rather than replicating national policy, in accordance with paragraph PM6.</p>
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	<p>registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported.</p> <p>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, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect Scheduled Ancient Monuments.</p>		<p>to, or loss of, the significance of Conservation Areas (including character and appearance) will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.</p> <p>3. Historic Landscapes Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Amended Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported. Any harm to, or loss of, the significance of historic landscapes will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.</p> <p>4. Archaeology Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where development</p>	<p>to, or loss of, the significance of Conservation Areas (including character and appearance) will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.</p> <p>3. Historic Landscapes Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Amended Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported. Any harm to, or loss of, the significance of historic landscapes will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.</p> <p>4. Archaeology Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where development</p>	<p>and could instead be addressed through policies maps, supplementary planning documents, or a re-worded local policy where this is clearly justified and limited to locally specific heritage considerations. In line with paragraph PM6, this limits the justification for a standalone development management policy unless it is clearly focused on these locally specific heritage matters</p>	
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	<p>Within Newark's Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.</p> <p>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.</p> <p>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</p>		<p>proposals include, or have the potential to include, heritage assets with archaeological interest, an appropriate archaeological impact / desk-based assessment will be required and where necessary, accompanied by a field evaluation which may include both non-intrusive and intrusive archaeological investigation. This will then be used to inform the need for further evaluation or a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would lead to the substantial harm (or total loss of significance of) Scheduled Ancient Monuments or other sites of demonstrable national significance such as Farndon and River Devon Ice Age Landscape. Within Newark's Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.</p> <p>5. All Heritage Assets This criterion concerns all heritage assets, including</p>	<p>proposals include, or have the potential to include, heritage assets with archaeological interest, an appropriate archaeological impact / desk-based assessment will be required and where necessary, accompanied by a field evaluation which may include both non-intrusive and intrusive archaeological investigation. This will then be used to inform the need for further evaluation or a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would lead to the substantial harm (or total loss of significance of) Scheduled Ancient Monuments or other sites of demonstrable national significance such as Farndon and River Devon Ice Age Landscape. Within Newark's Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.</p> <p>5. All Heritage Assets This criterion concerns all heritage assets, including</p>		
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	<p>building. Detailed assessment of proposals will be made in accordance with a Shopfronts and Advertisements Design Guide Supplementary Planning Document.</p>		<p>non-designated assets which meet the Council's criteria. 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. All planning applications for development proposals which affect heritage assets should include a description of the significance of any heritage assets affected, including any contribution made by their setting. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state will not be taken into account in any planning decision.</p>	<p>non-designated assets which meet the Council's criteria. 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. All planning applications for development proposals which affect heritage assets should include a description of the significance of any heritage assets affected, including any contribution made by their setting. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state will not be taken into account in any planning decision.</p>		
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			<p>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.</p>	<p>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.</p>		
DM10	<p>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:</p> <ol style="list-style-type: none"> 1. Neighbouring land uses; 2. The wider population; 3. Ground and surface water; 4. Air quality; and 5. Biodiversity Proposals for potential point source polluters and other activities that have potential to lead to increased deposition of nitrogen should, as part of any planning application, consider the potential for effects on European sites and the	DM10	<p>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:</p> <ol style="list-style-type: none"> 1. Neighbouring land uses; 2. The wider population; 3. Ground and surface water, water courses and water quality; 4. Air quality; and 5. Biodiversity Proposals for potential point source polluters and other activities that have potential to lead to increased deposition of nitrogen should, as part of any planning application, consider the		<p>The NPPF provides a comprehensive national framework for managing pollution, land contamination and hazardous substances through Section 17 – Pollution, public protection and security and Section 19 – Conserving and enhancing the natural environment. National policy requires development to prevent unacceptable risks to human health, amenity and the natural environment, including impacts on air quality, water quality, land contamination and biodiversity. It also makes clear that development should not give rise to unacceptable levels of pollution and that mitigation must be</p>	<p>Position: Non continuation of policies As the NPPF provides a comprehensive and directly applicable framework for managing pollution, contamination and environmental risk, including through Sections 17 and 19, it covers the majority of the matters addressed by DM10. The criteria-based approach in DM10 largely duplicates national policy and overlaps with existing regulatory regimes, without introducing distinct locally specific decision-making requirements. DM10 policy approach should therefore not be continued, in accordance with paragraph PM6. Where locally specific environmental</p>

	<p>scope for avoiding or mitigating these. 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 Policies 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</p>		<p>potential for effects on European sites and the scope for avoiding or mitigating these. 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 Policies 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</p>		<p>secured where necessary, with refusal justified where impacts cannot be made acceptable. The NPPF establishes detailed expectations in relation to contaminated land and unstable ground, including requirements for site investigation, remediation and verification. It also addresses air quality, requiring development to be consistent with relevant objectives and to incorporate mitigation where appropriate. Impacts on groundwater, surface water and Source Protection Zones are similarly addressed through national policy and environmental legislation. In relation to hazardous substances, the NPPF requires decision-makers to ensure that development does not expose occupants or surrounding areas to unacceptable risks, supported by appropriate consultation and risk assessment. Matters relating to nitrogen deposition and impacts on European sites are addressed through the Habitats Regulations and applied directly through the NPPF framework.</p>	<p>requirements are identified, these should instead be addressed through targeted policies or supplementary planning documents, rather than through a broad development management policy.</p>
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	<p>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 Policies 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</p>		<p>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. Development proposals should identify opportunities to improve air quality or mitigate impacts, such as through traffic and travel management, green infrastructure provision and enhancement. Account should be taken of the Air Quality Strategy for Nottingham and Nottinghamshire 2020-2030. Issues around air quality will be discussed in greater detail in Newark & Sherwood District Council's forthcoming Air Quality SPD. Once this document is adopted, relevant development proposals will be assessed against it or any successor document. 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</p>		<p>Collectively, these provisions establish a comprehensive and directly applicable framework for assessing pollution, contamination and environmental risks, significantly limiting the need for additional criteria-based local policy. While DM10 refers to locally specific evidence and guidance, such as the Nottingham and Nottinghamshire Air Quality Strategy and supporting SPDs, the core assessment criteria within the policy largely restate national requirements and regulatory controls.</p>	
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	<p>criteria of other relevant Development Plan Documents.</p>		<p>development process, the proposal will be determined in light of this.</p> <p>Development proposals within and with the potential to impact on the Groundwater Source Protection Zone, as defined on the Policies 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.</p> <p>All proposals will be required to address the Landscape Character of the District, in accordance with Core Policy 13 of the Amended Core Strategy and satisfy the criteria of other relevant Development Plan Documents.</p>			
<p>DM11</p>	<p>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</p>	<p>DM11</p>	<p>Retail and Main Town Centre Uses Within defined Centres, proposals for new development or changes of use which require planning permission, should prioritise uses which will contribute towards the vitality and viability of the Centre ahead of the consideration of other uses. For the purposes of</p>	<p>Retail and Main Town Centre Uses Within defined Centres, proposals for new development or changes of use which require planning permission, should prioritise uses which will contribute towards the vitality and viability of the Centre ahead of the consideration of other uses. For the purposes of</p>	<p>The NPPF provides a comprehensive national framework for planning for town centres and main town centre uses through Section 8 – Ensuring the vitality of town centres. It establishes a clear “town centres first” approach, requiring development to support the vitality and viability of centres and to prioritise main town</p>	<p>Position: Continue policy approach As the NPPF provides a comprehensive and directly applicable framework for managing retail and main town centre development through Section 8, it covers the general approach to locating development and assessing its impacts. However, DM11 continues to perform an</p>

	<p>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 Policies Map. Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the Policies 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 Policies 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.</p> <p>2. District Centres of Edwinstowe, Rainworth, Ollerton and Southwell</p> <p>New and enhanced retail development and other town centre uses that are consistent with the size and function of the centre</p>		<p>implementation, this will involve the prioritisation of uses defined through National Policy as ‘Main Town Centre Uses’ and those falling within the E use-class, and following this, other uses (such as residential development in appropriate locations) which would contribute towards this objective. In addition to the above, the design and layout of in-Centre schemes should, wherever possible, seek:</p> <ul style="list-style-type: none"> • Secure active frontages; • To realise opportunities to improve pedestrian permeability, for all users, within the Centre; and • Where a mix of uses is proposed to give careful consideration to their distribution in order to ensure that vitality and viability is optimised. <p>In accordance with the Retail Hierarchy set out in Core Policy 8 of the Amended Core Strategy, retail development and other Main town centre uses will be assessed as follows:</p> <p>1. Newark</p> <p>New and enhanced Main town centre and other uses that support the vitality and viability of the town centre and appropriately enhance its</p>	<p>implementation, this will involve the prioritisation of uses defined through National Policy as ‘Main Town Centre Uses’ and those falling within the E use-class, and following this, other uses (such as residential development in appropriate locations) which would contribute towards this objective. In addition to the above, the design and layout of in-Centre schemes should, wherever possible, seek:</p> <ul style="list-style-type: none"> • Secure active frontages; • To realise opportunities to improve pedestrian permeability, for all users, within the Centre; and • Where a mix of uses is proposed to give careful consideration to their distribution in order to ensure that vitality and viability is optimised. <p>In accordance with the Retail Hierarchy set out in Core Policy 8 of the Amended Core Strategy, retail development and other Main town centre uses will be assessed as follows:</p> <p>1. Newark</p> <p>New and enhanced Main town centre and other uses that support the vitality and viability of the town centre and appropriately enhance its</p>	<p>centre uses in appropriate locations. National policy sets out detailed decision-making requirements for retail and main town centre development, including the application of the sequential test and, where applicable, the impact test. It also addresses issues such as the assessment of impacts on existing centres, committed investment and the role of centres in supporting a mix of uses. The NPPF further requires development plans to define a hierarchy of centres, identify appropriate uses in different locations, and, where justified, set locally relevant thresholds for impact testing. Together with its wider design and placemaking provisions, this establishes a comprehensive and directly applicable framework for town centre decision-making. However, the NPPF does not define locally specific spatial strategies, including the district’s retail hierarchy, the boundaries and roles of individual centres, locally set thresholds, or place-specific priorities such as those relating to Newark Town Centre and</p>	<p>important role in establishing the district’s locally defined centre hierarchy, identifying the roles and boundaries of centres, setting locally relevant thresholds and articulating place-specific priorities. DM11 approach should therefore be retained and applied to a new policy, with greater reliance placed on the NPPF for the application of the sequential approach and wider assessment considerations, and its retained role focused on these locally specific spatial and strategic matters, in accordance with paragraph PM6.</p>
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	<p>and maintain and enhance its role will be supported within the District Centres, as defined on the Policies Map. Proposals for non retail uses within Primary Shopping Frontages, where defined on the Policies Map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the District Centres.</p> <p>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 Policies 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.</p> <p>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</p>		<p>composition will be supported within the Town Centre Boundary, as defined on the Policies Map.</p> <p>To promote the continued vitality and viability of the Town Centre, support will be provided for schemes which will assist with the implementation of the Newark-on-Trent Town Investment Plan and Newark Town Centre Masterplan.</p> <p>2. District Centres New and enhanced retail development and other Main Town Centre uses consistent with the size and role of the centre, will be supported within the District Centres of Edwinstowe, Ollerton and Southwell, as defined on the Policies Map.</p> <p>3. Local Centres Within the Local Centres of Balderton (North and South), Bilsthorpe (North and South), Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood Village Centre, Lowdham and Rainworth as defined on the Polices Map, and the new Local Centres at Land South of Newark (NAP 2A), Land east of Newark (NAP 2B), Land at Fernwood (NAP 2C) and Sutton-on-Trent (ST/LC/1) – new and enhanced retail</p>	<p>composition will be supported within the Town Centre Boundary, as defined on the Policies Map.</p> <p>To promote the continued vitality and viability of the Town Centre, support will be provided for schemes which will assist with the implementation of the Newark-on-Trent Town Investment Plan and Newark Town Centre Masterplan.</p> <p>2. District Centres New and enhanced retail development and other Main Town Centre uses consistent with the size and role of the centre, will be supported within the District Centres of Edwinstowe, Ollerton and Southwell, as defined on the Policies Map.</p> <p>3. Local Centres Within the Local Centres of Balderton (North and South), Bilsthorpe (North and South), Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood Village Centre, Lowdham and Rainworth as defined on the Polices Map, and the new Local Centres at Land South of Newark (NAP 2A), Land east of Newark (NAP 2B), Land at Fernwood (NAP 2C) and Sutton-on-Trent (ST/LC/1) – new and enhanced retail</p>	<p>its function and investment context. In line with paragraph PM6, while the NPPF covers the general decision-making framework, a local policy continues to add value where it sets out these locally specific spatial and strategic considerations.</p>	
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	<p>local need that consolidates and enhances the existing hierarchy of existing centres will be supported.</p> <p>4. Out of Centre Locations</p> <p>Retail development in all out-of-centre locations will be strictly controlled. Retail proposals creating more than 2500 sq m of floor space outside of town, district and local centre locations will require justification through a sequential test and robust assessment of the impact on nearby centres and the following:</p> <ul style="list-style-type: none"> • 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. <p>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:</p>		<p>development and other non-retail Main Town Centre uses, consistent with the size and role of the centre, will be supported.</p> <p>4. Edge and Out of Centre Locations</p> <p>Retail</p> <p>In line with Core Policy 8 'Retail & Town Centres', retail development in edge and out of-centre locations will be controlled through application of the Sequential Test, with proposals requiring justification through a proportionate application of the Test – which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation should be considered. Edge and out-of-centre retail proposals should be acceptable in terms of their impact on the vitality and viability of centres, existing, committed and planned investment and on</p>	<p>development and other non-retail Main Town Centre uses, consistent with the size and role of the centre, will be supported.</p> <p>4. Edge and Out of Centre Locations</p> <p>Retail</p> <p>In line with Core Policy 8 'Retail & Town Centres', retail development in edge and out of-centre locations will be controlled through application of the Sequential Test, with proposals requiring justification through a proportionate application of the Test – which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation should be considered. Edge and out-of-centre retail proposals should be acceptable in terms of their impact on the vitality and viability of centres, existing, committed and planned investment and on</p>		
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	<ul style="list-style-type: none"> • 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. <p>All proposals will be required to satisfy the criteria of other relevant Development Plan Documents.</p> <p>5. Rural Areas</p> <p>New or enhanced retail development of a scale proportionate to its location that increases ruralsustainability, 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.</p>		<p>in-centre trade as well as, where applicable, trade in the wider area. Therefore, proposals exceeding the thresholds in Amended Core Strategy Core Policy 8 should be accompanied by a robust assessment of impact which addresses, but is not limited to, the following considerations:</p> <ul style="list-style-type: none"> • Current and forecast expenditure capacity (including online expenditure). With the capacity to support additional convenience and comparison retail floorspace being forecast to be driven by increases in residual expenditure as a result of population growth. This capacity is anticipated to arise towards the end of the Plan period, with the delivery of housing growth being a particularly importance influence; • 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. <p>In addition, for proposals that may impact on Newark Town Centre, the</p>	<p>in-centre trade as well as, where applicable, trade in the wider area. Therefore, proposals exceeding the thresholds in Amended Core Strategy Core Policy 8 should be accompanied by a robust assessment of impact which addresses, but is not limited to, the following considerations:</p> <ul style="list-style-type: none"> • Current and forecast expenditure capacity (including online expenditure). With the capacity to support additional convenience and comparison retail floorspace being forecast to be driven by increases in residual expenditure as a result of population growth. This capacity is anticipated to arise towards the end of the Plan period, with the delivery of housing growth being a particularly importance influence; • 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. <p>In addition, for proposals that may impact on Newark Town Centre, the</p>		
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			<p>following should also be taken into account:</p> <ul style="list-style-type: none"> • 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. <p>Small scale retail proposals below the thresholds in Core Policy 8 which are located within the Main Built-up Area, but beyond the centre boundary of the Sub-Regional Centre, Service Centre's and Principal Villages will be supported providing that they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed). Such proposals will not be required to demonstrate satisfaction of the Sequential Test, and where below the local thresholds in Core Policy 8, the Impact Test.</p> <p>Non-retail Main Town Centre Uses</p> <p>Proposals for non-retail Main Town Centre Uses in edge and out-of-centre locations will be subject to the sequential</p>	<p>following should also be taken into account:</p> <ul style="list-style-type: none"> • 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. <p>Small scale retail proposals below the thresholds in Core Policy 8 which are located within the Main Built-up Area, but beyond the centre boundary of the Sub-Regional Centre, Service Centres and Principal Villages will be supported providing that they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed). Such proposals will not be required to demonstrate satisfaction of the Sequential Test, and where below the local thresholds in Core Policy 8, the Impact Test.</p> <p>Non-retail Main Town Centre Uses</p> <p>Proposals for non-retail Main Town Centre Uses in edge and out-of-centre locations will be subject to the sequential</p>		
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			<p>approach outlined in Core Policy 8. Justification will be required through the undertaking of a proportionate Sequential Test, which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another, and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation should be considered. Leisure and office development outside of Centres exceeding 2,500sqm and not in accordance with the Development Plan, must be acceptable in terms of impact on the vitality and viability of centres, on existing, committed and planned investment and where appropriate on in-centre trade and trade in the wider area. Such proposals should therefore be accompanied by a robust assessment of impact.</p> <p>5. Rural Areas Within villages beyond the principal village level of the Settlement Hierarchy, small scale</p>	<p>approach outlined in Core Policy 8. Justification will be required through the undertaking of a proportionate Sequential Test, which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another, and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation should be considered. Leisure and office development outside of Centres exceeding 2,500sqm and not in accordance with the Development Plan, must be acceptable in terms of impact on the vitality and viability of centres, on existing, committed and planned investment and where appropriate on in-centre trade and trade in the wider area. Such proposals should therefore be accompanied by a robust assessment of impact.</p> <p>5. Rural Areas Within villages beyond the principal village level of the Settlement Hierarchy, small scale</p>		
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			<p>retail proposals, where they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed), and enhance the sustainability of the settlement will be supported, in line with Spatial Policy 3 'Rural Areas' and Core Policy 11 'Rural Accessibility'. Where there is no existing provision in the settlement, then such proposals will not be required to demonstrate satisfaction of the Sequential Test, and where below the local thresholds in the Core Policy 8, the Impact Test.</p> <p>Small-scale rural diversification schemes which include appropriate forms of retail provision, small-scale rural offices and / or the other small-scale rural development will not be required to demonstrate satisfaction of the Sequential Test. Retail floorspace within such schemes falling below the local thresholds in Core Policy 8 will also be exempt from the Impact Test. Rural diversification schemes should be consistent with the approach set out in Policy DM8 'Development in the Open Countryside'.</p>	<p>retail proposals, where they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed), and enhance the sustainability of the settlement will be supported, in line with Spatial Policy 3 'Rural Areas' and Core Policy 11 'Rural Accessibility'. Where there is no existing provision in the settlement, then such proposals will not be required to demonstrate satisfaction of the Sequential Test, and where below the local thresholds in the Core Policy 8, the Impact Test.</p> <p>Small-scale rural diversification schemes which include appropriate forms of retail provision, small-scale rural offices and / or the other small-scale rural development will not be required to demonstrate satisfaction of the Sequential Test. Retail floorspace within such schemes falling below the local thresholds in Core Policy 8 will also be exempt from the Impact Test. Rural diversification schemes should be consistent with the approach set out in Policy DM8 'Development in the Open Countryside'.</p>		
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<p>DM12</p>	<p>Presumption in Favour of Sustainable Development A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work pro-actively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the district. The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise.</p>	<p>DM12</p>	<p>Presumption in Favour of Sustainable Development A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work pro-actively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the district. The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise. The Development Plan also includes the Nottinghamshire Minerals Local Plan which identifies Minerals Safeguarding Areas.</p>	<p>Minerals Safeguarding Areas The Nottinghamshire Minerals Local Plan identifies Minerals Safeguarding Areas. Within these areas consideration of the impact of the proposed development on minerals resources may be required in line with the provisions of that Plan. The Minerals Safeguarding Areas are shown on the Policies Map.</p>	<p>The NPPF (Chapter 11: <i>Facilitating the sustainable use of minerals</i>), in particular Policy M6, provides a clear framework for minerals safeguarding. It requires mineral resources to be protected from unnecessary sterilisation and confirms that non-mineral development within safeguarding areas should be considered in consultation with the minerals planning authority and determined in accordance with the Minerals Local Plan. Policy DM12 does not introduce additional decision-making criteria beyond the NPPF and the Nottinghamshire Minerals Local Plan. Instead, it acts primarily as a signposting policy, directing applicants and decision-makers to the relevant minerals plan and identifying safeguarding areas on the Policies Map. While this aligns with national policy, it does not add additional locally specific context.</p>	<p>Position: Non continuation of policies Policy DM12 does not introduce any additional decision making criteria beyond those set out in the NPPF section 11, particularly M6 and the Nottinghamshire Minerals Local Plan. As such, it does not perform a distinct development management role and primarily acts as a signposting policy. Given that the statutory framework for minerals safeguarding is already established through national policy and the Minerals Local Plan, DM12 policy approach should therefore not be continued.</p>
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		DM13	<p>Regeneration Programmes and Schemes Newark Urban Area</p>		<p>The NPPF supports regeneration through its plan-making framework and section 8 on town</p>	<p>Position Amend / streamline policy approach:</p>

			<p>The Council will work proactively to deliver the aims and objectives of the Newark Town Centre Masterplan and accompanying Design Code, Newark-on-Trent Town Investment Plan (TIP), Newark Conservation Area Character Appraisal and Newark High Street Heritage Action Zone (HSHAZ), their successor documents and related strategies. Development proposals which will assist in achieving this outcome will therefore be supported. This will include the bringing forward of appropriate regeneration schemes on sites in and around the Newark Urban Area. Any development proposals that, in the opinion of the Local Planning Authority, undermine the delivery of identified outcomes will be resisted.</p> <p>The wider Newark & Sherwood District</p> <p>The Council will pursue available opportunities to deliver regeneration programmes and schemes in locations across the District. Development proposals which arise as a result of recognised regeneration programmes and strategies will therefore be positively considered.</p>		<p>centres, which promotes the vitality, viability and long-term renewal of urban areas. It also supports the effective use and redevelopment of land through section 12 Making effective use of land, including the reuse of previously developed land and the growth of underutilised sites. However, it expects regeneration priorities to be clearly set out through the spatial strategy, allocations and supporting documents, rather than through broadly framed policies. Policy DM13 refers to a range of locally specific regeneration initiatives, including the Newark Town Centre Masterplan, Design Code, Town Investment Plan (TIP), Conservation Area Character Appraisal and High Street Heritage Action Zone, providing a clear local context for regeneration. However, the policy does not set out clear decision-making criteria. Instead, it largely acts as a supportive policy. As a result, it provides limited clarity for assessing development proposals.</p>	<p>Given its reference to locally specific regeneration initiatives, there is justification for DM13 policy approach should be streamlined and applied to a new policy. However, the policy should be amended to include clearer decision-making criteria and greater certainty on how proposals will be assessed. This would ensure it functions effectively as a development management policy and avoids duplicating national policy.</p>
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