NEWARK &
SHERWOOD
DISTRICT COUNCIL

Newark & Sherwood Local Development Framework

Plan Review

Amended Allocations & Development Management Development Plan Document

Adopted October 2026

Document Passport

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

Status: Development Plan Document (DPD)/Local Plan

Summary: This DPD sets out **allocations of land** for new housing, including Gypsy, Roma, Traveller housing, employment and other development in the main settlements in the District. It also sets out **Development Management policies** for the use in the consideration of Planning Applications and **updated Housing Policies** to replace those in the Amended Core Strategy.

Date of Adoption: 20 October 2026 by Full Council

Consultation Summary: Public consultation was undertaken on the Plan Review on a number of occasions between 2015 and 2017, this led to the Amended Core Strategy being produced first and then more detailed consultation on the Allocations & Development Management proposals undertaken in July – August 2019 and July – September 2021. The First Publication DPD was published for consultation in Winter 2022. In order to address representations received a Second Publication DPD was subject to a period of representation. Following consideration of representations received the Council submitted the Amended Allocations & Development Management DPD to the Secretary of State on 18 January 2024 for Examination. An Independent Inspector, Mr. Haydon Baugh-Jones BA(Hons) DipLA MA CMLI was appointed by the Secretary of State to carry out the Examination. The Inspector held three days of Hearings between 5 and 13 November 2024. He concluded, in his report of 6 August 2026, that the Amended DPD is Sound subject to a number of Main Modifications.

Availability of Document: Copies of this document, the accompanying Sustainability Appraisal, Adoption Statement and Sustainability Adoption Statement are deposited at Castle House (open between 9am and 5pm Monday to Friday), the District's Libraries and on the Council's website: **www.newark-sherwooddc.gov.uk/aadmdpd**

If you have any questions please contact Planning Policy on 01636 650000 or via planningpolicy@newark-sherwooddc.gov.uk

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

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1.0 Introduction

1.1 The Amended Allocations and Development Management Development Plan Document (AADMDPD) is one of the Development Plan Documents (DPD) included within the Newark and Sherwood Local Development Framework (LDF) which has been reviewed over the past seven years. The first element of the Plan Review focussed on updating the Core Strategy DPD and an Amended Core Strategy DPD was adopted in March 2019. The adoption of AADMDPD completes the Plan Review process.

1.2 The intention of the Plan Review is to ensure that the AADMDPD continues to allocate sufficient land for housing, employment and retail, to meet the needs of Newark and Sherwood to 2033. The document includes new and amended Housing and Affordable Housing Policies which replace those included in the Amended Core Strategy and new Gypsy Roma Traveller policies and allocations. The document also sets out amendments to urban boundaries and village envelopes, retail boundaries as well as sites requiring continued protection from development (open space and green infrastructure designations). It also includes a suite of Development Management policies to provide greater direction, help deliver specific allocations and assist in the day-to-day assessment of planning applications.

1.3 The previous A&DM DPD was written in accordance with the Core Strategy that was adopted in March 2011 and its approach to settlement growth in identifying specific sites where new homes and employment sites should be built. Having adopted an Amended Core Strategy with updated development targets it was necessary to ensure that these continue to be met by the allocations and policies within the DPD. As the targets in the Amended Core Strategy are lower (albeit for a different time period) and overall, we had made enough allocations to meet the higher target the starting point for the review was that we should have sufficient sites to meet development needs without making further allocations. All sites in the DPD have been appraised to see if they are still available and deliverable, those sites that continue to be, have remained allocated. We have only deallocated sites in circumstances where they are no longer available or deliverable. Where details regarding allocations have changed or new evidence needs to be taken into account site allocation policies have been amended.

1.4 Details of these site allocations and designations are outlined in the following sections of the document and are grouped into different sections of the document based on the Areas identified in the Amended Core Strategy as shown on Figure 1. The location and extent of the allocated sites are shown on the accompanying Policies Map. As this is a review, Allocations that have been completed or deallocated are referred to in the text and Appendix A explains the reason for the deletion.

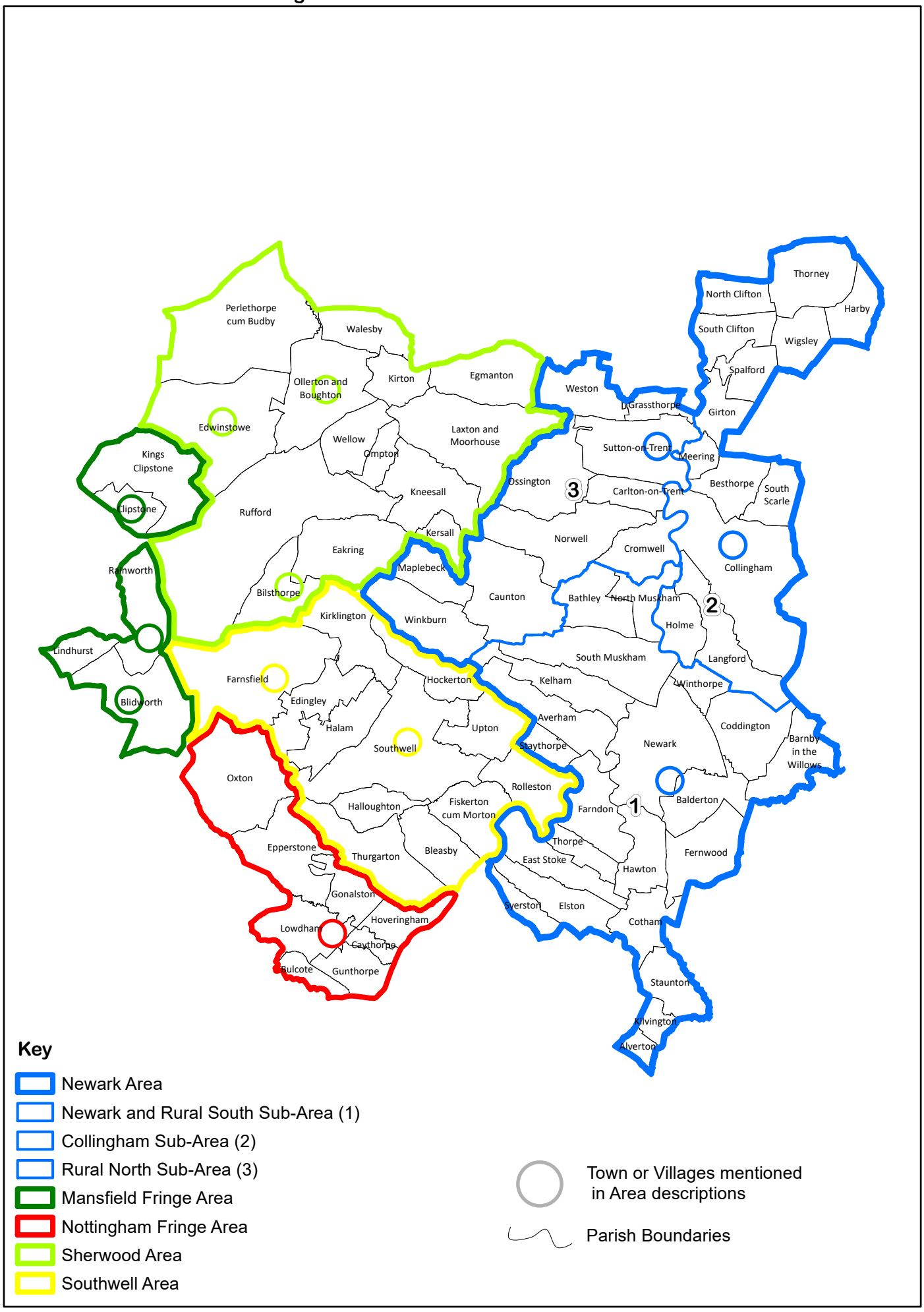
1.5 It should however be recognised that the allocation of a site for a particular use in the AADMDPD is not the same as receiving planning permission for a development. The effect of a site allocation is to establish Council policy support for the principle of the development proposed in the allocation. Planning permission for the specific use that the site is allocated for will still be required.

1.6 In addition to those allocations and designations made in those settlements which are central to delivering the Spatial Strategy a number of Main Open Areas have also been designated in a number of the remaining settlements across the District. Details of these Main Open Areas

can be found at the start of each Area Chapter and on the Policies Map.

1.7 To assist the reader a Glossary of the terms used throughout the document has been provided in Appendix B.

Figure 1 - Areas of Newark & Sherwood



Key

- Newark Area
- Newark and Rural South Sub-Area (1)
- Collingham Sub-Area (2)
- Rural North Sub-Area (3)
- Mansfield Fringe Area
- Nottingham Fringe Area
- Sherwood Area
- Southwell Area

Town or Villages mentioned in Area descriptions

Parish Boundaries

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Background Context

1.8 The preparation of the DPD has taken into account the relevant national and local planning policy context. The DPD has also been informed by a series of evidence base studies prepared to assist with the production of the District Council's LDF. In addition the infrastructure requirements of the District and the findings of the supporting Integrated Impact Assessment (incorporating a Sustainability Appraisal) and Appropriate Assessment have also been important elements in feeding into the development of the DPD.

1.9 **National Planning Policy** - National planning policy on the various aspects of spatial planning and the operation of the planning system is set out within the National Planning Policy Framework and accompanying Planning Policy Guidance.This policy framework covers broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy into account when preparing their DPDs by ensuring that the plans and policies within them are consistent with this national guidance. National planning policy is also material to the consideration of individual planning applications and appeals. Further information on national planning policy can be viewed at https://www.gov.uk/government/collections/planning-practice-guidance.

1.10 **Local Planning Policy -** The Newark and Sherwood Amended Core Strategy was adopted by the Council on 7th March 2019. The Amended Core Strategy forms the overarching document in the LDF and all other DPDs produced by the Council should be in general conformity with this plan. It sets out the spatial vision for Newark and Sherwood, contains a range of strategic and area-based objectives for the District and a number of strategic policies for achieving the vision.

1.11 The Amended Core Strategy sets out how new development in Newark and Sherwood will be distributed across the District. In planning to meet the level of growth which is directed at the Newark Urban Area, the Amended Core Strategy identifies and allocates three Strategic Sites that are capable of delivering a significant amount of the growth as Sustainable Urban Extensions (SUEs) to the existing urban area. A SUE has also been allocated at Edwinstowe. These strategic sites will be developed as new neighbourhoods in a phased manner throughout the plan period and beyond, to deliver new housing, employment and supporting services including education and facilities to meet the needs of a growing population. In addition to these strategic sites, specific sites for development are identified, in line with the District Council's approach to settlement growth, through this DPD. The development that comes forward at these locations must also be consistent with the cross-cutting policies contained within the Amended Core Strategy.

1.12 Adoption of this DPD by the District Council completes the Plan Review process and replaces the previous Allocations & Development Management DPD. In addition the Policies Map has also been updated to take account of the allocations and designations made through this DPD, the Policies Map also identifies constraints such as Conservation Areas, sites designated for their nature conservation value and Source Protection Zones (protecting water aquifers). Therefore any sites that were previously identified on the Policies Map but which are not retained in this document are no longer allocated for the use for which they were originally identified.

1.13 Climate change is a significant issue that requires urgent action, and the Council therefore declared a climate change emergency on 16th July 2019. The Local Development Framework already addresses climate change through both the Amended Core Strategy (2019) and Allocations and Development Management DPD (2013). The Plan Review has provided the Council with further opportunity to strengthen the Publication Amended Allocations & Development Management DPD to address the climate change emergency and the Council will seek to integrate further action in Supplementary Planning Documents and guidance that it produces in future.

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

- The Retail and Town Centres Study
- Strategic Housing & Employment Land Availability Assessment (SHELAA)
- Strategic Flood Risk Assessment (SFRA)
- Infrastructure Delivery Plan (IDP)
- Landscape Character Assessment (LCA)
- District Wide Transport Study and updated IDP Transport Chapter
- Housing Needs Assessment
- Gypsy and Traveller Accommodation Assessment
- Conservation Areas Appraisals
- The Green Infrastructure Strategy
- Open Space Assessment & Strategy
- Whole Plan Viability Assessment
- Employment Land Forecasting Study
- Employment Land Needs Study

These reports are available to view on the Council's website: https://www.newark-sherwooddc.gov.uk/planreview-evidence/

1.15 **Infrastructure -** The housing and employment growth proposed for the District will need to be supported by additional physical and social infrastructure to cater for an increased population, and also to improve existing facilities. The District Council has an Infrastructure Delivery Plan (IDP) to provide a detailed understanding of existing shortfalls in infrastructure provision and to identify the infrastructure required to meet the level of growth anticipated in the district up to 2033.

1.16 New development that comes forward within the District, including on the sites identified by the AADMDPD, will be expected to make an appropriate contribution to these infrastructure requirements.

1.17 In order to specifically assist in the delivery of strategic infrastructure within the District the

Council operates a Community Infrastructure Levy (CIL). The CIL is a levy which local authorities in England and Wales can charge on most types of new development in their area. CIL charges are based on the size, type and location of the development proposed. The CIL will be used to provide improvements to the strategic highway network and other highway infrastructure as identified in the IDP and to contribute to secondary education in the District.

1.18 In addition, local infrastructure, including facilities and services which are essential for development to take place, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through planning obligations.

1.19 Public Participation - Production of the DPD has been informed by public consultation which began in 2015 with a Plan Review Issues Paper, Consultation on this informed a number of Preferred Approach consultations over the next two years which fed into an Amended Core Strategy and further consultation on the various aspects of this DPD, namely the Issues paper in 2019, the Options Report in 2021 and the 1st Publication DPD in 2022. At each of these consultation stages, the Council has sought feedback from the public and key stakeholders to help shape development of the DPD and the policies within it. This has been carried out in line with the Council's Statement of Community Involvement (SCI) and with the requirements of the COVID regulations that existed at the time of consultation.

1.20 **Integrated Impact Assessment and Sustainability Appraisal -** The District Council is required to ensure that documents prepared for its LDF are subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). Carrying out the process of SA is a statutory requirement within the spatial planning process. It provides a means to assess the economic, social and environmental effects of the strategies and policies of the LDF from the outset of the plan preparation process. The Council is also required to carry out an Equalities Impact Assessment to ensure that the impacts on those with protected characteristics are fully considered. It is recommended as best practice that the impact of the DPD on health issues should also be considered. To consider all these issues comprehensively an Integrated Impact Assessment has been prepared alongside the plan including sustainability, equality and health considerations together. The IIA is available to view at https://www.newark-sherwooddc.gov.uk/planreview-evidence/.

1.21 **Appropriate Assessment-** The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is subject to an Appropriate Assessment (AA) of its implications for the site in view of the sites conservation objectives. AA is required when the habitat site is designated for their international nature conservation interests and includes:

- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC);
- Special Protection Area (SPA) and candidate Special Protection Areas (cSPA); and
- Ramsar sites.

1.22 In Newark and Sherwood, there is one designated habitat site, Birklands and Bilhaugh Special Area of Conservation (SAC), located within Sherwood Forest and there are also a number of SPAs that are within 40km of the District. Alongside these formal designations Natural England recommend that a precautionary approach should be adopted to the habitats of Woodlark and Nightjar in Sherwood Forest and therefore a shadow AA has been undertaken on these sites. A Screening Report for the DPD has been undertaken to assess and screen the policies within it to establish whether they would adversely affect the designated habitats. This has been followed by an AA; the recommendations of which have been incorporated into the policies and allocations of the DPD. The Screening Report and AA can be viewed at https://www.newark-sherwooddc.gov.uk/planreview-evidence/

1.23 The effective review and monitoring of the LDF, including the AADMDPD, is crucial to its successful delivery and critical in understanding the effectiveness of the policies, allocations and designations which have been provided for. The Monitoring Framework for the A&DM DPD builds on that established for the Core Strategy DPD and is detailed in Appendix C. The DPD sets out the detail for how the vision and objectives of the Amended Core Strategy will be achieved on the ground.

1.24 **Housing** - The Housing Trajectory for Allocated Sites (Appendix C) shows an illustration of how the housing identified through this document may be delivered over the Plan period and help meet the housing target set out in Spatial Policy 2 of the Amended Core Strategy.

1.25 There is some flexibility in the figures as they have been assessed on a basis of 30dph across the district, apart from the Newark Urban Area which has been assessed at 40dph. As part of the determination of planning allocations on these allocated sites it is possible that both higher and lower densities may be achieved on sites as part of the design process.

1.26 The District Council can demonstrate 5.54 years' worth of housing supply, as at 1st April 2024, when taking account of planning permissions on deliverable sites, using the methodology that the plan was examined under. The five-year land supply is included within the Council's Housing Monitoring and 5 Year Land Supply Report and is updated on an annual basis and therefore this should be consulted before drawing any conclusion regarding supply.

1.27 The Strategic Sites allocated within the Core Strategy are also central to the delivery of the vision and strategy for the District. Progress on all sites will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices included within the Amended Core Strategy (Appendix F) and this document (Appendix C).

Employment

1.28 This DPD sets out the detail for how employment land will be provided across the District. Employment land provision set out in Spatial Policy 2 of the Amended Core Strategy identifies a requirement of 83.1 hectares, distributed amongst the five areas for the period 2013 to 2033. In total the District has a supply of 185.06 hectares of employment land.

1.29 The employment trajectories for allocated sites show an illustration of how the employment identified through this document may be delivered over the Plan period.

1.30 As with the housing situation, it is possible that the levels of employment delivery anticipated maynot be achieved. The District Council will keep under review the delivery of employment land against the trajectories. This will be monitored through the Annual Monitoring Report in accordance with the targets and indicators set out in the Monitoring Appendices.

1.31 **Retail** – The 2016 Retail and Town Centre Study carried out an assessment of capacity for new comparison and convenience goods over the plan period and identified a limited need for additional comparison floor space beyond the NPPF required 10 year horizon. Retail provision has been made in the Amended Core Strategy for the Strategic Sites and no additional retail allocations have been made in this document beyond those which have been carried forward from the 2013 DPD.

Future Review

1.32 This DPD supports the delivery of the Amended Core Strategy adopted in 2019. As the Amended Core Strategy is now over five years old the Council will begin a process of producing a new Local Plan during 2025. It is not proposed to simply review the Amended Core Strategy as the preference now in the NPPF (and in the reformed development plan system) is for a single Local Plan document. A Local Development Scheme has been prepared setting out a timetable for preparing a new Local Plan. Preparatory work will commence at the beginning of 2025 and once the government have introduced the guidance and regulations associated with the new system, the Council will pursue a new plan under which ever system is the most appropriate. It is proposed that a new plan will be in place in 2029.

2.0 Newark Area

2.1 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. The Area is split into three sub-areas to reflect its diverse nature:

- Newark and Rural South Sub-Area
- Rural North Sub-Area
- Collingham Sub-Area

2.2 The Area contains the District's largest settlement, Newark-on-Trent. Newark Urban Area is defined as the main built-up areas of Newark, Balderton and Fernwood and is designated in the Amended Core Strategy as a Sub-Regional Centre which is the principal location for growth in Newark & Sherwood. In the north of the Newark Area, in the Collingham and Rural North Sub-Areas respectively, the Principal Villages of Collingham and Sutton on Trent act as important focuses for local services. Allocations for development have been made, and their status updated, in Newark Urban Area, Collingham and Sutton on Trent.

Public Open Space & Main Open Areas

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

2.4 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. They are designated on the Policies Map.

Policy NA/MOA - Newark Area – Main Open Areas

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

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

- Besthorpe
- Coddington
- Cromwell
- North Clifton

- North Muskham
- Norwell
- South Muskham

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

Newark Urban Area

2.5 The Newark Urban Area comprises the main built-up areas of Newark-on-Trent, Balderton and Fernwood. Newark-on-Trent itself is the District's largest settlement and is significant as a centre of commerce and trade with strong links to the surrounding villages, farms and countryside. The area has excellent communication links with quick rail connections to London, Leeds, Edinburgh and Nottingham and its proximity to the A1(T) ensures that the area is also well connected to the trunk road network.

2.6 The Amended Core Strategy identifies Newark as a Sub-Regional Centre and directs significant levels of growth to the Newark Urban Area, with 60% of the overall District housing growth and the majority of the Newark Area's employment land requirement, 51.9 hectares, to be provided in the area during the plan period. The Amended Core Strategy addresses the majority of this growth in allocating three Strategic Sites, with the residual requirement to be planned for in this DPD. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete. When taking account of developments which may continue delivering beyond the 2033 Plan Period there is a residual requirement of 455 dwellings which can be accommodated on the remaining site allocations. Sufficient land has been completed or has the benefit of planning permission to meet the employment requirements in the Newark Area.

2.7 The majority of the Gypsy, Roma and Traveller community of the District live in and around Newark Urban Area, proposals for existing sites and future provision are set out in Chapter 8 of this document.

2.8 It is considered that this growth will strengthen Newark's role as a Sub-Regional Centre and build a critical mass that enables the area to support and provide a range of retail, commercial, employment, leisure and other services to people living in the town and the surrounding villages and facilitate the cost-effective provision of infrastructure.

Housing Allocations

Policy NUA/Ho/1 Newark Urban Area - Housing Site 1 – Site De-allocated

Policy NUA/Ho/2 Newark Urban Area - Housing Site 2

Land south of Quibells Lane has been allocated on the Policies Map for residential development providing around 25 dwellings of which 5 have already been completed.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Appropriate access to the site via Hatchets Lane~~;~~
- The preparation of a Site-Specific Flood Risk Assessment by the applicant forming part of any planning application and details of measures to mitigate the potential for on-site surface water flooding risk and management of run off and ensure that flood risk is not increased elsewhere;
- Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the East Coast Main Line;
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site.

Policy NUA/Ho/3 Newark Urban Area - Housing Site 3 – Site De-allocated

Policy NUA/Ho/4 Newark Urban Area - Housing Site 4 - Yorke Drive Policy Area

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

i Include proposals for improved linkages between the policy area and the wider Bridge Ward including Lincoln Road and Northern Road Industrial Estate;

ii. Include proposals for phasing and delivery methods for the redevelopment;

iii. Meet the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations; and

iv. Facilitate pre-determination archaeological evaluation and post-determination mitigation measures.

Within the existing Yorke Drive Estate, the Master Plan will provide for the following:

i. Removal of poorer quality housing and replacement with new dwellings;

ii. Change of housing type to increase mix of tenure and range of housing; and

iii. Improvements to the layout and public realm of the estate;

Within the Lincoln Road Playing Field the Master Plan will address the following:

i. Suitable playing pitches are retained to meet the requirements of Spatial Policy 8 of the Amended Core Strategy; and

ii. Additional access is provided to the site via Lincoln Road.

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

Policy NUA/Ho/5 Newark Urban Area - Housing Site 5

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Satisfactory access arrangements through the neighbouring site which has planning permissionfor residential dwellings;
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere;
- Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the A1 and long-distance views into the site from the north;

- Proposals should consider the impact of development on any identified mineral resource ensuring it is not needlessly sterilised. Where this cannot be demonstrated, prior extraction may be sought in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan (2021). Consideration should also be given to the potential use of minerals extracted as a result of on site ground works rather than treating them as a waste material.

- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent; and

- The preparation of a Master Plan as part of any planning application(s) setting out the broad location for development on the site and phasing of new development

Policy NUA/Ho/6 Newark Urban Area - Housing Site 6

Land between 55 and 65 Millgate has been allocated on the Policies Map for residential development providing around 5 dwellings on the remainder of the site.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The site lies in Newark Conservation Area in close proximity to Listed Buildings and the District Council will be preparing a development brief to guide development on the site, any proposals will have to meet the requirements of such a brief;

- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere; and

- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent.

2.9 The area on Bowbridge Road south of the proposed leisure centre is going through a period of change, long established industrial uses are disappearing and brownfield sites are becoming vacant. The normal recycling of land however is restricted by continuing neighbouring uses within the area. Therefore, a policy to facilitate re-use of the sites is proposed to ensure proper redevelopment of the area. Applicants for any future development will be required to provide suitable mitigation for any adverse impacts from the existing neighbouring uses.

Policy NUA/Ho/7 **Newark Urban Area - Bowbridge Road Policy Area**

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

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

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

The Council will work with stakeholders to seek appropriate regeneration within the area and seek to resolve existing environmental problems which exist in the Policy Area including by the redevelopment of Opportunity Site 1 the Tarmac site.

Policy NUA/Ho/8 **Newark Urban Area - Housing Site 8**

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Addressing the requirements of NUA/Ho/7 Bowbridge Road Policy Area; and
- Pre-determination archaeological evaluation submitted as part of any planning application. Any post determination mitigation measures required will be secured by condition on any planning consent.

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

Policy NUA/Ho/9 **Newark Urban Area - Housing Site 9**

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Addressing the requirements of NUA/Ho/7 Bowbridge Road Policy Area;
- Submission of a Site-Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere; and
- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent.

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

Policy NUA/Ho/10 **Newark Urban Area - Housing Site 10**

Land north of Lowfield Lane has been allocated on the Policies Map for residential development providing around 170 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The preparation of an appropriate transport assessment by the applicant, including improvements to Manners Road/London Road Junction forming part of any planning application;
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere; and no residential development shall be located within the area of the site in Flood Zone 2;
- Submission of an ecological evaluation, mitigation strategy and a scheme for the enhancement of the site as part of any planning application;
- An appropriate landscaping scheme, submitted as part of any planning application, providing buffering to the south and west of the site in relation to the adjacent Local Wildlife Sites and retention of existing hedgerows on site where possible;
- Proposals should consider the impact of development on any identified mineral resource ensuring it is not needlessly sterilised. Where this cannot be demonstrated, prior extraction may be sought in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan (2021). Consideration should also be given to the potential use of minerals

extracted as a result of on site ground works rather than treating them as a waste material; and

- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent. New development here should respect the plot shapes of the medieval field system.

Mixed Use Allocations

Policy NUA/SPA/1 Newark Urban Area - Newark Showground Policy Area

Within the area defined on the Policies Map as Newark Showground Policy Area new development which supports and complements the East Midlands Events Centre (Newark & Nottinghamshire Agricultural Society Showground) and other leisure and visitor economy uses on site will be supported. In addition, development proposals which result in provision of an appropriately located Livestock Market facility, proportionate complementary uses and an enhanced replacement Lorry Park within the Policy Area will be positively viewed. Subject to the wider requirements of the Amended Core Strategy and the Development Management Policies in Chapter 7 being met.

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

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

- NUA/MU/1 Land North of the A17

Within the Policy Area proposals must specifically address the following:

- The need to address access constraints relating to the A1/A46/A17 junctions, including the A46 Newark Northern Bypass dualling identified in the Road Investment Strategy 2;
- The need to achieve high quality sustainable building design and comprehensive integrated landscaping;
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site;
- Address any issues arising from the proposals which may adversely affect nearby residents.

Policy NUA/MU/1 Newark Urban Area - Mixed Use Site 1

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, Policy DM3 Developer Contributions and Planning Obligations, and Policy DM5(b) regarding flood risk, development on this site will be subject to the following:

- The requirements of the Newark Showground Policy Area;
- The preparation of a site-specific Master Plan for the allocation setting out the location of various land uses and a phasing policy for new development;
- Until appropriate improvements have been made to the A1/A46/A17 Junction, any proposed development will need to demonstrate that it will not generate significant a.m. and p.m. peak traffic as part of any planning application.

Policy NUA/MU/2 Newark Urban Area - Mixed Use Site 2 – De-allocated

Policy NUA/MU/3 Newark Urban Area - Mixed Use Site 3 – Re-allocated as Opportunity Site

Policy NUA/MU/4 Newark Urban Area - Mixed Use Site 4 – Now Completed

Opportunity Sites

Policy NUA/OS Opportunity Sites

To ensure that the housing, employment and other land use needs of the District are delivered over the plan period, sufficient sites have been allocated to more than meet the requirements.

In accordance with Amended Core Strategy Spatial Policy 5 – Delivering the Strategy, the following opportunity sites have also been identified:

- NUA/OS/1 – Tarmac Site, Hawton Lane/Bowbridge Road, Newark (around 270 dwellings)
- NUA/OS/2 – NSK Factory (former NUA/MU/3) Northern Road, Newark (around 150 dwellings and compatible employment, leisure, education and community uses)

These sites all lie within the Urban Boundary and where it becomes clear through the monitoring process that delivery is not taking place at the rates required, the Council will actively seek to bring forward opportunity sites by working with landowners and developers to release sites earlier in the plan period.

The Council will keep these opportunity sites under review and may identify additional opportunity sites within the settlements central to delivering the Spatial Strategy though the annual Monitoring process.

2.10 These sites are not the subject of formal housing allocations as, although they are still considered developable, they are subject to uncertainty over timescales for delivery. These sites are however all within the Newark Urban Area and there is nothing to prevent these sites coming forward for housing development and other compatible uses at any point in the Plan Period providing any development proposals meet the requirements of the appropriate Development Management policies.

2.11 Measures which may be used to bring forward development on these sites could include securing alternative sites for an existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.

Employment Allocations

Policy NUA/E/1 Newark Urban Area - Newark Industrial Estate Policy Area

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

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

- NUA/E/2 Land West of the A1 and

- NUA/E/3 Land off Telford Drive

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

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

i. Appropriate boundary treatment and screening of open storage areas;

ii. Satisfactory provision of access for parking and servicing;

iii. Development should not impact on adjacent residential areas; and

iv. Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent.

Policy NUA/E/2 Newark Urban Area - Employment Site 2

Land west of the A1 on Stephenson Way has been allocated on the Policies Map for employment development. The allocation is in two parcels, a total of 6.2 hectares in size.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

i. The requirements of NUA/E/1 Newark Industrial Estate Policy Area;

ii. Submission of a Site-Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk, management of run-off and ensure that flood risk is not increased elsewhere;

iii. An appropriate landscaping scheme submitted as part of any planning application providing screening of the site from the A1; and

iv. An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning application.

Policy NUA/E/3 Newark Urban Area - Employment Site 3

Land off Telford Drive has been allocated on the Policies Map for employment development. The site is 0.88 hectares in size.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

i. The requirements of NUA/E/1 Newark Industrial Estate Policy Area;

ii. Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk, management of run-off and ensure that flood risk is not increased elsewhere;

iii. Appropriate landscaping scheme, submitted as part of any planning application, providing appropriate boundary treatment to respect the Middleton Road area; and

iv. An appropriate assessment of access issues arising from the proposal on the wider industrial estate submitted as part of any planning application.

Policy NUA/E/4 Newark Urban Area - Employment Site 4

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

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

- The preparation of a Site-Specific Flood Risk Assessment, and details of measures to mitigate on-site flooding risk and ensure that flood risk is not increased elsewhere, by the applicant forming part of any planning application; and

- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent.

Proposals for non B2/B8/E(g) uses should demonstrate that they meet the requirements of Core Policy 6 of the Amended Core Strategy.

Phasing

Policy NUA/Ph/1 Newark Urban Area - Phasing Policy

In Newark Urban Area the following sites will include phasing within any Master Plan to accompany any planning application:

- NUA/Ho/4
- NUA/Ho/5
- NUA/MU/4

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

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

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

Retail

2.12 Newark Town Centre is the focus for retail provision within the Newark Urban Area and part of the wider District and is defined as a Town Centre within the retail hierarchy (Core Policy 8). The shopping core is focused on the historic marketplace and surrounding streets with restaurants and cafés centred around Castle Gate and the Town Wharf adjacent to the Castle and the River Trent. Three purpose-built shopping centres are located to the north and south of the core, anchored by Morrison's and Asda. The District Council and its partners are pursuing a range of activities to enhance the sustainability of the centre. The Newark Town Investment Plan includes proposals to regenerate key buildings and grow footfall. Further proposals will be included in the Newark Town Centre Master Plan.

2.13 There are also 3 retail parks in Newark, Northgate Retail Park, Beacon Hill Retail Park and The Maltings Retail Park. There are also a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents.

Policy NUA/TC/1 Newark Urban Area - Newark Town Centre

To help promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities, a town centre boundary which illustrates the extent of the

primary shopping area has been defined on the Policies Map

The future management of the Centre will be provided for through the development and implementation of the Newark-on-Trent Town Investment Plan and subsequent Newark Town Centre Masterplan. Consideration of development proposals for retail and other Main Town Centre uses within and beyond Newark Town Centre will made against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Main Town Centre Uses.

2.14 Balderton contains two discrete areas of retail and other town centre uses. The area to the north is contained within a purpose-built shopping centre adjacent to the Lakeside development. The larger area to the south is the more traditional centre which caters for a wider range of day to day needs. Fernwood Village Centre is the existing local centre defined by Policy NUA/LC/3, a further local centre is proposed in the Amended Core Strategy in policy NAP2C Land around Fernwood.

Policy NUA/LC/1 Balderton - Local Centre North

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

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

Policy NUA/LC/2 Balderton - Local Centre South

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

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

Policy NUA/LC/3 Fernwood Village Centre - Local Centre

To promote the strength of Fernwood as a local shopping destination, a Local Centre has

been defined on the Policies Map around the Village Centre.

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

2.15 The 2016 Retail and Town Centre Study carried out an assessment of capacity for new comparison and convenience goods over the plan period and identified a limited need for additional comparison floor space beyond the NPPF required 10-year horizon, therefore no allocation has been made in this document.

Northgate Station Policy Area

2.16 Newark Northgate Station is an important gateway site for the town. The East Coast Mainline provides a fast and efficient link between Newark, the north and London. A number of consultees have long felt that the area is in need of regeneration. The results of the Bridge Ward Neighbourhood Study also identified the importance of linkages between Newark Industrial Estate and Northgate Station. Given the importance of the area to the town it is proposed that a comprehensive regeneration scheme be worked up for the area around Northgate Station. These regeneration aspirations will form part of the context for the development of the Newark Town Centre Masterplan.

Policy NUA/Tr/1 Northgate Station Policy Area

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

- Proposals to improve the physical environment of the Policy Area to recognise its important gateway role;
- Proposals to preserve and enhance heritage assets, including the Grade II listed station and the adjoining conservation area;
- Proposals to improve the linkages between the site and Newark Industrial Estate, NUA/MU/3, the wider Bridge Ward and the Town Centre; and

- Proposals to improve transport and car parking provision in the area, and further encourage walking and cycling to the station.

Archaeology

2.17 The Farndon and River Devon Ice Age Landscape is an un-designated heritage asset of national archaeological importance- comprising the material remains of human activity and associated natural deposits. Discovery of scatters of flint tools and waste on land east of Farndon (incorporated in plough-soil) led to the initial identification of this nationally important site of human occupation, dating from around 14,000 years ago. Adding to its significance was the subsequent discovery that below the ground the irregular buried topography, and complex deposits of wind and water born material, have preserved micro-sites undisturbed with finds still lying where they fell.

2.18 The physical nature of flint scatters and the complex three-dimensional form of the geology formed at that time (gravels, waterbodies and scarps, lain with alluvium and wind-blown sands) make it essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals. So as to ensure that the significance of any remains affected is sufficiently understood, and their importance is afforded proportionate weight in the planning process. Given that the landscape is of national importance but falls outside the scope of designation under the 1979 Ancient Monuments and Archaeological Areas Act (as amended), this approach to ensure this takes place has been developed with Historic England. It is recognised that the knowledge and understanding of the archaeological deposits may continue to evolve, and so where new information becomes available and is verified then this is something that application of the policy approach will have regard to. Guidance set out through the District Council's Non-Designated Heritage Assets Criteria provides the local context for the policy approach, and will be applicable to its implementation.

Policy NUA/AR/1 Archaeology – Farndon and River Devon Ice Age Landscape

The Farndon and River Devon Ice Age Landscape is split into two areas as defined on the Policies Map;

Area A – Nationally Important Archaeological Remains
Area B – High Risk of Nationally Important Archaeological Remains

For development proposals within Area A, local and national planning policy towards designated heritage assets will apply.

For development proposals within Area B, an appropriate site evaluation from the earliest stages of predetermination site assessment will be required in order to allow for the

significance and importance of archaeological remains to be proportionately treated in the planning process. All developments should include pre-application investigation comprising both non-intrusive and intrusive field evaluation undertaken in consultation with the relevant specialists. Where these investigations show comparable results with Area A, the policy approach would consider the proposed sites in terms of national and local planning policy towards designated heritage assets.

In implementing the above regard will be had to the most up-to-date information. Departures will require justification on the basis of robust and verified evidence.

2.19 The battles and sieges of the English Civil War (1642-52) between King and Parliament were the last major active military campaigns to be undertaken on English soil and have left their mark on the English landscape in a variety of ways, typically including earthworks that provided temporary protection for infantry or to act as gun emplacements. These earthworks, which may have been reinforced with revetting and palisades, consisted of banks and ditches and varied in complexity from simple breastworks to complex systems of banks and interconnecting trenches. They can be recognised today as surviving earthworks or as crop or soil marks on aerial photographs. They are recorded widely throughout England, with concentrations in the main areas of campaigning, and have been recognised to be unique in representing the only evidence on the ground of military campaigns fought in England since the introduction of guns.

2.20 Newark was a significant location during the English Civil War and a key garrison held by Royalist forces from the outbreak of the Civil War in 1642. The crossing at the Trent was an important strategic location on the Great North Road, and Newark's distinctive castle was a symbol of power in the landscape. Newark witnessed a number of fierce sieges between 1643 and 1646, culminating in Charles I's surrender to Parliamentary forces. The local communities would have been hugely impacted by the war, with disease, famine and hardship. The town was surrounded by a series of offensive and defensive fieldworks, many of which survive to the present day.

2.21 They are the most impressive surviving collection of such works in England; not only do extensive remains survive, but the whole system is recorded on two nearly contemporary plans, one by a Royalist engineer, the other by a Parliamentarian. They thus provide a unique opportunity for the study of the field engineering of the Civil War. All surviving examples of the Newark siege works are identified to be nationally important, comprising at least 12 scheduled sites. The Nottinghamshire Historic Environment Record identifies extensive further potential archaeological significance, some of which has the potential to be nationally significant. Non earthwork remains can also be significant, such as shot and coinage. While the known fortifications and earthworks are scheduled, archaeological evidence for the precise location of smaller scale fortifications, battlefield/skirmish activity, garrison lines and the parliamentary defensive works known as 'lines of circumvallation'

remains more elusive; however, at the very least ephemeral evidence within the siege landscape is likely present for all of these.

Policy NUA/AR/2 Archaeology – Newark Civil War

For sites within Newark and its immediate environs containing known or potential Civil War archaeological interest, applications must be accompanied by an appropriate archaeological assessment of the impact of the development. A field evaluation prior to determination of the planning application may also be required. Where remains are of regional significance within the Civil War constraints as defined on the Policies Map, detailed agreement on ground impacts should be secured before planning permission is granted.

Where necessary to secure the protection of the heritage asset or a programme of archaeological mitigation, conditions will be attached to permissions. These may include requirements for detailed agreement on ground impacts and programmes of archaeological investigation, building recording, reporting and archiving.

For development proposals within Newark, the Notts Historic Environment Records should be consulted which defines Areas of Archaeological Significance.

Infrastructure

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

Open Spaces and Green Infrastructure

2.23 A number of open spaces sites requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy Space Strategy document.

2.24 The Open Space Assessment & Strategy identifies the following additional open space requirements for the Newark Urban Area:

Table 1 - Newark Urban Area Open Space Requirements

Allotments	Additional provision required Newark, Balderton & Fernwood
Amenity Greenspace	Additional provision required in Balderton
Cemeteries	Additional provision required in Newark
Children and Young Persons Provision	Additional provision in Newark, Balderton and Fernwood
Natural/Semi-Natural Greenspace	Additional provision in Newark, Balderton & Fernwood
Parks and Gardens	Additional provision in Newark and Fernwood

2.25 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

2.26 Outdoor sport facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

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

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

- Introduction of a new route linking the Country Park in the Land East of Newark strategic site to Stapleford Woods to the East and the Middle Beck / Shire Dyke Natural Corridor to the Southeast.

- Creation of a Multi-User Route linking Newark and Southwell.

Open Breaks

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

Policy NUA/OB/1 Newark Urban Area - Open Breaks

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

i. Newark and Farndon;
ii. Newark and Winthorpe; and
iii. Newark and Coddington.

Within land allocated on the Policies Map as Open Breaks Adjacent to Newark Urban Area, planning permission will not normally be granted for development. Exceptions to this will include development which does not unacceptably harm the openness of the Open Break, and falls within the following categories:

a) Proportionate development ancillary to existing domestic development within or adjoining the Open Break; and
b) Redevelopment and replacement or change of use of existing development which does not have a greater impact on the openness of the designation than the existing development.

Newark Urban Area Boundary

2.29 The Urban Boundary for the Newark Urban Area, as shown on the Policies Map, has been amended to reflect the addition of the Tolney Lane Policy Area.

Map 1 - Newark North Proposals

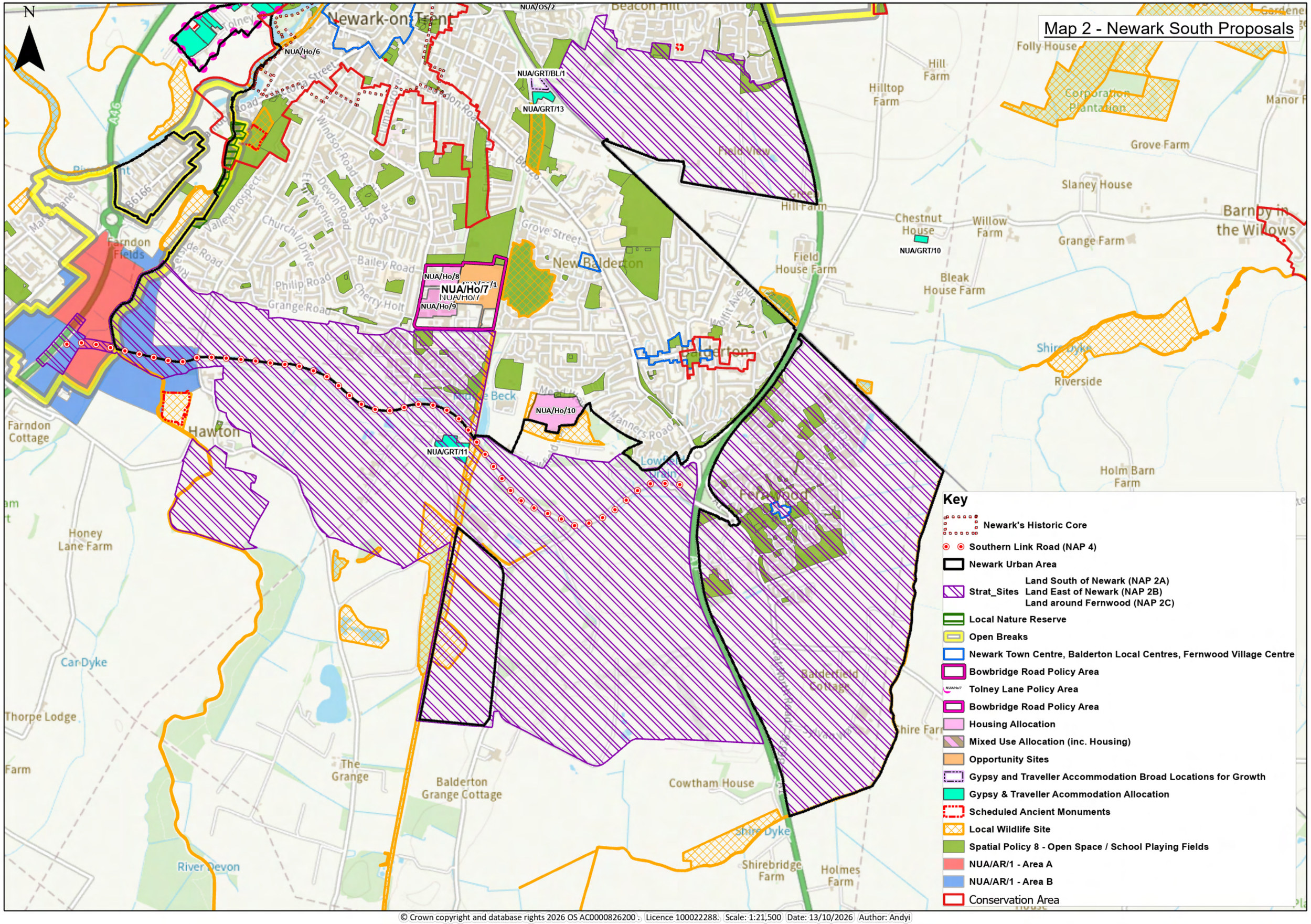
Key

- Newark's Historic Core
- Newark Urban Area
- Land East of Newark (NAP 2B)
- Newark Town Centre
- Conservation Area
- Open Breaks
- Employment Allocation
- Housing Allocation
- Mixed Use Allocation (Non-Residential)
- Mixed Use Allocation (inc. Housing)
- Opportunity Sites
- Gypsy & Traveller Acommodation Allocation
- Transport Allocation
- NUA/E/1 — Newark Industrial Estate
- NUA/Ho/4 — Yorke Drive Policy Area
- Tolney Lane Policy Area
- Newark Showground Policy Area
- Newark Flyover SP7
- Local Wildlife Site
- Main Open Areas
- Scheduled Ancient Monuments
- Spatial Policy 8 - Open Space / School Playing Fields

N

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Map 2 - Newark South Proposals



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Map 3 - Newark Centre Proposals

Key

- Newark Urban Area
- Newark's Historic Core
- Newark Town Centre
- Conservation Area
- Local Wildlife Site
- Scheduled Ancient Monuments
- Spatial Policy 8 - Open Space / School Playing Fields
- Newark Primary Shopping Area
- Tolney Lane Policy Area
- Tolney Lane Flood Alleviation Scheme (Indicative Location)
- Gypsy & Traveller Acommodation Allocation

NUA/GRT/1
NUA/GRT/2
NUA/GRT/3
NUA/GRT/4
NUA/GRT/5
NUA/GRT/6
NUA/GRT/7
NUA/GRT/8
NUA/GRT/9

Newark-on-Trent
Newark Castle
Air and Space Institute
Sandhills Park
Kelham Road
Cullen Close
Manners Road
B6326
Play Space
Other Sports Facility
Public Park Or Garden
Newark Orchard School
Newark College
Newark Bus Station
Beaumond Gardens
Bowling Green
Newark Bowling Club
Beaumond House
Millgate Open Park
Cow Lane
North Gate
Water Lane
Mather Road
Ossington Way
Brewer's Wharf
The Wharf
Queen's Road
Castle Gate
Stodman Street
Boar Lane
Middle Gate
Chain Lane
Wilson Street
Appleton Gate
Beast House Lane
Barnby Gate
The Croft
Lombard Street
Carter Gate
Mill Gate
Mill Lane
Pelham Street
Bridge Court
Coopers Yard
Edward Avenue
Queen Street
Parliament Street
King Street
Boundary Road
Marina View
Clinton Street
Albion Street
Eldon Street
Crown Street
Spring Gardens
Southend Avenue
London Road
Sherwood Avenue
B6166

N

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Scale: 1:4,250 Date: 30/01/2026 Author: emmar

Collingham

2.30 The Sub-Area lies in the northeast corner of the District. Due to the barrier formed by the River Trent, this area looks to both Newark and Lincoln for its services. Collingham provides a focus for local services. To the north of Collingham, people also look to Lincoln for such services.

2.31 The Amended Core Strategy directs 2% of the District's housing growth to the Principal Village of Collingham. This equates to a need to provide 176 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments have all contributed to the achievement of this target. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Policy Co/MU/1 Collingham - Mixed Use Site 1 – Now Completed

Retail

Policy Co/LC/1 Collingham - Local Centre

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

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

Open Spaces and Green Infrastructure

2.32 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

2.33 The Open Space Assessment & Strategy identifies the following additional open space

requirements for Collingham:

Table 2 - Collingham Open Space Requirements

Allotments	Sufficient provision is currently available in Collingham
Amenity Greenspace	Additional provision required in Collingham
Children and Young Persons Provision	Additional provision required in Collingham
Natural/Semi-Natural Greenspace	Additional provision required in Collingham

2.34 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and / or through the District / Town / Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space. These requirements will need to be delivered as part of the delivery of housing allocations, and/or through the District/Town/Parish Council working with their partners.

2.35 Outdoor sport facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

Main Open Areas

Policy Co/MOA Collingham - Main Open Areas

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

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

Infrastructure

2.36 The Amended Core Strategy (see appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Collingham. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

2.37 The village envelope boundaries remain unchanged.

Map 4 - Collingham Proposals

N

Co/RL/1

Key

- Village Envelope
- Collingham Local Centre
- Conservation Area
- Reserved Land
- Mixed Use Allocation (inc. Housing)
- Main Open Areas
- Local Wildlife Site
- Scheduled Ancient Monuments
- Spatial Policy 8 - Open Space / School Playing Fields

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Sutton-on-Trent

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

2.39 The Amended Core Strategy directs 0.5% of the District's housing growth to the Principal Village of Sutton-on-Trent. This equates to a need to provide 44 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. In addition to this there is a local desire to see additional retail provision and community facilities such as additional parking for the adjacent doctor's surgery, a village hall, post office and relocated library. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Mixed Use Allocation

Policy ST/MU/1 Sutton-on-Trent - Mixed Use Site 1 – Now Substantially completed

Retail

Policy ST/LC/1 Sutton-on-Trent - Local Centre

To promote the strength of Sutton-on-Trent as a Principal Village, a Local Centre has been indicatively identified on the Policies Map as part of ST/MU/1.

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

Employment

Policy ST/EA/1 Sutton-on-Trent - Existing Employment Policy Area

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

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

Open Spaces and Green Infrastructure

2.40 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy Document.

2.41 The Open Space Strategy & Assessment identifies the following additional open space requirements for Sutton on Trent:

Table 3 - Sutton-on-Trent Open Space Requirements:

Allotments	Additional provision required in Sutton-on-Trent
Amenity Greenspace	Additional provision required in Sutton-on-Trent
Children and Young Persons Provision	Additional provision required in Sutton-on-Trent
Natural/Semi-Natural Greenspace	Additional provision required in Sutton-on-Trent

2.42 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and / or through the District / Town / Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure

that new development has access to good quality open space.

2.43 Outdoor sports facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

Main Open Areas

Policy ST/MOA Sutton-on-Trent - Main Open Areas

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

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

Infrastructure

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

Village Envelope

2.45 The village envelope boundaries remains unchanged.

Map 5 - Sutton-on-Trent Proposals

N

ST/EA/1

Sutton on Trent

Bulham Lane
Crow Park Avenue
The Meerings
Play Space
Playing Field
Cemetery
Station Road
Hemplands Lane
High Street
Hounsfield Way
Strawberry Fields
Play Space
Cemetery
Sutton-on-Trent Primary School
Church Street
Main Street
Middle Holme Lane
Palmer Road
Shires Way
Cuckstool Dyke
Old Great North Road
Great North Road
A1
Eaves Lane
Barrel Hill Road

Key

- Indicative Local Centre
- Village Envelope
- Conservation Area
- ST/E/1 — Existing Employment Area
- Mixed Use Allocation (inc. Housing)
- Main Open Areas
- Local Wildlife Site
- Spatial Policy 8 - Open Space / School Playing Fields

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3.0 Southwell Area

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

Public Open Space & Main Open Areas

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

3.3 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are viewable from public land or accessible via public footpaths through them. They are designated on the Policies Map.

Policy SoA/MOA Southwell Area - Main Open Areas

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

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

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

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

Southwell

3.4 Southwell is the third biggest settlement in the District. It serves a large local area and has the second largest retail centre in the District, a leisure centre and a secondary school that provides education to much of the Southwell Area. Southwell does however have a serious local housing need which is perpetuated by high local house prices and Amended Core Strategy Policy SP2 states that provision will be made in Southwell for new housing and employment in order to support the role of Southwell as a Service Centre and the development of sustainable communities.

3.5 Southwell is a town of outstanding architectural and historic interest, containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. The District Council has carried out a Conservation Area Character Appraisal of Southwell's Conservation Area which was adopted as a Supplementary Planning Document in July 2005 (this is now in the process of being updated). The Appraisal reached a series of conclusions regarding the protection of the Conservation Area; of particular concern is the need to ensure that its rural nature is preserved along with its landscape setting and the important open spaces both public and those associated with Prebendal houses within it. The Amended Core Strategy requires that the setting of Southwell, including the views of Southwell Minster and The Workhouse, are protected and enhanced. The allocation of sites and the detailed requirements for development of those sites has had regard to this requirement and has been informed by the detailed 'Southwell Landscape Setting' document prepared by the Council and Nottinghamshire County Council.

3.6 The Amended Core Strategy directs 3% of the District's housing growth to the Service Centre of Southwell. This equates to a need to provide 264 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. There is also a requirement to allocate 4.5 hectares of new employment land across the Southwell Area. Sufficient land has been completed or has the benefit of planning permission to meet the employment requirements in the Southwell Area. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Housing Allocations

Policy So/Ho/1 Southwell - Housing Site 1 – Development now completed

Policy So/Ho/2 Southwell - Housing Site 2 – Development Now Completed

Policy So/Ho/3 Southwell - Housing Site 3 – Development now completed

Policy So/Ho/4 Southwell - Housing Site 4

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the Allocations Policies of the Southwell Neighbourhood Plan and:

i. Cooperate with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate mitigating measures to ensure that there is adequate capacity in the local drainage network to serve the development;

ii. Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built-up area. In order to assimilate the development and limit the impact of the development on the character of the area provision should be made for landscape buffering on the sites northern and western extents within the design and layout of any planning application. In considering such buffering this should be particularly extensive to the south of The Vineries to help retain the semi-rural character of this section of Kirklington Road;

iii. The provision of suitable access off Lower Kirklington Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate Transport Assessment to identify the impact of the development on the highway network, and specifically include the impacts on Lower Kirklington Road and

the Kirklington Road / Lower Kirklington Road junction and the provision of appropriate mitigating measures;

iv. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;

v. The provision of appropriate pedestrian access as part of the design and layout of any planning application which utilises the existing Right of Way to the south of the site;

vi. The undertaking of a Tree Survey by the applicant, assessing and informing the retention of the best specimens into public and private amenity space within the design and layout of any planning application; and

vii. Pre-determination evaluation and any necessary post determination archaeological mitigation measures secured by condition on any planning consent reflecting the medium archaeological interest of the site.

Policy So/Ho/5 Southwell - Housing Site 5

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the Allocations Policies of the Southwell Neighbourhood Plan and:

i. Cooperation with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate measures to ensure that there is adequate capacity in the local drainage network to serve the development;

ii. Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built-up area. In order to assimilate the development, provision should be made, in accordance with the landscape character, for the retention and enhancement of the sites existing landscape screening;

iii. Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact of the sites access on the Lower Kirklington Road / Kirklington Road junction, the achievement of acceptable visibility and the provision of appropriate mitigating measures;

iv. Submission of a site specific Flood Risk Assessment and details of measures to mitigate

the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere;

v. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;

vi. Provision of appropriate landscape buffering to the Southwell Trail within the design and layout of any planning application;

vii. Development will be required to seek to maintain and enhance the current provision of Rights of Ways which traverse the site; and

viii. Pre-determination archaeological evaluation submitted as part of any planning application. Any post determination mitigation measures required will be secured by condition on any planning consent reflecting the high archaeological potential of the site.

Policy So/Ho/6 Southwell - Housing Site 6 – Development now completed

Policy So/Ho/7 **Southwell - Housing Site 7**

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations development on this site will be subject to the Allocations Policies of the Southwell Neighbourhood Plan and:

i. Appropriate design, density and layout which addresses the sites:

   1. Gateway location and manages the transition into the main built up area; and the

   2. Adjacent location to the Southwell Conservation Area respecting its character and appearance.

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

ii. Submission of a site-specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increased elsewhere;

iii. Pre-determination archaeological evaluation submitted as part of any planning application. Any post determination mitigation measures required will be secured by condition on any planning consent.

Mixed Use Allocations

Policy So/MU/1 **Southwell - Mixed Use Site 1 – Allocation Deleted**

Employment Allocations

Policy So/E/1 Southwell - Crew Lane Industrial Estate Policy Area

Within the area defined on the Policies Map as So/E/1 Crew Lane Industrial Estate Policy Area, new employment development will be encouraged and in order to provide for the expansion of the Industrial Estate an employment allocation has been made:

- So/E/2 - Land to the east of Crew Lane - 2.34ha

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

1. Thurgarton Hundred Workhouse

   The Crew Lane Industrial Estate Policy Area adjoins the area defined on the Policies Map as the Thurgarton Hundred Workhouse's Immediate Surroundings. As a result development proposals within the Policy Area should ensure that they do not detrimentally impact upon the Immediate Surroundings of the Workhouse and that the opportunities for enhancements are secured. Those proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The District Council will therefore expect development proposals to:

   - Demonstrate an appropriate design, layout and scale which respects and enhances the immediate surroundings of the Workhouse taking account of the need for suitable height and massing and the provision of appropriate mitigating measures such as landscape screening.

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

2. General Development Requirements

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

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

Policy So/E/2 Southwell - Land to the east of Crew Lane

Land east of Crew Lane has been allocated on the Policies Map for employment development. The site is 2.33 hectares in size.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The requirements of the Crew Lane Industrial Estate Policy Area (So/E/1);
- The submission of a site-specific Flood Risk Assessment and provision of a site layout which is based on a sequential approach to site design and details of measures to mitigate on-site flooding risk and ensure that flood risk is not increased elsewhere;
- Development will be required to seek to maintain and enhance the current provision of Right of Ways along the eastern boundary of the site; and
- Pre-determination archaeological evaluation submitted as part of any planning application. Any post determination mitigation measures required will be secured by condition on any planning consent.

Policy So/E/3 Southwell - Land to the south of Crew Lane -Deleted

Reserved Land to the south of Crew Lane

Policy So/RL/1 Southwell - Reserved Land to the south of Crew Lane

Land to the South of Crew Lane has been identified on the Policies Map and this land will be reserved to ensure that at the next round of plan making it allows for a comprehensive approach to address development needs in this area. Development proposals which prejudice this approach will not normally be considered appropriate.

3.7 Land to south of Crew Lane formerly identified as employment land has been re-designated as reserved land. This is to ensure that the land remains available for future comprehensive assessment of development needs in Southwell. This approach does not seek to specify what development will occur on the site but aims to protect the land to ensure that when those decision can be made (through the next round of plan making) the best use of the site has

not been prejudiced.

Retail

Policy So/DC/1 Southwell - Southwell District Centre

The future management of the Centre will be provided for through the development and implementation of a District Centre Strategy, and the consideration of development proposals for retail and other town centre uses within and beyond Southwell District Centre, as defined on the Policies Map, made against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses.

Open Spaces and Green Infrastructure

3.8 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

3.9 The Open Space Strategy & Assessment identifies the following additional open space requirements for Southwell:

Table 4 - Southwell Open Space Requirements:

Allotments	Additional provision required
Cemeteries	Town Council identified need for increased provision
Amenity Greenspace	Additional provision required.
Natural & Semi-Natural Greenspace	Additional provision required.
Children and Young Persons Provision	Additional provision required.
Parks & Gardens	Additional provision required.

3.10 These requirements will be delivered as part of the delivery of housing allocations, planning

permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

3.11 Outdoor sports facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

3.12 The supporting text to Core Strategy Policy Amended CP12 notes that Southwell is particularly deficient in terms of its Green Infrastructure connections with a poor level of access to both Newark and the west of the District. The Green Infrastructure issues for Southwell identified by the Green Infrastructure Strategy are therefore focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to Newark and areas of tourism activity in the Northwest of the District and into the wider Green Infrastructure network. The Green Infrastructure Strategy suggested that provision should be made for the following route:

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

Main Open Areas

Policy So/MOA Southwell - Main Open Areas

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

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

Southwell Protected Views and Thurgarton Hundred Workhouse

3.13 Key to the distinctive character of Southwell are the views of and across, as well as the settings of the principal heritage assets of the Southwell Minster, Archbishop's Palace,

Thurgarton Hundred Workhouse and the Holy Trinity Church. It is therefore important that future development respects these views and settings and does not negatively impact upon them.

3.14 Accordingly, and in line with the requirements of Policy SoAP 1 - Role and Setting of Southwell of the adopted Amended Core Strategy, these important views and an area considered to provide the 'immediate surroundings' of the Workhouse have been defined on the Policies Map. These areas are however not intended to definitively define the extent of views or settings and development proposals which fall outside of them may still present the potential for detrimental impacts. It is therefore important that proposals appropriately address the requirements of policies So/PV Southwell Protected Views and So/Wh Thurgarton Hundred Workhouse.

Policy So/PV Southwell Protected Views

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

- Development proposals within the view cones, as defined on the Policies Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets. Those proposals which do detrimentally impact on the views of these heritage assets will not be acceptable; and
- Beyond the areas defined within the view cones, as defined on the Policies Map, development proposals which have the potential to negatively impact on the views of these heritage assets will not normally be acceptable. The level of potential impact will be dependent on factors such as scale, height, location and the scope for mitigation.

Policy So/Wh Thurgarton Hundred Workhouse

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

- Development proposals within the area defined as the immediate surroundings of the Workhouse on the Policies Map should ensure that they do not negatively impact on these surroundings. Those proposals which do detrimentally impact on the setting of the Workhouse will not be acceptable;
- Development proposals to the south of the immediate setting within the Crew Lane Industrial Estate should address the requirements above and of policy So/E/1; and
- Beyond the boundary of the immediate surroundings of the Workhouse, as defined on

the Policies Map, development proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The level of potential impact will be dependent on factors such as scale, height and location and the scope for mitigation.

Archaeology

3.15 The Roman villa site adjacent to Southwell Minster is thought to be one of the largest such sites in the East Midlands. Numerous Roman finds have been recorded in this area and around Southwell since the 18th century and archaeological excavations from the 1950s onwards have recorded the presence of a large building dating to the 2nd century AD with significant alterations and extensions in the 3rd and 4th centuries.

3.16 In addition, over 30 early medieval Christian burials were recorded in the initial excavation and a further 225 during subsequent work. Consequently, the site is a scheduled monument (National Heritage List for England entry: 1003528).

3.17 More recently the areas to the east and south of the scheduled monument have undergone archaeological investigation, most notably on the former Minster School site on Church Lane and to the north of Church Lane at Platts Orchard. Evaluation has also been undertaken further to the south close to Potwell Dyke. All these sites have produced evidence for further intensive activity dating from 1st century onwards, including an 8th century inhumation cemetery, industrial activity a large block wall, and more prosaic structures along the southern area, although the precise dating and function of these remains unclear, a direct relationship with the adjacent villa may be inferred.

3.18 This more recent archaeological investigation, along with known find spots from Southwell, indicates that activity associated with the villa likely extends well beyond the scheduled area, although the precise location, nature and extent of this is not yet fully understood. It is therefore essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals so as to ensure the significance of remains affected is sufficiently understood and their importance is afforded proportionate weight in the planning process.

Policy So/AR/1 Archaeology – Southwell Roman Villa

The Southwell Roman Villa is identified in two areas, as defined on the Policies Map;

- the scheduled monument; and
- Area A (extended area of high archaeological potential).

For development proposals within Area A, an appropriate site evaluation from the earliest stages of predetermination site assessment will be required in order to allow for the significance and importance of archaeological remains to be proportionately treated in the

planning process.

All developments should include pre-application investigation comprising both non-intrusive and intrusive field evaluation undertaken in consultation with the relevant specialists. Where these investigations show comparable results with the Scheduled Monument, the policy approach would consider the proposed sites in terms of national and local planning policy towards designated heritage assets.

Infrastructure

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

Urban Boundary

3.20 The Urban Boundary for Southwell, as shown on the Policies Map, has been amended to reflect the deletion of the saved route of the Southwell By-Pass and the associated changes to So/E/2 and So/Ho/7.

Map 6 - Southwell Proposals

N

Key

- Urban Boundary
- So/E/1 — Crew Lane Industrial Estate Policy Area
- Southwell District Centre
- Conservation Area
- Southwell Protected Views (So/PV)
- Workhouse Immediate Surroundings (So/Wh)
- Employment Allocation
- Housing Allocation
- Reserved Land
- Local Nature Reserve
- Strategic Landscape Buffer
- Local Wildlife Site
- Main Open Areas
- Scheduled Ancient Monuments
- Southwell Roman Villa Extended Archaeology Area
- Spatial Policy 8 - Open Space / School Playing Fields

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Farnsfield

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

3.22 The Amended Core Strategy directs 2.4% of the District's housing growth to the Principal Village of Farnsfield. This equates to a need to provide 211 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments have all contributed towards the achievement of this target. This review updates the position of the allocations at April 2023, with the allocations now completed.

Housing Allocations

Policy Fa/Ho/1 Farnsfield - Housing Site 1 – Development now completed

Mixed Use Allocation

Policy Fa/MU/1 Farnsfield – Mixed Use Site 1 – Development now completed

Retail

Policy Fa/LC/1 Farnsfield - Local Centre

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

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

Open Spaces and Green Infrastructure

3.23 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy.

3.24 The Open Space Assessment & Strategy identifies the following additional open space requirements for Farnsfield:

Table 5 - Farnsfield Open Space Requirements

Allotments	Sufficient provision is currently available in Farnsfield
Amenity Greenspace	Sufficient provision is currently available in Farnsfield
Children and Young Persons Provision	Additional provision required in Farnsfield
Natural/Semi-Natural Greenspace	Additional provision required in Farnsfield

3.25 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and / or though the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

3.26 Outdoor sport facilities are not analysed as part of the Open Space Strategy & Assessment as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

Infrastructure

3.27 The Amended Core Strategy (Appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Farnsfield. The District Council will work with

infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

3.28 The village envelope has been extended to include the development at Southwell Road that has taken place since the previous DPD was adopted.

Map 7 - Farnsfield Proposals

N

South Lodge

Farnsfield

Key

- Village Envelope
- Farnsfield Local Centre
- Local Nature Reserve
- Conservation Area
- Local Wildlife Site
- Spatial Policy 8 - Open Space / School Playing Fields

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4.0 Nottingham Fringe Area

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

Lowdham

4.2 Within the Nottingham Fringe Area, Lowdham acts as a focus for the provision of day-to-day services. With its own railway station, Lowdham has good access to Nottingham and it is identified by Spatial Policy 2 of the Amended Core Strategy as a location where provision will be made for new housing to meet local housing need and support for employment to provide local jobs in order to secure the village's role as a sustainable community.

Housing Allocations

4.3 The Amended Core Strategy directs 0.1% of the District's housing growth to the Principal Village of Lowdham. This equates to a need to provide 9 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments have all contributed towards the achievement of this target. This review updates the position of the allocations at April 2023.

Policy Lo/Ho/1 Lowdham - Housing Site 1 – Site De-allocated

Policy Lo/Ho/2 Lowdham - Housing Site 2 – Development now completed

Employment

4.4 The Amended Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a guideline requirement of 0.1 hectares of new employment land in Nottingham Fringe Area during the plan period. Previous completions of 0.13ha are sufficient to meet this requirement.

Retail

Policy Lo/LC/1 Lowdham - Local Centre

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

Transport

Policy Lo/Tr/1 Lowdham - Transport Site 1

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

Open Spaces and Green Infrastructure

4.5 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

4.6 The Open Space Assessment & Strategy identifies the following additional open space requirementsfor Lowdham:

Table 6 - Lowdham Open Space Requirements

Allotments	Additional provision required in Lowdham
Amenity Greenspace	Sufficient provision is currently available in Lowdham
Children and Young Persons Provision	Additional provision required in Lowdham
Natural/Semi-Natural Greenspace	Additional provision required in Lowdham

4.7 This requirement will need to be delivered as part of the delivery of planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and

around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

4.8 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

4.9 The Green Infrastructure issues for Lowdham identified by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks, such as that along the Trent Valley and the route between Southwell and the North of Nottingham, to link the settlement into the wider Green Infrastructure Network.

Infrastructure

4.10 The Amended Core Strategy (Appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Lowdham. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Village Envelope

4.11 The village envelope remains unchanged.

Map 8 - Lowdham Proposals

N

Dover Beck

Lowdham

Lowdham Church of England School

Epperstone Road

The Leys

Nursery Gardens

Ridge Hill

Francklin Road

Barker Hill

The Priors

Allotments

Beck

Ton Lane

Plough Lane

Red Lane

Play Space

Bowling Green

Main Street

Morley's Close

Playing Field

Play Space

Tennis Court

Other Sports Facility

Old Tannery Drive

Play Space

Willow Holt

Lime Tree Gardens

Newton Close

Station Road

Victoria Avenue

Blenheim Avenue

The Sidings

Lo/Tr/1

Lowdham

Gunthorpe Road

Southwell Road

Cottage Pasture Lane

Skithorne Rise

50

Key

- Village Envelope
- Lowdham Local Centre
- Conservation Area
- Transport Allocation
- Local Wildlife Site
- Spatial Policy 8 - Open Space / School Playing Fields
- Green Belt

*Some open spaces are located in the Green Belt

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5.0 Sherwood Area

5.1 The Sherwood Area covers much of the north west of the District. The area is closely related to Mansfield and Worksop, however Ollerton & Boughton and Edwinstowe are also a focus for services, jobs and education whilst Bilsthorpe is a centre with its own day to day facilities.

5.2 The Area also contains some of Nottinghamshire's most important nature conservation sites, including the Birklands & Bilhaugh Special Area of Conservation which is north of Edwinstowe. This is also the location of the Sherwood Forest Visitor Centre. The results of the Habitat Regulations Assessment carried out on the proposals in this DPD identified that:

- further housing development within an 8.9km zone of the Birklands & Billhaugh Special Area of Conservation (SAC) would likely impact on it by increasing recreational pressure. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS) onsite. Where it is not possible develop SANGs on site applicants should work with the Local Planning Authority and Natural England to identify appropriate offsite proposals to relieve recreational pressure on the SAC within the surrounding area. This approach has been reflected in this DPD and also in the approach to the redevelopment of Thoresby Colliery allocated in the Amended Core Strategy.

- that within 400m of habitat which support populations of woodlark and nightjar and have the potential to be identified in the future as a Special Protection Area – known as the possible potential Special Protection Area (ppSPA) - that a risk based approach in line with Natural England advice should be followed and this is reflected within this DPD.

Public Open Space & Main Open Areas

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

5.4 Main Open Areas are areas of open land within settlements that play an important role in defining their form and structure. They are not always open to the public although most are

viewable from public land or accessible via public footpaths through them. They are designated on the Policies Map.

Policy ShA/MOA Sherwood Area - Main Open Area

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

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

- Budby
- Eakring
- Perlethorpe
- Wellow

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

Laxton

5.5 Laxton is the last remaining village in England that operates an open field system of farming under the supervision of a manorial Court Leet. In order to ensure that these important historic agricultural practices survive it is important that the owners of Laxton, Thoresby Estates, have the ability to appropriately manage the various farm tenancies. This includes providing retirement homes for farmers so that farmhouses located in working farms can be occupied by working farmers. Policy ShA/L/1 sets out the policy context for achieving this.

Policy ShA/L/1 Laxton

In line with Core Policy 14 of the Amended Core Strategy the District Council will work with partners to support the long-term management of the historic open field system of farming in Laxton. Development which supports the operation of the historic open field system of farming in Laxon will be granted.

In Laxton schemes which provide retirement housing for agricultural workers who have been engaged in the operation of the open field system will be supported provided that such schemes:

- demonstrate the retirement housing will be occupied by retired estate workers or retired agricultural tenants to be secured through a legal agreement;
- do not impede the ongoing operation of the open field system; and
- do not detrimentally impact on heritage assets and the special character of the Conservation Area unless public benefits outweigh the detrimental impact.

Such sites should be in Laxton Parish and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Impact and Character of Development.

Map 9 - Laxton Proposals

Key

- Conservation Area
- Historic Landscape around Laxton
- Local Wildlife Site
- Spatial Policy 8 - Open Space / School Playing Fields
- Sites of Special Scientific Interest (SSSI)
- Scheduled Ancient Monuments
- SHA/L/1

SHA/L/1

Egmanton Hill Farm
West Field
Town End
Laxton
The Bar
Cross Hill
Edge Road
Eel Lane
Green Lane
Mill Field
Copthorne Farm
Primrose Farm
Primrose Plantation
Knapeney Farm
Brockilow Farm
Saywood

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Ollerton & Boughton

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

5.7 The Amended Core Strategy directs 9% of the District's housing growth to the Service Centre of Ollerton & Boughton. This equates to a need to provide 793 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete. There is also a requirement for 16.2 hectares of employment land across the Sherwood Area and sufficient land has been completed or has the benefit of planning permission to meet this requirement.

Housing Allocations

Policy OB/Ho/1 Ollerton & Boughton - Housing Site 1 – Development now completed

Policy OB/Ho/2 Ollerton & Boughton - Housing Site 2 - Development now completed

Policy OB/Ho/3 Ollerton & Boughton - Housing Site 3 - Development now completed

Mixed Use Allocations

Policy OB/MU/1 Ollerton & Boughton – Mixed Use Site 1

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

- Meet the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM 2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations;

- Include public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3 Developer Contributions and Planning Obligations. This shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7.

- Set out the broad location for development on the site including a phasing strategy. This should ensure that no flood sensitive development takes place in areas identified as being within Flood Zones 2 and 3;

- Incorporate sensitive design to respect and enhance the setting of the nearby Boughton Pumping Station Conservation Area and Listed Buildings;

- Provision of a landscaping scheme in order to help assimilate the development into the surrounding countryside in accordance with the landscape character; and

- The identification of measures which maximise opportunities to protect and enhance features of biodiversity value and species within and adjoining the site, including the River Maun, and mitigate or compensate for any potential adverse impacts.

In addition, development will be subject to the following;

- Preparation of an appropriate Transport Assessment as part of any planning application(s) to identify any negative impact of the development on the highway network including Ollerton roundabout, and the provision of appropriate mitigating measures;

- The provision of on-site strategic sports facilities as part of any planning application(s) to enhance the existing provision within Ollerton & Boughton;

- Preservation and enhancement of the River Maun and associated footpaths, walkways and cycle facilities through the design and layout of any planning application;

- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas, or the existing drainage regime;

- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;

- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.

- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post-determination mitigation measures, secured by conditions attached to any planning permission including LIDAR survey, to reflect the medium to very high archaeological potential of the site; and

- Appropriate phasing of residential and strategic sports infrastructure and open space uses.

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

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

In addition to general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The preparation of a comprehensive Master Plan to:
    - Identify an appropriate mix of market and affordable housing to enhance the quality of the housing and sustainability of the area;
    - Identify the retail capacity of the area to enhance the present offer;
    - Set out the broad location for development on the site, including how this will be integrated with the existing residential areas;
    - Set out the phasing of new development; and
    - Ensure community consultation is undertaken
- The continued provision and enhancement of existing open space and community facilities on the site;
- The provision of on-site strategic open space facilities as part of any planning application to enhance the existing provision within Ollerton & Boughton, such public open space shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7.
- Design should take account of overhead power lines which run across the site and not infringe the statutory safety clearances between overhead lines, the ground and built structures;

- Development will be required to seek to maintain and enhance the current provision of public footpaths that traverse the site, and which provide linkages between both the adjoining Retford Road and Hallam Road estates along with community uses within and adjoining the site;

- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime and ensure that flood risk is not increased on-site or elsewhere. A Site Specific Flood Risk Assessment will be required;

- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton and Boughton and the implementation of any necessary mitigation measures;

- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post-determination mitigation measures, secured by condition on any planning consent ; and

- Preparation of an appropriate Transport Assessment as part of any planning application(s) to identify any negative impact of the development on the highway network, including Ollerton roundabout, and the provision of appropriate mitigating measures.

Phasing

Policy OB/Ph/1 Ollerton & Boughton - Phasing Policy

In Ollerton & Boughton the following sites will include phasing within any Master Plan to accompany any planning application:

- OB/MU/1
- OB/MU/2

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

Employment Allocations

Policy OB/E/1 Ollerton & Boughton - Boughton Industrial Estate (North) Policy Area 1

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

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

- Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application(s);
- The incorporation of satisfactory landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the Local Wildlife Site which is located within and adjoining the industrial estate;
- Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning applications;
- Provision of a drainage strategy as part of any planning application(s) to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site-specific Flood Risk Assessment will be required; and
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.

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

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

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

- Appropriate boundary treatment and screening of open storage areas through the design and layout of any planning application(s);
- The incorporation of satisfactory landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the Local Wildlife Site which is located within and adjoining the industrial estate;
- Satisfactory provision of access, car parking and servicing as part of the design and layout of any planning application(s);
- Provision of a drainage strategy as part of any planning application(s) to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site-specific Flood Risk Assessment will be required;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures; and
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the medium archaeological potential of the site.

Policy OB/E/3 Ollerton & Boughton – Employment Site 3

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The incorporation of suitable access to the adjoining Boughton Industrial Estate South Policy Area as part of the design and layout of any planning application(s);
- That as this allocation is within 400m of Sherwood Forest ppSPA and has the potential to provide functionally linked habitat for woodlark and nightjar and therefore should be subject to the risk-based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.

- The incorporation of satisfactory landscaping as part of the design and layout of any planning application(s) to minimise the impact of development on the Local Wildlife Site which is located within and adjoining the industrial estate;

- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment will be required;

- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime; and

- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures.

Retail Allocations

Policy OB/DC/1 & OB/LC/1 **Ollerton District Centre & Boughton Local Centre**

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

The future management of Ollerton District Centre will be provided for through the development and implementation of a District Centre Strategy. Development of retail and other town centre uses within and beyond the District and Local Centres will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses.

Policy OB/Re/1 **Ollerton & Boughton – Retail Allocation 1**

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

Development of this site will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses and appropriate contributions to infrastructure provision inthe Developer Contributions SPD. Development should be of a size commensurate to the settlements retail definition as a District Centre.

This allocation is within 400m of Sherwood Forest ppSPA and the risk-based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.

Policy OB/Re/2 Ollerton & Boughton – Retail Allocation 2 – Site now completed

Transport Allocations

Policy OB/Tr/1 Ollerton & Boughton – Transport Allocation 1

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

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

Infrastructure

5.8 The Amended Core Strategy (see Appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Ollerton & Boughton. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Open Spaces and Green Infrastructure

5.9 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

5.10 The Open Space Assessment & Strategy identifies the following additional open space

requirements for Ollerton & Boughton:

Table 7 - Ollerton & Boughton Open Space Requirements

Allotments	Additional provision required in Ollerton & Boughton
Amenity Greenspace	Sufficient provision is currently available in in Ollerton & Boughton
Children and Young Persons Provision	Additional provision required in Ollerton & Boughton
Natural / Semi-Natural Greenspace	Sufficient provision is currently available in Ollerton & Boughton
Parks & Gardens	Additional provision required in Ollerton & Boughton

5.11 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

5.12 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development. Nevertheless, as part of the development of sites OB/MU/1 and OB/MU/2, the District Council will seek to deliver on site strategic sports facilities and strategic open space to enhance the existing provision of such facilities within Ollerton & Boughton.

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

- Northwest of the settlement linking the proposed County Council Multi-User Route to an existing route South of Budby. With the proposed line of the route taking in the Birklands & Bilhaugh SSSI, Local Wildlife Site and a section of the northern SAC;

- The proposed County Council Multi-User Route linking with an existing route to the north of the settlement;

- Protection and where appropriate enhancement of the existing route to the settlement from Edwinstowe.

Urban Boundary

5.14 The Urban Boundary for Ollerton & Boughton remains unchanged.

Map 10 - Ollerton & Boughton Proposals

N

OB/MU/1
OB/MU/2
OB/Re/1
OB/Tr/1
OB/E/1
OB/E/2
OB/E/3
OB/GRT/BL/1
OB/GRT/1
OB/GRT/2
OB/GRT/3
OB/GRT/4
OB/GRT/5
OB/GRT/6

Boughton
New Ollerton
Ollerton
Kirton
Boughton Dyke
Ollerton Corner
New Zealand Cottage
Ollerton Hills
Bridge Cottage
Woodside Farm
Jordan Castle Farm
Ollerton Pit Wood
Birkhill Wood
Wellow Park

Blyth Road
Retford Road
Brake Lane
Walesby Lane
Newark Road
Main Road
Cocking Hill
Forest Road
Tuxford Road
Hallam Road
Whitewater Road
Petersmiths Drive
Cedar Lane
Chestnut Drive
Holly Rise
Alder Grove
Hazel Road
Larch Road
Poplar Street
Darwin Drive
Edison Rise
Beacon View
Hardwick Drive
Tor Lane
Kingfisher Way
Wellow Road
Bescar Lane
Trent Road
Maun Way
Peover Mede
A6075
Main Street

Key

- Urban Boundary
- Ollerton District & Boughton Local Centres
- OB/E/1 OB/E/2 Existing Employment Sites
- Employment Allocation
- Housing Allocation
- Mixed Use Allocation (inc. Housing)
- Retail Allocation
- Transport Allocation
- Gypsy and Traveller Accommodation Broad Locations for Growth
- Gypsy & Traveller Acommodation Allocation
- Conservation Area
- Ollerton Roundabout SP7
- Local Nature Reserve
- Main Open Areas
- Local Wildlife Site
- Scheduled Ancient Monument
- Ancient Woodland
- Sites of Special Scientific Interest
- Spatial Policy 8 - Open Space / School Playing Fields

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Edwinstowe

5.15 Edwinstowe is a Service Centre containing its own day to day facilities. The Amended Core Strategy allocates the former Thoresby Colliery as a strategic site for housing, employment and a community uses, as part of the regeneration strategy for Edwinstowe.

5.16 The Habitats Regulations Assessment (HRA) of allocated sites identified that further housing development in Edwinstowe would most likely impact on the Birklands & Billhaugh Special Area of Conservation (SAC) by increasing recreational pressure on it. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS) onsite and within the surrounding area. This approach has been reflected in this DPD.

5.17 The Amended Core Strategy directs 7.5% of the District's housing growth to Edwinstowe. This equates to a need to provide 660 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. There is also a requirement to allocate up to 16.2 hectares of employment land across the Sherwood Area and sufficient land has been completed or has the benefit of planning permission to meet this requirement. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Housing Allocations

Policy Ed/Ho/1 Edwinstowe - Housing Site 1 – Development now completed

Policy Ed/Ho/2 Edwinstowe - Housing Site 2

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3, Developer Contributions and Planning Obligations, which shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7;

- Appropriate design which addresses the site's gateway location and manages the transition into the main built-up area. In order to protect the setting of the Sherwood Forest Country Park, appropriate buffering in accordance with the landscape character of the area should be included within the northern part of the site;

- Developer funded localised sewer capacity improvements as required; and

- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent; to reflect the medium archaeological potential of the site.

Retail

Policy Ed/DC/1 **Edwinstowe - District Centre**

To promote the strength of Edwinstowe as a Service Centre, a District Centre has been defined on the Policies Map.

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

Tourism

Policy Ed/VC/1 **Edwinstowe - Sherwood Forest Visitor Centre – Visitor Centre Completed**

Transport

Policy Ed/St/1 Edwinstowe - Rail Station

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

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

Open Spaces and Green Infrastructure

5.18 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

5.19 The Open Space Assessment & Strategy identifies the following additional open space requirements in Edwinstowe:

Table 8 Edwinstowe Open Space Requirements

Allotments	Additional provision required in Edwinstowe
Amenity Greenspace	Quantity requirement currently being met in Edwinstowe
Children and Young Persons Provision	Additional provision required in Edwinstowe
Natural/Semi-Natural Greenspace	Quantity requirement currently being met in Edwinstowe

5.20 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

5.21 Outdoor sports facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

Main Open Areas

Policy Ed/MOA Edwinstowe - Main Open Areas

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

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

Infrastructure

5.22 The Amended Core Strategy (see Appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Edwinstowe.The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions SPD and the Community Infrastructure Levy.

Urban Boundary

5.23 The village envelope became an urban boundary and was extended as part of the Amended Core Strategy process to include the Strategic Site allocated at Thoresby Colliery. An additional amendment has been made at Mill Lane to better reflect the urban boundary.

Map 11 - Edwinstowe Proposals

N

Ed/Ho/2

Ed/St/1

Edwinstowe

Key

- Urban Boundary
- Edwinstowe District Centre
- Conservation Area
- Site for Potential Railway Station
- Housing Allocation
- ShAP4 Land at Thoresby Colliery
- Strategic Landscape Buffer
- Main Open Areas
- Local Nature Reserve
- Local Wildlife Site
- Special Area of Conservation
- Ancient Woodland
- Site of Special Scientific Interest
- Spatial Policy 8 - Open Space / School Playing Fields

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Bilsthorpe

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

Housing Allocations

5.25 The Amended Core Strategy directs 3% of the District's housing growth to the Principal Village of Bilsthorpe. This equates to a need to provide 264 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Policy Bi/Ho/1 Bilsthorpe - Housing Site 1

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

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

Policy Bi/Ho/2 Bilsthorpe - Housing Site 2

Land to the north of Kirklington Road has been allocated on the Policies Map for residential development providing around 136 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into the main built up area;

- Public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3 Developer Contributions and Planning Obligations shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7; and

- Proposals should consider the impact of development on any identified mineral resource ensuring it is not needlessly sterilised. Where this cannot be demonstrated, prior extraction may be sought in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan (2021). Consideration should also be given to the potential use of minerals extracted as a result of on site ground works rather than treating them as a waste material.

Mixed Use Allocation

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

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into the main built up area;

- Public open space within the site or at alternative locations within the area, provided in accordance with Policy DM3 Developer Contributions and Planning Obligations shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Billhaugh SAC in line with Policy DM7;

- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent.

- Appropriate phasing of retail and residential uses.

Employment

Policy Bi/E/1 Bilsthorpe - Employment Site 1

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, Policy DM3 Developer Contributions and Planning Obligations, Policy DM5(b) regarding flood risk, development on the site will be subject to the following:

- In order to address the surface water flood risk associated with the site a detailed site-specific Flood Risk Assessment will be required, informing the design and layout of development for which a sequential approach towards the location of uses should be followed and appropriate drainage measures provided. These drainage measures should apply the drainage hierarchy in first prioritising the use of Sustainable Drainage Systems and ensure that flood risk can be managed and not increased elsewhere.

Policy Bi/E/2 Bilsthorpe - Employment Site 2 – Development now completed

Phasing

Policy Bi/Ph/1 Bilsthorpe - Phasing Policy

In Bilsthorpe the following sites will include phasing within any Master Plan to accompany any planning application(s):

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

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

Retail

Policy Bi/LC/1 Bilsthorpe - Local Centres

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

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

Open Spaces and Green Infrastructure

5.26 A number of open spaces requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

5.27 The Open Space Assessment & Strategy identifies the following additional open space requirements for Bilsthorpe:

Table 9 - Bilsthorpe Open Space Requirements

Allotments	Additional provision required in Bilsthorpe
Amenity Greenspace	Additional provision required in Bilsthorpe
Children and Young Persons Provision	Additional provision in required in Bilsthorpe
Natural/Semi-Natural Greenspace	Quantity requirement currently being met in Bilsthorpe

5.28 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new

development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

5.29 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

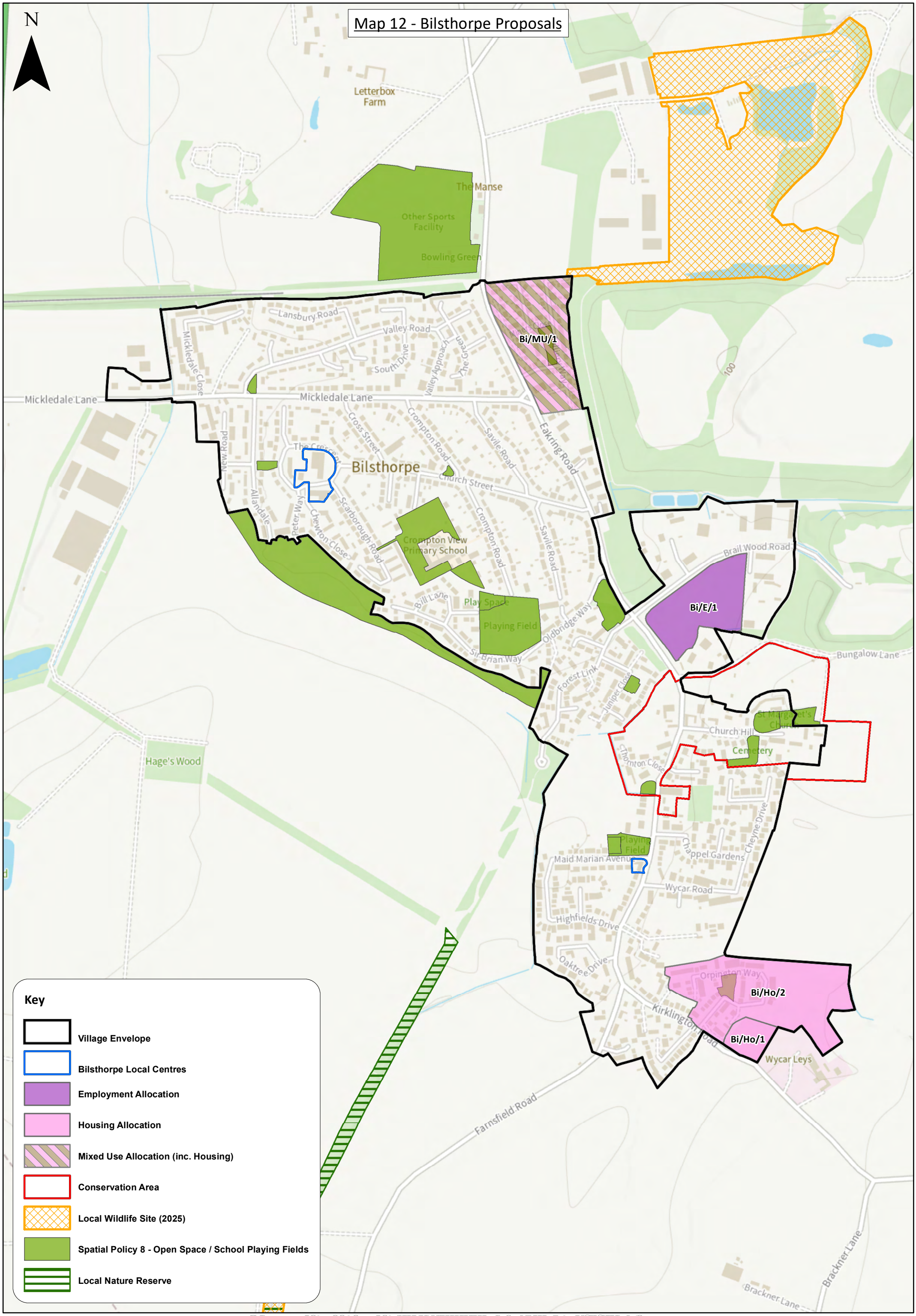
Infrastructure

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

Village Envelope

5.31 The village envelope has been amended to include the development under construction at Oldbridge Way and completed development elsewhere in the village.

Map 12 - Bilsthorpe Proposals



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6.0 Mansfield Fringe Area

6.1 The Mansfield Fringe Area covers the western part of the district and is closely related to the Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Within the Mansfield Fringe Area, Rainworth is recognised as a Service Centre and has a range of shops and a secondary school which serves part of the Sherwood Area and the southern part of the Mansfield Fringe. Clipstone is an important service centre in the area with a range of local services including shops and a secondary school, which lies just outside the District and Blidworth is a Principal Village within the Mansfield Fringe Area. Whilst Rainworth, Blidworth and Clipstone are all self-sufficient for daily needs, they are closely linked to Mansfield and look to it for all major services.

6.2 The main settlements of the Mansfield Fringe Area grew as a result of the rapid exploitation of coal reserves. However, since the 1970s the area has seen major industrial change and large scale job losses and the Mansfield Fringe Area has some of the highest deprivation levels in the District. Allocations for development have been made in Rainworth, Clipstone and Blidworth. The District Council will work collaboratively with Mansfield District Council where appropriate.

Public Open Space

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

Rainworth

6.4 Rainworth is a Service Centre which has a range of shops and a secondary school that serves part of the Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also well related to Mansfield Sub-Regional Centre with its jobs and facilities.

6.5 The Amended Core Strategy directs 3% of the District's housing growth to the Service Centre of Rainworth. This equates to a need to provide 264 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. It also identifies a guideline requirement of 10.4 hectares of new employment land in the Mansfield Fringe Area during the plan period.

Sufficient land has been allocated, completed or has the benefit of planning permission to meet the employment requirements in the Mansfield Fringe Area. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Housing Allocations

Policy Ra/Ho/1 Rainworth - Housing Site 1 - Development now completed

Policy Ra/Ho/2 Rainworth - Housing Site 2

Land to the East of Warsop Lane has been allocated on the Policies Map for residential development providing around 190 dwellings. The western part of the site has been developed and the residual allocated is anticipated to provide around 95 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- The preparation of a comprehensive Master Plan for the whole of the site setting out the broad location for development on the site and the phasing of new development. This should include appropriate design which addresses the sites gateway location and manages the transition into the main built-up area including the provision of strategic buffer landscaping to the south and west of the site to maintain a physical and visual break between Rainworth and Blidworth and to minimise the impact of development on the Green Belt. Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision constraints and not be unviable for the developer to implement.

- Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;

- Main entrance to the site via Warsop Lane. Any secondary access should not be via existing estate roads to the north and east.

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;

- Designed to incorporate new, enhanced strategic open space which shall form an addition to the existing Preston Road facilities to the north of site and be provided commensurate

with all phases of the sites development;

- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures; and
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.

Policy Ra/MU/1 Rainworth - Mixed Use Site 1

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

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Preparation of an appropriate Transport Assessment as part of any planning application to identify the impact of the development on the highway network and the provision of appropriate mitigating measures;
- Entrance being via Colliery Lane which will require access to Third Party land;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- No flood sensitive development should take place in areas identified as being within Flood Zone 2;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures; and
- Appropriate phasing of residential, retail and town centre uses.

The Allocation site is within the 8.9 km zone of influence of the Birklands & Billhaugh SAC, development proposal should reflect the requirement to relieve recreational pressure on the Birklands & Billhaugh SAC as set out in Policy DM7 Biodiversity and Green Infrastructure.

This allocation is within 400m of Sherwood Forest ppSPA and the risk-based approach set out in Policy DM7 should be followed.

Policy Ra/E/1 Rainworth - Employment Site 1

Land West of Colliery Lane has been allocated on the Policies Map for Employment Development. The site is 5.5ha in size and B2/B8/E(g) is appropriate.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The provision of suitable vehicular access from the A617 Rainworth bypass as part of the design and layout of any planning application;
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment will be required;
- The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints as part of the design and layout of any planning application;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- That as this allocation is within 400m of Sherwood Forest ppSPA, the risk based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.
- The incorporation of satisfactory buffer landscaping to minimise the impact of development on Local Wildlife Sites which are located both within adjoining the site; and
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures.

Retail

Policy Ra/LC/1 Rainworth – Local Centre Boundary

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

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

Infrastructure

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

Open Spaces and Green Infrastructure

6.7 A number of open spaces in Rainworth requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

6.8 The Open Space Assessment & Strategy identifies the following additional open space requirements for Rainworth:

Table 10 - Rainworth Open Space Requirements

Allotments	Additional provision required in Rainworth
Amenity Greenspace	Quantity requirement currently being met in Rainworth

Children and Young Persons Provision	Additional provision required in Rainworth
Natural/Semi-Natural Greenspace	Additional provision required in Rainworth

6.9 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners and / or as part of the delivery of housing allocations. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

6.10 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

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

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

Urban Boundary

6.12 The Urban Boundary for Rainworth remains unchanged.

Map 13 - Rainworth Proposals

N

Ra/E/1

Ra/MU/1

Ra/Ho/2

Key

- Urban Boundary
- Rainworth Local Centre
- Employment Allocation
- Housing Allocation
- Mixed Use Allocation (incl. Housing)
- Local Nature Reserve
- Strategic Landscape Buffer
- Local Wildlife Site
- Site of Special Scientific Interest
- Spatial Policy 8 - Open Space / School Playing Fields
- Green Belt

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Clipstone

6.13 Clipstone is a Service Centre with a range of local services including shops and a secondary school, which lies just outside the District, and which serve the community and a wider area. The centre of Clipstone also contains a major regeneration site, Clipstone Colliery, and the settlement is identified as an area that would benefit from regeneration.

6.14 The Core Strategy directs 7.5% of the District's housing growth to the Service Centre of Clipstone. This equates to a need to provide 660 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target. There is a requirement to allocate 10.4 hectares of employment land across the Mansfield Fringe Area.

Mixed Use Allocations

Policy Cl/MU/1 Clipstone – Mixed Use Site 1

Land at the former Clipstone Colliery has been allocated on the Policies Map for mixed use development. The site currently accommodates the Grade II listed headstocks and powerhouse to which national planning controls continue to apply in terms of their conservation. Including the retention of the headstocks and powerhouse, the site will accommodate around 120 dwellings, up to 12 hectares of employment provision, retail and enhanced Public Open Space. The retail element will be of a size and scale which helps facilitate the wider delivery of the scheme and may include a small supermarket and other complementary facilities to help to meet the needs of the site and the wider settlement.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- A Master Plan, forming part of any planning application(s) setting out the broad locations for the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;
- Responding to the conclusions of the options appraisal for the future of the listed former colliery headstocks and powerhouse;
- The implementation of suitable measures to address legacy issues such as openings within the site which relate to its former use as a colliery;
- No flood sensitive development shall take place in areas identified as being within Flood

Zones 2 & 3;

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime and ensure that flood risk is not increased on-site or elsewhere;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The incorporation of buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the Local Wildlife Sites (which are both within and adjacent to the site) and Vicar Water Country Park;
- That as this allocation is within 400m of Sherwood Forest ppSPA, it has the potential to provide functionally linked habitat for woodlark and nightjar and therefore should be subject to the risk based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed; and
- Green Infrastructure provision through the partial restoration of the site and connections to the Sherwood Forest Pines Park, Vicar Water Country Park and Sustrans Route 6 through the design and layout of any planning application. Green Infrastructure and public open space shall be designed to reflect the need to provide SANGS to relieve recreational pressure on the Birklands & Bilhaugh SAC in line with Policy DM7.

Retail

Policy Cl/LC/1 Clipstone – Local Centre Boundary

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

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

Infrastructure

6.15 The Amended Core Strategy (see Appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Clipstone. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the

provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions & Planning Obligations SPD and the Community Infrastructure Levy.

Open Spaces and Green Infrastructure

6.16 A number of open spaces in Clipstone requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

The Open Space Assessment & Strategy identifies the following additional open space requirements for Clipstone:

Table 11 - Clipstone Open Space Requirements

Allotments	Quantity requirements currently being met in Clipstone
Amenity Greenspace	Quantity requirements currently being met in Clipstone
Children and Young Persons Provision	Additional provision required in Clipstone
Natural/Semi-Natural Greenspace	Quantity requirements currently being met in Clipstone

6.17 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their partners. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

6.18 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). The PPS will help inform requirements for new playing pitches as a result of additional development.

6.19 The Green Infrastructure issues identified for Clipstone by the Green Infrastructure Strategy are focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to nearby employment and tourism centres and into the wider Green Infrastructure Network. The Green Infrastructure Strategy suggests that the focus should be on the connection of the settlement to the Maun Valley and Sherwood Forest Pines Park and also recommends that provision should be made for the following routes:

- Link between the proposed County Council Multi-User Route and Maun Valley to the North of the Settlement;
- Between the section of the proposed County Council Multi-User Route to the South of the settlement and the existing route close to Forest Town connecting Vicar Water Country Park and the Mansfield Colliery Railway SINC.

Urban Boundary

6.20 The Urban Boundary for Clipstone, remains unchanged.

Map 14 - Clipstone Proposals

N

Key

- Urban Boundary
- Mixed Use Allocation (inc. Housing)
- Clipstone Local Centre
- Local Wildlife Site
- Site of Special Scientific Interest
- Spatial Policy 8 - Open Space / School Playing Fields
- Local Nature Reserve

CI/MU/1

Clipstone

Intake Wood

Waterfield Farm

Public Park Or Garden

Clipstone Allotments

Allotments

Newlands

Badger Hill

Newlands Junior School

The Brambles

Playing Field

Play Space

John T Rice Infant and Nursery School

Other Sports Facility

Samuel Barlow Primary Academy

Forest View

Mansfield Road

Waterworks Drive

Cavendish Way

Forest Road

Church Road

B6030

Middleton Road

Ward Road

Waterfield Way

Highfield Road

Intake Road

Portland Way

Edmonton Road

Chestnut Screed

River Idun

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Blidworth

6.21 Blidworth is a Principal Village within the Mansfield Fringe Area. It is identified in the Amended Core Strategy as a settlement that would benefit from regeneration. As with other settlements in the Mansfield Fringe Area, whilst self-sufficient for daily needs, Blidworth is closely linked to Mansfield and looks to it for all major services.

Housing Allocations

6.22 The Amended Core Strategy directs 2% of the District's housing growth to the Principal Village of Blidworth.This equates to a need to provide 176 dwellings in this settlement between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target.There is however a residual requirement for 32 new dwellings in Blidworth. This review updates the position of the allocations at April 2023. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.

Policy Bl/Ho/1 Blidworth - Housing Site 1

Land at Dale Lane has been allocated on the Policies Map for residential development providing around 55 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.
- That as this allocation is within 400m of Sherwood Forest ppSPA, the risk based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.
- Appropriate design which addresses the site's gateway location and manages the transition into the main built-up area. To support this approach landscape buffering will be required along the eastern edge of the allocation; and
- Pre-determination archaeological evaluation submitted as part of any planning application. Any post-determination mitigation measures required will be secured by condition on any planning consent.

Policy Bl/Ho/2 Blidworth - Housing Site 2 - Development now completed

Policy Bl/Ho/3 Blidworth - Housing Site 3

Land south of New Lane has been allocated on the Policies Map for residential development providing up to a maximum of 81 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- Preparation of a Transport Assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact on New Lane and the New Lane and Mansfield Road Junction and the provision of appropriate mitigating measures;
- The preparation of a Master Plan, forming part of any planning application(s) setting the broadlocation of new development on the site, and the phasing of new development and the details of an appropriate landscaping scheme which seeks to retain and enhance boundary treatments, with particular emphasis on the southern boundary with the Blidworth Conservation Area. Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision constraints and not be unviable for the developer to implement;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Blidworth and the implementation of any necessary mitigation measures; and
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent.

Policy Bl/Ho/4 Blidworth - Housing Site 4 – De-allocated

Employment

6.23 The Amended Core Strategy sets out the amount of employment land to be provided in Newark and Sherwood and how this should be distributed across the District. It identifies a requirement of 10.4 hectares of new employment land in the Mansfield Fringe Area during the plan period. Sufficient land has been completed or has the benefit of planning permission to meet

the employment requirements in the Mansfield Fringe Area.

Policy Bl/E/1 Blidworth - Employment Site 1

Land on Blidworth Industrial Park has been allocated on the Policies Map for employment development. The allocation is 0.33 hectare in size.

Development Proposals will be assessed against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, Policy DM3 Developer Contributions and Planning Obligations and Policy DM5(b) Design regarding flood risk.

Retail

Policy Bl/LC/1 Blidworth Local Centre

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

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

Infrastructure

6.24 The Amended Core Strategy (see Appendix D) and the Infrastructure Delivery Plan set out the various requirements for infrastructure in Blidworth. The District Council will work with infrastructure providers and where appropriate, adjoining local authorities to ensure the provision of these and other specific infrastructure required as a direct result of development. This will be achieved through the provisions of Policy DM3 'Developer Contributions and Planning Obligations', the Developer Contributions & Planning Obligations SPD and the Community Infrastructure Levy.

Open Spaces and Green Infrastructure

6.25 A number of open spaces in Blidworth requiring protection under Policy SP8 of the Amended Core Strategy are shown on the Policies Map, however, all open spaces are protected under Policy SP8. This includes a number of open space sites which are located within the

Nottingham - Derby Green Belt. The necessity for this protection is explained in the supporting Open Space Assessment & Strategy document.

6.26 The Open Space Assessment & Strategy identifies the following additional open space requirements for Blidworth:

Table 12 - Blidworth Open Space Requirements

Allotments	Quantity requirements currently being met in Blidworth
Amenity Greenspace	Quantity requirements currently being met in Blidworth
Children and Young Persons Provision	Additional provision required in Blidworth
Natural/Semi-Natural Greenspace	Quantity requirements currently being met in Blidworth

6.27 These requirements will need to be delivered as part of the delivery of housing allocations, planning permissions and/or through the District/Town/Parish Council working with their its partners and/or as part of the delivery of housing allocations. Development proposals should give consideration to the requirements above, and also the need to provide quality onsite open space on new developments. The availability of open space in and around the locality of the proposal site and the impact of new development on existing open spaces will help inform these requirements. This will ensure that new development has access to good quality open space.

6.28 Outdoor sport facilities are not analysed as part of the Open Space Assessment & Strategy as a different methodology in line with national guidance (Sport England) is prescribed and is contained in a separate standalone Playing Pitch Strategy (PPS). This document is currently being updated and due to be published in Winter 2023/24.

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

1. Creation of a new route linking the settlement with the proposed Nottinghamshire County Council Multi-User route at Rainworth to provide for connections to Mansfield.

2. Connect the accessible woodland, containing the Sustrans route, East of the settlement to the Sherwood Pines Forest Park in the north to form a corridor of semi-natural habitats from Sherwood to the Burntstump Country Park north of Nottingham.

Village Envelope

6.30 The village envelope for Blidworth remains unchanged.

Map 15 - Blidworth Proposals

Key

- Village Envelope
- Blidworth Local Centre
- Employment Allocation
- Housing Allocation
- Conservation Area
- Local Wildlife Site
- Spatial Policy 8 - Open Space / School Playing Fields
- Green Belt
- Local Nature Reserve

N

BI/E/1

Bl/Ho/3

Bl/Ho/1

Blidworth

Red Gate Farm

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1:6,000

*Some open spaces are located within the Green Belt

7.0 Development Management Policies

Introduction

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

Policy Area: Agenda for Managing Growth

Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy

Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the 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.

Justification

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

Policy DM2 Development on Allocated Sites

Within sites allocated in the Amended Allocations & Development 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.

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. Development proposals which prejudice proper overall delivery will be refused.

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 AA&DM DPD.

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.

Justification

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

7.4 Up to date evidence includes the supporting evidence of the Local Development Framework and any future updates. The Infrastructure Delivery Plan, the Open Space Assessment & Strategy, the Strategic Flood Risk Assessment, and the Playing Pitch Strategy are included in this list of evidence. Guidance from Supplementary Planning Documents should also be taken into account.

Policy DM3 Developer Contributions and Planning Obligations

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.

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.

Delivery of the planned growth set out in the Amended Core Strategy requires provision of 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.

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

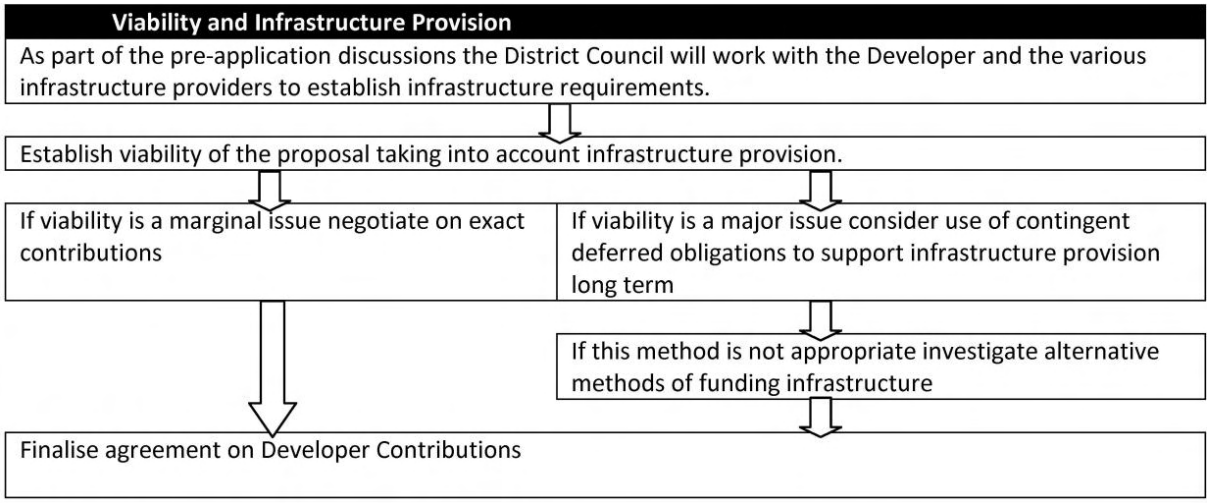
7.6 Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Affordable Housing policy, the Infrastructure Delivery Plan, the Open Space Assessment & Strategy, and supporting evidence, including advice provided in adopted Supplementary Planning Documents.

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

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

7.8 In exceptional circumstances, where the developer contends the developer contributions sought, including that for affordable housing, would make a proposal unviable the Council will require an open book viability assessment in to demonstrate this to the satisfaction of the Council.

Figure 2 Viability and Infrastructure Provision



Policy Area: Sustainable Development and Climate Change

Policy DM4 Renewable and Low Carbon Energy Generation

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

1. The landscape character or urban form of the district or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals;

2. Southwell Views as defined in Policy So/PV or the setting of the Thurgarton Hundred Workhouse, as defined in Policy So/Wh;

3. Heritage Assets 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 in areas set away from sensitive receptors.

Guidance on applications for wind turbines is provided by the District Council's Wind Energy SPD.

Justification

7.9 Mitigating and adapting to climate change will be a significant and on-going requirement of the planning system over the plan period. In addition to the contributions that can be made through the design and layout of development, securing new sources of renewable and low carbon energy production will make an important contribution to achieving this. Newark and Sherwood District has the potential to be a suitable area in which to develop geothermal energy projects, and these will be supported where their impacts are considered to be acceptable.

7.10 Core Policy 10 of the Amended Core Strategy sets out targets for carbon reduction and promotes the development of renewable and low carbon energy and heat generation projects and this policy is required to set out the criteria by which individual planning applications will be assessed.

7.11 No areas in Newark and Sherwood have been identified as suitable for wind energy developments involving turbines of sufficient size to require planning permission. The District Council does not intend to identify such areas, but local communities are free to do so as part of the production of a neighbourhood plan. The Newark & Sherwood Landscape Capacity Study for Wind Energy Development can inform the identification of areas suitable for wind energy developments involving turbines of sufficient size to require planning permission. This can be seen at:

https://www.newark-sherwooddc.gov.uk/windenergyspd/

7.12 Proposals should be accompanied by an assessment of all relevant criteria, and an

explanation of those that are not relevant. Assessment of visual impact should be made by reference to the Landscape Character Assessment SPD.

7.13 Heritage Assets include designated and non-designated assets along with those that are identified through the development process. Proposals should take account of any impacts generated during the preparation and installation process and those arising thereafter.

Policy DM5 Design – Deleted

Design

7.14 The Government is placing an increased emphasis on the importance of design quality within the planning system. The National Design Guide reinforces this increasing emphasis, highlighting that the design quality of places is as much about how streets and spaces (the public realm) are designed and function as the design and appearance of individual buildings.

7.15 Creating well designed places is an integral part of the planning and development process ensuring that growth improves and enhances the physical, social, cultural and economic qualities of our District, whilst also protecting our distinctive heritage and landscape assets. The NPPF places great emphasis on delivering beauty through the use of Design Codes and guidance. These can be prepared at an area-wide, neighbourhood or site-specific scale. Design Codes can be used to provide greater certainty and control over design quality in the long term. The NPPF says that local authorities should consider their use where they could help deliver high-quality outcomes. Design Codes can either form part of the development framework or comprise a condition to the granting of outline planning permission, requiring submission of a code before submission of any reserved matters. The Council will prepare / support the preparation of Design Codes / design guidance where it is considered that this will add value and work with neighbourhood groups and developers to support them in developing any neighbourhood plan policies or design codes. Adopted Design Codes will provide further details and guidance on the practical application of Policy DM5(b) for certain areas and sites.

7.16 Well-designed places contribute towards the quality of our built and natural environments. Poorly designed places represent missed opportunities to create better places for people and nature; whilst also frustrating our ability to engage communities and other stakeholders in the process of growth and change. Development that only satisfies short term goals, such as those associated with a return on private investment will fail to deliver wider social, cultural and environmental benefits that help to build and reinforce communities.

7.17 Building for a Healthy Life is a design quality indicator for new residential development that is endorsed by Homes England, Home Builders Federation and NHS England. It is designed to be used at the start of the design process and as a way to structure pre-application discussions and as a community engagement tool. The Council expects all residential developments to perform well against Building for a Healthy Life i.e.

- As many 'greens' as possible are achieved.
- 'reds' are avoided.

7.18 Applicants at the pre-application stage should address any 'reds' before progressing to formal planning. Where schemes score 'reds' at the formal application stage, the Council will provide advice on amending the proposal. If an applicant cannot demonstrate that they have done enough to address improvements in line with review findings, then the scheme will not be supported. Schemes with one or more 'red' will not be acceptable and will be refused planning permission unless there are significant overriding reasons. The applicant must demonstrate to the satisfaction of the Council that they have explored all options to mitigate for this. Where there are no viable opportunities to address the matter then the scheme may be supported providing it performs well in all other regards.

7.19 New development must respond positively to wider social challenges relating to our depleting natural resources, climate change, declining native species and habitats, traffic congestion, air quality and public health.

7.20 Creating well designed places is reliant on design skills, robust design processes and the District Council clearly expressing its aspirations for design quality. Our policy approach to design is three-fold:

i. Design skills.
ii. Design thinking and processes.
iii. Design principles.

7.21 The District Council expects applicants to ensure that their design teams are well skilled, creative and passionate about creating great places whilst also being well informed in best practice and innovation.

7.22 The Development Plan contains a series of design policies. Proposed householder development is covered by Policy DM6.

Policy DM5(a) 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 Building for a Healthy Life (or any successor version of the tool).

The Design Process

Design Stage 1: Understanding the site and its context; identifying and responding to opportunities and constraints.
Design Stage 2: Creating a vision for the development.
Design Stage 3: Exploring ideas and options.
Design Stage 4: Developing detailed designs.

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. 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.

For all developments (with the exception of householder 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.

Justification

7.23 Creating well-designed buildings and places is reliant on a robust design process being followed. Applicants will be required to demonstrate a clear progression through each of these design stages, providing clear evidence and justification to support design decision

making and design proposals. For instance, the District Council will expect to see evidence that applicants have understood and responded sensitively and appropriately to the site and its wider context; for example physical, social, natural and built environment features.

7.24 For all developments (with the exception of householder developments and those otherwise identified by the Council), applicants can expect the District Council to use these four stages to structure pre-application discussions. The extent of the District Council's focus on each of these four stages will be proportional to the scale, form, type and sensitivity of development proposed, and take account of factors such as the proximity of any Listed Buildings, non-designated Heritage Assets and/or Conservation Areas or landscape context.

7.25 Applicants are strongly encouraged to engage local communities and other stakeholders at each stage of the design process for proposed major or otherwise sensitive developments. For instance, for major developments it is recommended that applicants undertake community and stakeholder engagement at Design Stage 1 and 2, testing and validating their findings prior to progressing to Design Stage 3. At Design Stage 3 further engagement work prior to progressing to Design Stage 4 is recommended. This level of community and stakeholder engagement is in addition to the usual Planning Application notification and consultation process. Early and proactive engagement with local communities and stakeholders ensures that meaningful discussions take place at the appropriate stages in the design process when there is more scope for communities and stakeholders to shape development proposals.

Policy DM5(b) 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 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.

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.

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 account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.

4 Local Distinctiveness 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.

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.

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.

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

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 safeguarded through carefully considered solutions relating to:

- boundary demarcations
- changes in level
- utility boxes and flues
- recycling and waste storage, and
- car parking.

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.

6 Trees, Woodland, Biodiversity and Green and Blue Infrastructure

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, creating opportunities for habitat creation, water management and attractive and memorable places.

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 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.

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.

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.

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 be safe for the intended users without increasing flood risk elsewhere and where possible, pursue opportunities to reduce flood risk overall.

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.

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.

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.

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.

Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.

11 Health and Wellbeing

Development that supports improvements to health and wellbeing will be supported. This should ensure that new development:

- 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.

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.

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.

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.

Justification

Access

7.26 For proposals that are supported in principle by Core, Spatial or other Development Management policies there is also a need to make site specific and detailed assessment. As many issues will be common to many different types of development proposals, and to avoid undue repetition within individual policies, it is intended that the relevant criteria of this policy are used in conjunction with other policies to provide for a full method of assessment. It is also intended that this policy be used as a basis for the assessment of proposals that do not comfortably fall to be assessed against any other policies.

7.27 The Council will seek to secure safe means of access to all new development by applying current highway and cycle design standards. On new build development in particular, inclusive access should be a consideration at design stage and wherever possible within schemes of conversion and adaptation. In the interests of reducing reliance on the private car and promoting modal shift, all new development should be accessible by foot and cycle, making connections to existing infrastructure. Larger scale development should also demonstrate consideration for opportunities to create new links to the public transport network and integration of other means of sustainable and active travel.

Parking

7.28 The Council will seek to be flexible and pragmatic towards parking provision in connection with new development. Residential parking standards and design principles are set out in the Council's Residential Cycle and Car Parking and Design Guide SPD (2021) and, for non-residential developments, they are set out in the Highway Authority's Highway Design Guide (2020). The levels of provision required varies across the District to reflect the more rural nature of some settlements, and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available.

7.29 The promotion of cycling as a travel opportunity is part of the drive to promote alternatives to the private car and encourage more sustainable means of travel. Therefore, the needs of cyclists should be fully taken into account in the development process through improvements to the provision, safety, convenience and general environment for cycling. To help promote cycle use, the amount of good quality cycle parking needs to be increased. It is important therefore that secure cycle parking is provided as an integral part of new development.

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

Amenity

7.31 Given the range of sites and development proposals within them that this policy will be used to assess, it is not intended to adopt prescriptive standards of amenity but rather establish a framework to form the basis of assessment. However, insufficient space in residential properties can have adverse impacts on the health and wellbeing of occupants. In order to ensure that all new housing serves the practical and social needs of occupiers, all new development should provide adequate internal and external space.

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

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

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

Local Distinctiveness

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

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

7.37 There is an opportunity for greater understanding, protection and enhancement of the distinctive characteristics within the District through the identification of locally significant historic buildings, structures and designed landscapes, Historic England's Historic Landscape Characterisation may provide a useful, but not exhaustive, basis for this process.

Public Realm

7.38 The public realm includes spaces that are within and between buildings which are publicly accessible for use by everyone. Public Realm is important because it can help to deliver far reaching social, economic and environmental benefits including:

- Enhancing identity and civic pride;
- Attracting more visitors;
- Increasing expenditure;
- Helping retailers (in village and town centres);
- Creating safe places;
- Facilitating a sense of community and / or social cohesion;
- Aiding legibility;
- Providing interesting vistas; and
- Breaking up the built form.

7.39 The most successful places exhibit functional and attractive hard and soft landscape elements, with well orientated and detailed routes and include facilities such as seats and play equipment. Well-designed spaces will be inclusive, catering to the needs of all groups in society, including children, or those with limited mobility. Public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.

Trees, Woodlands, Biodiversity and Green and Blue Infrastructure

7.40 Features of natural importance such as trees and hedges significantly contribute to the landscape character of the District and can also be used to help integrate new development into it. Where a site contains or is adjacent to such features, proposals should take account of their presence and wherever possible incorporate or enhance them as part of the scheme of development in order to improve the connectivity of the Green Infrastructure. Where it is proposed to remove features, justification will be required, and re-planting should form part of development proposals. An assessment of open space, through the Open Space Strategy and Assessment (2022) has been undertaken to ascertain the amount, quality and accessibility of different categories of open space in the District. This has recommended local standards of provision which set out where new open space is needed and where existing open space needs to be protected (See Appendix D). Reference should be made to Natural England's Green Infrastructure Framework and Green Infrastructure Planning and Design Guide.

Ecology

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

7.42 Except where exempt, development proposals should provide a net gain of biodiversity as required by the Environment Act and secondary legislation, in accordance with Policy DM7. Biodiversity net gain is integral to relevant proposals and should be considered from the design stage. Measures must be agreed before proposals can be considered acceptable. On-site biodiversity net gain is preferable, and where off-site measures are necessary, they should contribute to the Nature Recovery Network. Currently Nottinghamshire Local

Authorities are developing a joint approach to managing the implementation of Net Gain in the County.

Crime and Disorder

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

Unstable Land

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

Flood Risk and Water Management

7.45 Allocated sites within the Amended Core Strategy were assessed against the Strategic Flood Risk Assessment Level 1 (SFRA L1) and sites within the AA&DM DPD have been assessed against both this and the SFRA L2, with the Sequential Test having been passed. Development proposals on unallocated sites will also need to pass the Sequential Test and development proposals on both allocated and unallocated sites within areas at risk of flooding will need to pass the Exception Test. Policy DM5(b) and Policy DM5(c), in combination with Core Policy 10 in the Amended Core Strategy, provide a comprehensive approach towards addressing flood risk and guiding application of the Sequential and Exceptions Tests. Through Criterion 10 in Policy DM5(b) further detail is provided over the local approach towards application of the Exceptions Test and surface water management. Policy DM5(c) separately details the local approach which will be followed in applying the flood risk Sequential Test.

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

7.47 In the interests of minimising both new and existing developments vulnerability to flood risk arising from climate change, proposals for new developments where the scale and form of development is appropriate, should wherever possible utilise Sustainable Drainage Systems (SUDs) to manage surface water run-off and ensure that runoff rates are maintained at their pre-development levels or a reduction overall. Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, the SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

Health and Wellbeing

7.48 The National Planning Policy Framework (NPPF) stresses the importance of health and wellbeing and the role that the planning system should play in improving this. It explains that to achieve sustainable development, the planning system should meet three overarching objectives, one of which is a social objective, to support strong, vibrant and healthy communities. The NPPF encourages local planning authorities to work with communities to gain a shared vision of the environment and facilities they wish to see and to deliver planning policies that facilitate social interaction and healthy inclusive communities. Planning for and protecting existing services and open space are also important parts of creating healthy communities, as recognised by the NPPF.

7.49 The way places are designed affects the way residents and users behave. Active Design (2023) published by Sport England in conjunction with Active Travel England and the Office for Health Improvement and Disparities highlights the way design can be used to encourage greater levels of activity amongst residents and users of development. It sets out ten principles that can be applied when designing and master planning development proposals in order to create active environments that encourage people to be active through their everyday lives by facilitating participation in sport and physical activity, including encouraging walking and cycling for short journeys and introducing space for sport and recreation within development proposals.

Waste and Recycling

7.50 Bins should be stored in visually unobtrusive locations with storage areas to the side or rear of the property normally being sought in preference to storage in the front garden.

Advertisements

7.51 Only issues of public safety and visual amenity, taking account of cumulative impact, will be relevant in assessing proposals for advertisement consent. Public safety will normally relate to the impact on highway safety and visual amenity will be assessed by reference to Criterion 3: Amenity and Criterion 4: Local Distinctiveness.

Design Supplementary Planning Document and Design Codes

7.52 The Council will prepare a Supplementary Planning Document which will include more detail on all aspects of design including each of the principles outlined above. Design Codes allow the Local Planning Authority, and other key stakeholders to set out in detail the design requirements for new development. The Council, working in partnership with Historic England, is developing a design code for Newark Town Centre as part of wider master planning work. Design Codes are an important way that communities can express how new development should be delivered and these will be developed in other locations across the district during the plan period.

Policy DM5(c) Sequential Test

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.

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 justify restricting application of the test to that location, except in the circumstances outlined below.

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:

- 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.

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.

Justification

7.53 The District is particularly vulnerable to flood risk, due to there being a number of significant rivers in the area- including the River Trent. The National Planning Policy Framework (NPPF) sets out the 'Sequential Test' which must be followed where possible to locate development within areas at lowest risk of flooding (from all sources). The Sequential Test aims to steer new development to Flood Zone 1 – areas with a low probability of river or sea flooding. Where there are no reasonably available sites in Flood Zone 1, Councils are directed by the national policy to take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 – areas with a medium probability of river or sea flooding. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 – areas with a high probability of river or sea flooding – be considered, taking into account the flood risk vulnerability of land uses.

7.54 However, it is recognised that there are a small number of rural settlements in the District, where the presence of land within Flood Zones 2 and 3 may constrain the ability to accommodate development that is necessary to sustain the community. Where this is demonstrated to be the case then Policy DM5(c) provides greater flexibility over how the Sequential Test will be applied locally.

7.55 In terms of housing development it will be necessary for proposals to be supported by, and positively respond to the findings of, an up-to-date and appropriately constituted Housing Needs Survey. To ensure that a proposal will contribute towards sustaining an existing community, then this assessment of need must be specific to the community within which development is proposed. Alternatively, proposals will also be supported where a meaningful contribution would be made to the sustaining of local services and facilities within the existing community. Some proposals will however, by virtue of the scale proposed

or that which can be appropriately accommodated in the location, fall short of demonstrating that meaningful contribution. Where a 'made' Neighbourhood Plan has established a settlement boundary and support is provided for housing development within its extent, or for rural affordable housing adjacent to it, then this vision for the local area will justify a restriction to the geographic area the Test is to be applied within.

7.56 This local approach towards the Sequential Test reflects a desire to sustain rural communities, whilst also avoiding the unnecessary exposure of new development to flood risk. To ensure that this balance between priorities is achieved, the cases presented by applicants to restrict the geographic basis on which the Test is undertaken will be expected to be robust.

Policy DM5(d) 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.

7.57 National planning policy allows Local Planning Authorities to require higher water efficiency standards in areas of serious water stress. Both the Severn Trent Water and Anglian Water areas are identified as suffering from serious water stress and therefore Policy DM5(d) requires new dwellings should meet the optional higher water efficiency standard to help address this issue.

Policy DM6 Householder Development

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

1. Provision for safe and inclusive access and parking provision can be achieved and there is no adverse impact on the highway network as a result of the proposal;
2. There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and overbearing impact;
3. The layout of development within the site and separation distances from neighbouring development are sufficient to ensure that neither suffers from an unacceptable reduction in amenity by virtue of overlooking and loss of privacy or overbearing impacts.

4. The host dwelling retains a reasonable amount of amenity space relative to its size;

5. The proposal respects the design, materials and detailing of the host dwelling, and;

6. The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.

Further guidance is set out in the Householder Development Supplementary Planning Document.

Justification

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

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

7.60 Where dwellings lie in close proximity to one another, or other sensitive development, the impact on the amenity of occupiers will be an important consideration. Development should be designed to avoid overbearing impacts and loss of privacy. Particular attention should be paid to proposals close to shared boundaries which by virtue of bulk and positioning of windows could have an adverse impact.

7.61 The design, materials and detailing of new development are important factors in its integration into its surrounding area. A degree of change is inevitable and proposals that are subservient in scale, use complementary construction materials and where appropriate, detailing, can be accommodated without detriment to either the host dwelling or the surrounding area. Where dwellings have evolved over time with additions of varying design and materials and in areas where there is no distinctive overall character, further extensions that form honest additions through the use of contrasting, but complementary designs and materials can also be acceptable. Where a site lies within or adjacent to an area of defined character, the preservation or enhancement of this should form the starting point of the design process.

7.62 In assessing proposals for householder development, the Council will have regard to the cumulative impact of any previous development.

Policy DM7 Biodiversity and Green Infrastructure

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 within the national site network, 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 & Bilhaugh Special Area of Conservation

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.

c) Risk Based Approach to the Sherwood Forest possible potential Special Protection Area

Development proposals within 400 metres of those locations which Natural England have 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.

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.

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 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.

f) Development Proposals

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 (including off-site measures), provided where they cannot be avoided.

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.

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 informed by the Council's Green Infrastructure Strategy, Open Space Assessment & Strategy and Natural England's (emerging) Green Infrastructure Framework.

Justification

7.63 This policy is required to facilitate the application of the strategic aims for biodiversity and green infrastructure established by Core Policy 12 to individual development proposals and to meet the NPPF's requirement to have criteria-based policy with which to assess proposals for any development on or affecting protected wildlife or biodiversity sites. Green infrastructure should be understood to include blue infrastructure. In 2023, Natural England launched the Green Infrastructure Framework and applicants should refer to this.

7.64 The Habitat Regulation Assessment (HRA), which accompanies this DPD, has identified a zone of 8.9km around the Birklands & Bilhaugh Special Area of Conservation (SAC) where new residential development would likely impact on it by increasing recreational pressure. This is greater than the previous zone of 5km which had been the policy in the Amended Core Strategy. Therefore, residential development proposals which are required to provide public open space within the 8.9km zone should seek to provide Suitable Alternative Natural Green Spaces (SANGS) onsite to relieve recreational pressure on the SAC. Where appropriate, the District Council will work with neighbouring competent authorities within the Zone of Influence. Where it is not possible to develop SANGs on site, applicants should work with the Local Planning Authority and Natural England to identify appropriate offsite proposals to relieve recreational pressure on the SAC within the surrounding area. This approach has been reflected in the allocations in this DPD and should also apply to any other proposals which come forward in the zone of influence which is illustrated on the Policies Map. The HRA also recommends that within 400m of habitat which support populations of woodlark and nightjar and have the potential to be identified in the future as a Special Protection Area – known as the possible potential Special Protection Area - that a risk-based approach in line with Natural England advice should be followed. This guidance is available at: https://www.newark-sherwooddc.gov.uk/planreview-evidence/

7.65 The Environment Act 2021 sets a new framework for protecting the environment and seeking to increase biodiversity. This includes proposals to develop a national Nature Recovery Network, Local Nature Recovery Strategies and to secure Biodiversity Net Gain. As the approach to nature recovery evolves development proposals will need to take into account the latest information to help appropriately support local nature recovery. The principles of Biodiversity Net Gain are defined in the Environment Act and require a minimum 10% net gain on relevant new development. All qualifying proposals must follow the Biodiversity Gain Hierarchy and the proposed gains must be delivered for a period of at least 30 years from the completion of development. Nottinghamshire Local Authorities have developed a Biodiversity Net Gain Framework for Nottinghamshire and Nottingham to provide guidance on the implementation of BNG.

Policy Area: Natural and Built Environment

Policy DM8 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 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 demonstrated that:

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

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.

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 theirimmediate 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 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.

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.

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 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.

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 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.

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(b).

8. Employment uses

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. 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.

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 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.

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.

10. Roadside Services

Proposals for roadside services in the countryside will not normally be supported unless

a justified need for the particular location can be demonstrated. The scale of development should be restrained to the minimum necessary to serve the need and be designed to avoid an adverse impact on the surrounding landscape.

11. Visitor Based Tourism Development and Tourist Accommodation

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.

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

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.

Justification

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

Agricultural and Forestry Development Requiring Planning Permission

7.67 Many proposals for agricultural development will be dealt with under the prior approval procedure but those that are not will consequently often be large or intensive and therefore have the potential for visual or environmental impact. Whilst it is accepted that a degree of

impact is inevitable, in order to minimise this, the scale of proposals should be limited to that necessary to sustain the operation it is intended to serve. To allow the Council to balance the agricultural need against visual impact, applications should be accompanied by an explanation of the operational requirements for the development. Development should be sited and designed to complement existing development wherever possible and minimise its impact on the surrounding countryside.

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

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

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

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

i. Clear evidence of a firm intention and ability to develop the enterprise concerned. This could include significant investment in new buildings or permanently sited equipment;

ii. A functional need is demonstrated by showing a dwelling is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. This may arise from the need to be on site day and night in case animals or agricultural processes require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products;

iii. Clear evidence that the proposed enterprise has been planned on a sound financial basis; and

iv. The functional need described at ii) could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

7.71 The Council will expect applications to be accompanied by the preceding 3 years audited accounts and sufficient information to address the other tests.

7.72 Where the exercise of permitted development rights on rural workers dwellings could lead to visual harm, the Council will consider removing these by condition. Similarly, any proposed extension to will not be acceptable where it undermines the retention of the occupancy condition.

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

New and Replacement dwellings

7.74 Whilst the NPPF (2023, paragraph 80) advocates that LPAs avoid new isolated dwellings in the open countryside, that do not relate to rural workers dwellings and the conversion of appropriate buildings, in special circumstances it also allows for dwellings of exceptional quality to be considered. The policy sets out criteria for such consideration. When considering proposals for replacement dwellings, the Council will firstly need to be satisfied that the building is capable of being in lawful residential use and not of significant architectural or historical merit. In order to minimise the visual impact on the countryside, replacement dwellings should be of similar size, scale and siting to their predecessor. The Council recognise that the level of accommodation offered by some older dwellings does not reflect current living standards. Small increases in size to accommodate, for example an indoor bathroom will be acceptable. Proposals for significantly different siting will only be supported where they result in a substantial visual improvement to landscape character. Where the exercise of permitted development rights on replacement dwellings could lead to visual harm, the Council will consider removing these by condition. Smaller, market affordable dwellings contribute to the mix of rural housing stock and the Council does not wish to see this mix eroded through the whole sale replacement of small with large dwellings. The demolition of the existing dwelling concurrent with the substantial completion of its replacement will also be required by condition.

Replacement of Non-Residential Buildings

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

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

Conversion of Existing Buildings

7.77 The countryside contains many buildings that are no longer needed or suitable for their original purpose and a significant number of these have already been converted to other uses. Such buildings are mostly in unsustainable locations and consequently the Council will carefully consider new uses to ensure that they are the most appropriate to reflect the aims of the Spatial Strategy and the NPPF. In order for proposals to be considered under this element of the policy, the existing buildings must be capable of conversion without significant rebuilding. This will be demonstrated by the submission of an appropriate structural survey.

7.78 The Council supports the principle of conversion of buildings of architectural or historical merit. However, it will need to be demonstrated through the submission of a structural survey that the building is capable of being converted without substantial alteration or re-building. If approval is granted, the amount of re-building permitted will normally be restricted by condition to that required by the structural survey. If the need for further re-building is identified during the construction process, this may trigger the requirement for a new planning application. Submission of a protected species survey and any proposed mitigation will also be required as part of any application. Further details are set out in the Conversion of Traditional Rural Building SPD.

Rural Diversification

7.79 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy. Development proposals that contribute to these aims will be supported. To minimise the visual impact on the countryside, existing buildings should be re-used wherever

possible. New buildings should be sited and designed to reflect their location. In assessing applications, the Council will be firm in distinguishing between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

Equestrian Uses

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

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

Employment Uses

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

7.83 Expansion of viable business and recreational uses will be supported subject to site specific assessment. It should be recognised that the expansion of any given site is likely to be limited at some point by its impacts on the countryside. In locations where the principle of employment development is established, on industrial estates and large employment sites such as British Sugar's Newark site, impacts are more likely to be considered acceptable.

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

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

Community and Leisure Facilities

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

Roadside Services

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

Visitor Based Tourist Development and Tourist Accommodation

7.88 The District has a well-established rural tourist economy, a large part of which is based around the natural resources and heritage of the north western area. The Council is keen to ensure that this economy is sustained and allowed to grow through appropriate expansion. Proposals will be required to justify a countryside location by reference to an identified need in accordance with Core Policy 7.

Policy DM9 Protecting and Enhancing the Historic Environment

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 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.

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.

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.

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 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.

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.

4. Archaeology

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where development 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.

5. All Heritage Assets

This criterion concerns all heritage assets, including 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.

6. Shopfronts

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

Justification

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

Listed Buildings

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

7.91 A heritage impact assessment will be required to justify any harm to, or loss of the special architecture or historical significance of the Listed Building. The suitability of proposed alternative uses will be assessed by reference to the degree of alteration required to facilitate the use; the lesser the degree of alteration, the more acceptable the use is likely to be. Where it can be demonstrated that the only viable use requires alteration, this should be restrained to the minimum necessary and designed so as to preserve the fabric and setting of the building as completely as possible.

Conservation Areas

7.92 The District's many Conservation Areas display a wide variety of distinctive characters which will continue to be defined through conservation area appraisals over the plan period. To ensure that this is maintained and enhanced, development proposals should take account of and reflect the relevant elements of character and any harm to, or loss of significance to the Conservation Area should be addressed in a heritage impact assessment.

Historic Landscapes

7.93 The District contains a number of historic landscapes including Registered Historic Parks and Gardens, the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. Development proposals that are within and outside these areas have the potential to impact on their character and consequently should be designed to respect the individual characteristics of the particular area and thereby minimise the impact upon it. Any harm to, or loss of significance to an historic landscape resulting from development proposals should be addressed in a heritage impact assessment.

7.94 The open field system in and around Laxton is unique within the country and requires special consideration. Planning permission will not be granted for development proposals that adversely affect this heritage asset by virtue of character or operation. Proposals for build development in and around Laxton will be considered against Policy ShA/L/1 Laxton.

Archaeology

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

7.96 Significant archaeological locations at Newark and Southwell have individual policies which set out how the particular site circumstances that should be considered:

- NUA/AR/1 - Archaeology - Farndon & River Devon Ice Age Landscape
- NUA/AR/2 - Archaeology - Newark Civil War
- So/AR/1 - Archaeology - Southwell Roman Villa

All Heritage Assets

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

Shopfronts

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

Policy DM10 **Pollution and Hazardous Materials**

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

1. Neighbouring land uses;
2. The wider population;
3. Ground and surface water, 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 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 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 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 of the Amended Core Strategy and satisfy the criteria of other relevant Development Plan Documents.

Justification

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

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

Policy Area: Economic Growth

Policy DM11 Retail and 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 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:

- 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.

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:

1. Newark

New and enhanced Main town centre and other uses that support the vitality and viability of the town centre and appropriately enhance its composition will be supported within the Town Centre Boundary, as defined on the Policies Map.

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.

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.

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 development and other non-retail Main Town Centre uses, consistent with the size and role of the centre, will be supported.

4. Edge and Out of Centre Locations

Retail

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 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:

- 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 accordancewith the Development Plan.

In addition, for proposals that may impact on Newark Town Centre, the following should also be taken into account:

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

- The effect of development on independent retailers having regard to their role within the town centre; and

- The impact of development on the town centre in catering for tourism.

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.

Non-retail Main Town Centre Uses

Proposals for non-retail Main Town Centre Uses in edge and out-of-centre locations will be subject to the sequential 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.

5. Rural Areas

Within villages beyond the principal village level of the Settlement Hierarchy, small scale

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.

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'.

Justification

7.101 Retail development is important to the District in both encouraging economic development and promoting sustainability. Within the Sub-Regional Centre and District Centres, appropriate retail opportunities can encourage inward investment and thereby maintain and enhance their vitality and viability. Proportionate scale retail development within Local Centres can reduce the need to travel for convenience goods and in Rural Areas, appropriate development such as farm shops can both help strengthen the rural economy and provide for local needs.

7.102 In Newark, the Town Centre Boundary defines the main area of economic activity and consequently justification is not required for appropriate uses. The District Council and its partners are pursuing a range of activities to enhance the sustainability and vitality of Newark town centre. The Newark Town Investment Plan includes proposals to regenerate key buildings and grow footfall. Further proposals will be included in the Newark Town Centre Masterplan. Proposals which support the implementation of these strategies will be supported.

7.103 Retail development within Local Centres should provide for the day to day needs of residents and in doing so reduce the need to travel. As the planned growth within the Local Development Framework takes place, there will be a need for both the expansion of existing, and new shops within these settlements. For new shops in existing centres, and where they form part of the new local centres identified within the Amended Core Strategy, the Council will have regard to the impact of both the nature and scale of the proposal on existing retail development and the hierarchy of which it forms part.

7.104 Inappropriate retail development in edge of and out of centre locations can cause significant harm to both the vitality and viability of individual centres and the retail hierarchy of the district. Consequently, the Council will require proposals to be accompanied by an assessment of the impact. Where this demonstrates there would be a significant adverse impact on the vitality and viability of the town centre or existing, committed or planned investment in it, the proposal will be resisted. Similarly non-retail main town centre uses in edge of and out of centre locations need to be carefully considered and the policy sets out the various considerations for the different types of such uses.

7.105 Within the rural areas of the District, the Council will take a proportionate approach to retail proposals in villages which seek to fulfil 'local need' and help support the sustainability of local communities. Rural diversification schemes will also be considered proportionately with small scale schemes not required to carry out the sequential approach. In the case of retail elements of such schemes they must meet the requirements of Core Policy 8 and Policy DM8.

Policy DM12 **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.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then permission will be granted unless material considerations indicateotherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. Where adverse impacts do not outweigh benefits consideration should be given to mitigation where harm would otherwise occur; or
- Specific policies in that Framework indicate that development should be restricted.

Policy DM13 **Regeneration Programmes and Schemes**

Newark Urban Area

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.

The wider Newark & Sherwood District

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.

7.106 The District Council is committed to developing strong, proactive working relationships with public, private and voluntary sector partners operating within Newark & Sherwood. These partnerships, bringing together a wide range of knowledge and skills, enable joined-up thinking and collaborative work that can assist in pursuing funding and investment, and can accelerate the delivery of transformational regeneration projects and infrastructure across the whole District, helping to address economic differences and drive the prosperity that is envisioned as part of the Government's 'levelling up' agenda.

7.107 In Newark Urban Area the District Council is pursuing a range of regeneration activities as part of its Town Investment Fund and other programmes. The District Council has commissioned the development of a Newark Town Centre Masterplan (including a design code) to draw together the various strands of these programmes. NAP1 Newark Urban Area, NUA/TC/1 Newark Urban Area - Newark Town Centre and DM13 provide the policy framework for these programmes and facilitate their implementation.

7.108 The Shared Prosperity Fund and the Levelling Up Fund for the Sherwood Area provide opportunities to help regenerate locations across the District helping to meet the aims of the Area Policies in the Amended Core Strategy.

8.0 Homes for all

8.1 This chapter sets out the Council's policies in relation to Affordable Housing, Housing Mix Type and Density and the Council's policies and allocations to meet Gypsy, Roma, Traveller housing need.

8.2 A number of policies within the Amended Core Strategy required updating to reflect changes to housing policy made by the Government. As a new Housing Needs Assessment had been undertaken by the Council since the adoption of the Amended Core Strategy it was decided that the updated need position should also be reflected in updated policies. The following chapter sets out the updated situation and the new and amended policies that reflect the current circumstances.

8.3 Adopting the Amended Allocations & Development Management DPD will affect the status of the Housing Core Policies in the Amended Core Strategy in the following way:

Amended Core Strategy	Amended Allocations & Development Management DPD
Core Policy 1 Affordable Housing Provision	Completely replaced by a new Core Policy 1 in this document
Core Policy 2 Rural Affordable Housing	Retained in full from the Amended Core Strategy
Core Policy 3 Housing Mix, Type, Density	Completely replaced by a new Core Policy 3 in this document
Core Policy 4 Gypsies & Travellers Provision	The policies and allocations in this chapter are in conformity with this Policy.
Core Policy 5 Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople	Retained in full from the Amended Core Strategy

8.4 There is also an additional policy that has been introduced Core Policy 2A Entry-Level Exception Housing to provide local context for this national policy.

Affordable Housing

8.5 Affordable Housing is defined in the NPPF as housing "for sale or rent, for those whose needs are not met by the market." Social and Affordable rented housing in the district is normally provided by the District Council or from a Register Provider (Housing Association). Affordable Home Ownership Products (also known as intermediate housing) refers to housing which is available to buy or to part buy/part rent at below the market price. There are a number of ways this can be achieved.

8.6 Most of the affordable housing that is built in the District is secured through schemes pursued by Registered Providers and the Council's own house building programme, however a significant element comes from requiring developers to provide affordable dwellings as part of new development. This chapter sets out the parameters for securing Affordable Housing from new development which will be supported by an updated Affordable Housing Supplementary Planning Document.

8.7 The Newark & Sherwood Housing Needs Assessment 2020 provides a detailed assessment of future housing need in the District, using primary and secondary data to make a series of conclusion:

- Significant requirement for additional affordable housing across all parts of the District.
- There is a need to improve the delivery of affordable housing to address identified need. The current 30% target remains ambitious although in recent years the level of affordable delivery has improved. Affordable home ownership options for key workers should also be considered given the affordability challenges across the district.
- An overall tenure split of 70% market housing and 30% affordable housing is reasonable based on the evidence, with an affordable tenure split of 60% social/affordable rented housing and 40% affordable home ownership options as defined in the NPPF. The affordable tenure split is based on the tenure preferences of households in affordable need and what they could afford and supports current policy and confirms that the split evidenced in the previous 2014 housing needs survey remains appropriate.
- New development needs to reflect the needs of an ageing population whilst continuing to develop housing for younger age groups and a range of income groups to support economic growth ambitions. The overall focus needs to be on delivering 2 and 3–bedroom dwellings and a marked increase in the delivery of bungalows is needed.
- The majority of older people want to remain in their own home with help and support when needed. There is therefore a need to improve support services available to older people across all tenures. Additionally there is a need to increase the specialist older persons housing provision, for instance extra care and retirement housing.
- There is a need to regularly review the needs of different groups and the impact of physical disability and mental health on housing need. There is a specific need to deliver 1% of new dwellings to M4(3) wheelchair accessible standard and a minimum of 23% of new homes to M4(2) accessible and adaptable standard.

8.8 The NPPF requires that requirements made of developers through Development Plans are tested for viability and therefore the Council commissioned a Whole Plan & CIL Viability Assessment which has investigated the potential for new residential development to deliver affordable housing. The Assessment concluded in broad terms that delivering 30% of affordable housing across the District is viable with recognition that delivery will be tailored to reflect local market circumstances and individual site circumstances.

8.9 The District Council has set out a threshold in line with the NPPF for qualifying sites for affordable housing, namely; all housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more. This is alongside tenure requirements which match local need evidence.

8.10 The Glossary in Appendix A sets out a full definition of the various Affordable Housing products referred to in Core Policy 1. It is important to note that whilst Affordable Rent and Social Rent continue to be the products that deliver rented Affordable Housing, there are now a variety of different home ownership products including:

- Shared Ownership
- Discount Market for Sale
- Rent to buy
- First Homes.

8.11 The aim of these products is to enable people to get on to the home ownership ladder by providing a range options for buying at a discount and in many cases in stages. The District Council will seek to ensure that when proposing products as part of new developments they are properly "affordable" products within the definitions in the NPPF and legislation and that they reflect identified need.

Core Policy 1 - Affordable Housing Provision

For all qualifying new housing development proposals, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is provided to eligible households whose needs are not met by the market.

A Thresholds

The qualifying thresholds for Affordable Housing provision are:

All housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more.

B Tenure Requirements

On qualifying schemes the District Council will seek to secure 30% Affordable Housing, which includes the national requirement to secure 10% of new dwellings as affordable home ownership product as set out in part D of this policy.

The District Council will seek to secure a tenure mix of Affordable Housing to reflect local housing need and viability on individual sites. Overall the tenure requirement in the District should reflect the following mix:

- 60% social rented/affordable rented;
- 40% affordable home ownership product.

C Viability & Site Specific Implementation

In seeking affordable housing the District Council will consider:

- The nature of the housing need in the local housing market;
- If the development will result in the bringing back into use of a vacant building in circumstances where the vacant building credit would apply;

- The cost of developing the site; and
- The impact of this on the viability of any proposed scheme.

In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case. Viability will be assessed in accordance with Policy DM3 – Developer Contributions and Planning Obligations.

The District Council's preferred approach would normally expect affordable housing provision to occur on site. However it is recognised that in some circumstances off site provision or contributions may be more appropriate, because of the characteristics of the scheme proposed or because it may help to deliver affordable housing provision more efficiently elsewhere in the locality. The District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

8.12 The District Council believes that setting a 30% target for new housing development to be Affordable will help secure the highest level of such housing that is viable. In order to ensure that local market and individual site circumstances are taken into account, the Council will carefully consider local housing need on each site requiring affordable housing and its viability. Mix of tenure will need to be reviewed on an area and site basis, based on the latest need information to allow the District Council and developers to best meet local need.

8.13 To encourage the re-use of brownfield land were vacant buildings are being re-used or redeveloped the NPPF states "any affordable housing contribution due should be reduced by a proportionate amount equivalent to the existing gross floor space of the existing buildings". The credit does not apply to abandoned buildings and the Council will use the national guidance on the issue as a basis for decision making on individual schemes.

8.14 **Core Policy 2 Rural Affordable Housing** as adopted in the Amended Core Strategy continues to be the policy that should be used to determine proposals for rural affordable exceptions sites. The Policy is recreated below so that all of the Affordable Housing Policies can easily be read together. Spatial Policy 3 Rural Areas and Spatial Policy 4 Green Belt are within the Amended Core Strategy. No changes to the adopted policy are proposed.

Core Policy 2 – **Rural Affordable Housing**

The District Council will pro-actively seek to secure the provision of affordable housing on rural affordable housing `exceptions sites.' Such sites should be in or adjacent to villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Mix, Type and Density of New Housing Development

8.16 The District Council is keen to ensure high standards of development in the building of new homes. Development should be informed by the character and materials around it and address the impact of the development and its use on the environment. The NPPF allows Councils to set a range of densities for new housing development. In allocating the Strategic Sites the Council has set a density range for housing development of 30 - 50 dwellings per ha, with the higher densities located in and around the local centres.

8.17 New housing must also address the long-term house type needs of the District. The Housing Needs Assessment 2020 indicates that there is an increase in the elderly population and that the District's housing will need to be adaptable to meet the needs of elderly and disabled residents. This includes identifying the need to introduce national discretionary accessibility standard based on an assessment of secondary data sources and the primary survey work undertaken as part of the assessment. This means that on qualifying sites, 23 percent of new dwelling will need to reflect the M4(2) accessibility and adaptable standard, and 1 percent M4(3) wheelchair accessible standard. The M4(3) standard will be within the affordable housing provision as the Council needs to have ongoing involvement in the nomination rights to these properties. Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified in the Amended Core Strategy.

8.18 The Assessment also indicates that need is focused towards 2 and 3 bedroom properties. In general terms, the indicated split in the study is that circa 50% of all new market and intermediate dwellings should be 3 bedroom dwellings and 50% of affordable rent properties should be of 2 bedrooms. The full district wide results are set out in Table 13 below but an appropriate mix will depend on the local circumstances and information on local need in the particular part of the district where development is proposed. Local need information has also informed the development of Neighbourhood Plans and provides important context for decision making.

Table 13 Recommended development priorities by type, size and tenure in percentages*

Dwelling type/number of bedrooms	Tenure			Total
	Market	Affordable Rented	Intermediate	
1 or 2 -bedroom house	5.1	19.1	6.0	7.7
3-bedroom houses	40.5	23.5	36.6	36.9
4 or more-bedroom house	10.9	15.5	36.6	14.8
1-bedroom flat	6.9	5.9	0.0	5.9
2 or 3-bedroom flat	2.8	0.1	0.2	2.0
1-bedroom bungalow	-0.6	9.9	1.3	1.5

2-bedroom bungalow	22.2	21.0	8.3	20.2
3 or more-bedroom bungalow	11.2	2.7	11.0	9.6
Other	1.1	2.3	0.0	1.4
Total	100.0	100.0	100.0	100.0
Dwelling type	**Market**	**Affordable Rented**	**Intermediate**	**Total**
House	56.4	58.0	79.2	59.4
Flat	9.7	6.0	0.2	7.9
Bungalow	32.8	33.6	20.6	31.3
Other	1.1	2.3	0.0	1.4
Total	100.0	100.0	100.0	100.0

Number of bedrooms	**Market**	**Affordable Rented**	**Intermediate**	**Total**
1	7.1	17.5	1.8	8.3
2	30.2	40.8	14.0	30.2
3	51.9	26.2	47.6	46.7
4	10.9	15.5	36.6	14.8
Total	100.0	100.0	100.0	100.0

*Please note columns may not sum due to rounding

8.19 The Self-Build and Custom Housebuilding Act requires the District Council to plan for the needs of those on the Self-Build and Custom Housebuilding Register. Newark & Sherwood has a long history of small scale development in its towns and villages which help meet this element of the house building market and this is endorsed by the Council's policies; in particular Spatial Policy 3 facilitates the small scale development which supports this approach.

Core Policy 3 - Housing Mix, Type and Density

The District Council will expect good quality housing design in line with the provisions of Core Policy 9 Sustainable Design. Development densities in all housing developments should normally be no lower than an average 30 dwellings per hectare net. Development densities

below this will need to be justified, taking into account individual site circumstances.

Average densities of between 30 - 50 dwellings per hectare are set in NAP2 (A/B/C) for the three Strategic Sites allocated in the Core Strategy around Newark Urban Area. Similarly, density requirements are set out in ShAP 4 for the Thoresby Colliery Strategic Site. Densities of 30 dwellings per hectare, or more, will be set for other locations and allocations in the Allocations & Development Management DPD.

The District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely:

- Emphasis on 2 and 3 bedroom family housing
- Greater provision of bungalows on appropriate large sites
- Support for specialist housing such as extra care and retirement housing

On individual applications the mix will be dependent on the local circumstances of the site, the viability of the development and any localised housing need information including the sub area analysis in the most up to date Housing Needs Assessment.

Particular emphasis will be placed on considering the impact of physical disability and mental health when addressing housing needs.

On sites of 10 dwellings or more provision of 23% of new homes to M4(2) accessible and adaptable standard will normally be required. On sites of 50 dwellings or more 1% of new dwellings will normally be required to meet M4(3) wheelchair accessible standard and should be provided as part of the affordable housing delivered on site.

The provision of M4(2) and M4(3) will be required unless site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. Where step free access is not viable, neither M4(2) or M4(3) should be applied.

The District Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other relevant development plan policies.

Gypsy, Roma and Travellers

8.21 Gypsy, Roma and Travellers (GRT) form a longstanding part of the District's population, contributing towards the character of Newark & Sherwood with distinct and vibrant communities found across the District. The largest focus of existing sites can be found at Tolney Lane in Newark and around Ollerton/Wellow in the Sherwood Area of the District. There are however also smaller sites away from these areas in other parts of Newark & Sherwood. The Council recognises the importance of meeting the housing needs of all

sections of the District's population, and has accordingly planned positively so that this may occur.

8.22 Following Core Policy 4 of the Amended Core Strategy, a new Gypsy and Traveller Accommodation Assessment (GTAA) has been produced, which covers the period 2013-33. This provides a robust understanding of the future accommodation needs of GRT from all backgrounds over the plan period. Building on this, a range of sites have then been identified and allocated~~,~~ to ensure that appropriate land is made available. The policies and allocations set out in this section are regarded as strategic for the purposes of Neighbourhood Planning (see Appendix E).

Pitch Requirements

8.23 The GTAA (2019) fulfils the requirement for the Authority to make its own assessment of need for the purposes of planning, as per the Planning Policy for Traveller Sites (PPTS). National policy and guidance were followed in the production of the assessment, and it provides a robust and credible evidence base. Following the PPTS this assessment of need enables the setting of pitch targets for gypsy and travellers These targets address the likely permanent and transit site accommodation needs of travellers in the area. The GTAA represents a fresh assessment of need, with a baseline of August 2019. Supply and demand for the period before this has been netted to zero and the GTAA starts with this new baseline. The outcomes of the assessment supersede those from any previous assessments of need.

8.24 Information collected as part of the site interviews for the GTAA has allowed for the identification of 3 different categories of need.

- Households that meet the current planning definition (in Annex 1 to Planning Policy for Traveller Sites) 118 pitches;
- Undetermined households (not interviewed as part of the GTAA) who may meet the definition 21 pitches; and
- Households that have ceased to travel 30 pitches.

8.26 Together these categories provide a comprehensive understanding of GRT accommodation needs. The overall level of need equates to **169 pitches,** of which 134 pitches are necessary to address the needs of Travellers meeting the definition provided in Annex 1 to the Planning Policy for Traveller Sites (as amended in 2023). It is the identified needs of those Travellers meeting the definition in Annex 1 which provide the local pitch target for the purposes of the five year land supply test. To enable application of the test the District's pitch requirements have been broken down into distinct five-year periods.

Years	0-5 (2019-24)	6-10 (2024-29)	11-14 (2029-33)	15 (2033-34)	Total
Annex Traveller Pitch Requirements	85	24	21	4	134
Overall Pitch	103	32	28	6	169

Requirements*					

*inclusive of the Annex 1 Traveller pitch requirements

8.27 Inward-migration (households requiring accommodation who move into the District from outside) and outward-migration (households moving away from the District) were both addressed as part of the GTAA, with no firm evidence of households wishing to move into Newark & Sherwood District being found. Therefore, net migration to the sum of zero was assumed for the purposes of the assessment – meaning that the pitch requirements are driven by locally identifiable need.

8.28 No requirements for travelling showpeople or for transit pitches were identified through the GTAA.

8.29 It is important that the understanding of the accommodation requirements for the District's GRT communities is kept up-to-date, as dynamic change can occur over a short period of time. The District Council is therefore committed to carrying out the regular review of pitch requirements.

Policy GRT/1 - Pitch Requirements

The locally identified pitch requirement for Gypsy, Roma and Traveller households equates to **169 pitches** between 2013 and 2033. Within this overall requirement there is a need for 134 pitches to address the needs of Travellers meeting the definition provided in Annex 1 to the Planning Policy for Traveller Sites (as amended in 2023). This lower figure represents the local new pitch target in Newark & Sherwood District for application of the five-year land supply test.

Proposed new pitches will be taken to contribute supply against the five year land requirement where they address the needs of a Traveller household. For the purposes of implementation such households are defined as;

> Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Proposals will be expected to be supported by sufficient information to determine whether this definition has been met. Where Traveller pitches are approved, then their occupation will be limited by planning condition to those (and the dependents thereof) meeting this definition.

No requirements for travelling showpeople or for transit pitches have been identified between 2013 and 2033.

The review of current pitch requirements and a new assessment of need will be commenced within 5 years of the publication of the current Gypsy and Traveller Accommodation Assessment.

Pitch Delivery

8.30 In order that the locally identified accommodation requirements of the District's GRT communities can be met a range of land has been identified and allocated for this purpose. This reflects the requirements within the PPTS around identification of a supply of specific deliverable sites, which as a minimum are sufficient to provide 5 years' worth of supply against the local target and identifies broad locations for years' 6 to 10. This would equate to 135 pitches in total (103 pitches to cover years 0 to 5, and 32 for years 6 to 10), and as set out in the following sections the Council has exceeded this minimum requirement. Specific deliverable land capable of, as a minimum, supporting 159 pitches in total has been identified. Beyond this a further two broad locations for future pitch provision have been defined on the Policies Map.

8.31 The approach followed implements Core Policy 4 of the Amended Core Strategy, with future pitch provision being provided in line with the Council's Spatial Strategy. The focus of the Council's efforts has been to secure additional provision in and around the Newark Urban Area. This approach has resulted in the future pitch provision being made through the Development Plan broadly reflecting the existing pattern of GRT settlement across the District – i.e. being split between the Newark and Ollerton/Wellow areas. New pitches will be delivered through a combination of additional provision on appropriate existing sites, the bringing back into use of existing sites which have fallen out of Gypsy Roma Traveller occupation and finally new site allocations, (including the District Council's delivery and management of the former Belvoir Ironworks as a public site).

8.32 The pitches identified in Policy GRT2 have had regard to the capacity of existing sites to accommodate further pitches, further detail is provided in the separate 'GRT supporting paper'.

Policy GRT2 - Additional Provision on Existing Sites

The following existing sites, as defined on the Policies Map, have been allocated for additional Gypsy Roma Traveller pitches. Proposals for new permanent pitches, consistent with the definition provided in Policy GRT 1, will be supported, subject to the detail of schemes being acceptable. The schedule below details the number of pitches allocated for each site.

Site	Pitch Allocation
Newark	
NUA/GRT/1 - Park View, Tolney Lane	13 pitches
NUA/GRT/2 – Sandhill Sconce, Tolney Lane	11 pitches
NUA/GRT/3 – The Paddocks, Tolney Lane	3 pitches
NUA/GRT/4 – Hirram's Paddock, Tolney Lane	7 pitches
NUA/GRT/5- Taylor's Paddock, Tolney Lane	1 pitch
NUA/GRT/6 – Price's Paddock, Tolney Lane	1 pitch
NUA/GRT/7 – Land at Shannon Falls, Tolney Lane	21 pitches

Ollerton	
OB/GRT/1 – Shannon Caravan Site, Wellow Road	9 pitches
OB/GRT/2- The Paddock, Wellow Road	3 pitches
OB/GRT/3 – The Stables, Wellow Road	4 pitches
OB/GRT/4 – Dunromin, Wellow Road	4 pitches
OB/GRT/5 – Greenwood, Wellow Road	1 pitch
	78 pitches

Site layouts should recognise on-site capacity constraints with new pitches; being capable of meeting the needs of occupants, supporting an acceptable level of residential amenity for occupants and neighbouring sites and be capable of providing for a safe standard of occupation.

Where these sites have areas at flood risk (all forms) then a robust Flood Risk Assessment should be undertaken so that site layouts, where possible, accommodate pitches within those areas at least flood risk. Demonstration is also required that wider sustainability benefits to the community will be delivered and the site itself will be made safe from flood risk for its lifetime, that flood risk will not be increased elsewhere and where possible, flood risk will be reduced overall.

Taking account of the above, an efficient use of land should be provided for. Where proposals would compromise the ability for identified pitch numbers to be delivered in full then robust justification will be required.

Land adjoining the Shannon (OB/GRT 1) has been identified as a broad location which could assist with meeting future traveller needs. The land is shown on the Policies Map under the reference OB/GRT/BL/1.

Policy GRT3 - **Sites to be Brought Back into Gypsy Roma Traveller Use**

Proposals on the following sites, as defined on the Policies Map, which would bring the sites back into use for Gypsy Roma Traveller households will be supported subject to the detail of schemes being acceptable. Schemes should provide for new permanent pitches, consistent with the definition provided in Policy GRT 1.

These new pitches should meet the needs of occupants, support an acceptable level of residential amenity for occupants and neighbouring sites and be capable of providing for safe standard of occupation.

A robust Flood Risk Assessment should be undertaken so that site layouts, where possible, accommodate pitches within those areas at least flood risk (all forms). Demonstration is also required that wider sustainability benefits to the community will be delivered and that the site itself will be made safe from flood risk for its lifetime, that flood risk will not be increased elsewhere and, where possible flood risk will be reduced overall.

Schemes should seek to, as a minimum, accommodate the number of pitches allocated below and in doing so provide for an efficient use of land. Proposals which would compromise their ability to be delivered in full will need to be robustly justified.

Site	Pitch Allocation
NUA/GRT/8 - Church View, Tolney Lane, Newark	10
NUA/GRT/9 - Riverside Park, Tolney Lane, Newark	9
	19

Policy GRT4 - **Site Allocations**

The following sites, as defined on the Policies Map, have been allocated for Gypsy Roma Traveller accommodation. They are protected for this purpose to ensure that locally identified Gypsy Roma traveller needs, outlined in Policy GRT1, can be met. Proposals for new permanent pitches, consistent with the definition provided in Policy GRT 1, and which would deliver the sites in line with the general and site specific criteria below will be supported, subject to the detail of schemes being acceptable.

Site	Pitches
NUA/GRT/10 – Land at Chestnut Lodge Barnby Road, Barnby-in-the-Willows	19
NUA/GRT/11 – Former Belvoir Ironworks, Bowbridge Lane, Newark	15-27
NUA/GRT/13 – Land at Appleby Lodge, Barnby Road, Newark	8
OB/GRT/6 – Land East of Newark Road, Ollerton	6
	48-60

Part A

General Criteria

Schemes should seek, as a minimum, to accommodate the number of allocated pitches and in doing so provide for an efficient use of land. Proposals which would compromise their ability to be delivered in full will need to be robustly justified.

Site layouts should recognise on-site capacity constraints with; new pitches being capable of meeting the needs of occupants; supporting an acceptable level of residential amenity for occupants and neighbouring uses; and be capable of providing for a safe standard of occupation.

Positive management of surface water will need to ensure that the site itself is safe in flood risk terms and risk is not increased elsewhere.

Part B

Site Specific Criteria

NUAGRT/10 – Land at Chestnut Lodge

The site is allocated for around 19 pitches, a new dwelling in order to assist with the management and operation of the new pitches and creation of an additional new vehicular access to serve the pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- The appropriate siting of the new pitches and dwelling within the overall site, to ensure that they are acceptable in landscape and visual terms, with the impact on the open countryside being appropriately managed;
- Provision of the new vehicular access will need to be appropriate in highways terms, providing for a safe standard of access and having regard to the location and operation of other existing points of vehicular access in the immediate area; and
- The siting of the new pitches and dwelling should be kept outside of the easements to the underground gas pipelines, which pass through the site. This covers an area of 6 metres, each side of the pipelines.

NUA/GRT/11 – Former Belvoir Ironworks

The site is allocated for around between 15-27 pitches and a site office to assist with the management and operation of the new pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of suitable management arrangements, to ensure that pitches are made available on a public basis in perpetuity – unless this is demonstrated to no longer be required;
- Provision of a site layout which is supported by a robust Flood Risk Assessment that has, where possible, sought to accommodate pitches within those areas at least flood risk (all forms). Demonstration that the site itself will be made safe from flood risk, run off will be managed and that flood risk is not increased elsewhere will also be required;
- The relationship between the pitches and the adjoining cottages, ensuring that acceptable levels of residential amenity for both sets of occupants can be achieved; and
- Remediation of the site, informed by its phased investigation in line with best practice, which addresses the effects of the lands previous contaminative use and enables residential occupation to safely occur. Post-remediation validation will also be required prior to the commencement of development, to ensure that the remediation has been effective and the site is suitable for the proposed use.

NUA/GRT/13 – Land at Appleby Lodge

The site is allocated for around 8 pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of suitable vehicular access arrangements – to be taken from Barnby Road;

- The siting of the new pitches should be kept outside of the easements to the underground gas pipeline, which passes through the site;
- Submission of a Site Specific Flood Risk Assessment and details of measures to mitigate the potential for on-site surface water flooding risk and management of run-off and ensure that flood risk is not increase elsewhere; and
- The area identified as a 'broad location' for future additional pitches (shown on the Policies Map under the reference NUA/GRT/BL/1) is reserved for the purposes of meeting Gypsy Roma Traveller needs. Any proposals will need to demonstrate that they are sited beyond the easements to the gas pipeline, and that any onsite infrastructure is acceptable in terms of its impact on the pipeline.

OB/GRT/6 – Land East of Newark Road

The site is allocated for around 6 pitches. In addition to the content outlined in Part A of this policy, new proposals will also be required to positively address the following:

- Provision of suitable highways arrangements, with a point of access that ensures an acceptable standard of visibility can be achieved taking account of the proximity of the former rail bridge to the south. Should this require the removal of trees registered as highway assets then compensatory planting will be required.
- An appropriate landscaping scheme, submitted as part of any planning application, which seeks to retain the existing landscaping around the periphery of the site and mature tree coverage where possible;
- Provision of a site layout and design which takes account of and minimises the impact of development on the adjacent Local Wildlife Site;
- The investigation of the potential impact arising from the legacy of former coal mining activities within Ollerton & Boughton and the implementation of any necessary mitigation measures; and
- Pre-determination archaeological evaluation submitted as part of any planning application and any necessary post-determination mitigation measures, secured by conditions attached to any planning permission.

Tolney Lane Policy Area

8.33 Tolney Lane has a historic connection to the Gypsy Roma Traveller settlement in Newark, with the occupation of some sites pre-dating establishment of the contemporary planning system in 1947. The area represents the largest focus of existing sites within the District, with 317 pitches being recorded across 14 sites as part of the GTAA in 2019. Therefore, to support the future management of the area a 'Tolney Lane Policy Area has been defined on the Policies Map. This Policy Area sits inside the Urban Boundary for the Newark Urban Area.

8.34 The area is acknowledged to be at flood risk, being split between Flood Zones 2 and 3. This

results in a number of sites and the current single point of vehicular access/egress sitting within the functional floodplain of the River Trent. Wholesale relocation of existing pitches was considered as part of the update to the Strategic Flood Risk Assessment (2016), and deemed to be unfeasible. Therefore, in order that locally identified Traveller accommodation needs can be met, and following application of the Sequential Test, it has proven necessary~~,~~ for planning policy support to be provided for additional provision on suitable existing sites, and the bringing back of two sites into exclusive Gypsy Roma Traveller use within the Policy Area. However, reflecting the level of flood risk and with new site provision having also been made away from Tolney Lane, any proposals for pitches, located beyond the boundary to the Policy Area, be they of a temporary or permanent nature, will not be considered suitable.

8.35 In recognition of flood risk concerns the strategy towards Tolney Lane integrates a requirement for provision of flood resiliency improvements, alongside additional pitches. These improvements are intended to deliver an overall betterment for residents from a flood risk perspective. This is centred on provision of a flood resilient vehicular access to Great North Road, and various site-level resiliency improvements. In order to provide for resilient access the raising of a section of Tolney Lane has been technically assessed, and the reduction of flood risk to a level equivalent to the surrounding highway network can be achieved without the increase of risk elsewhere. This also has the added benefit of removing adjoining existing Traveller sites out of flood risk, subject to integration of additional site-level measures.

8.36 The Policy Area provides a framework to support suitable ancillary forms of residential development, in order that residents can seek improvements to meet their needs and to ensure that sites remain fit for purpose. It is recognised that in some instances there may be demand for non-residential uses within Gypsy Roma Traveller sites, most often of a business or light industrial nature. In assessing such proposals it is therefore important that regard is had to the wider functioning of the area, its broader residential nature and the ongoing need for accommodation needs to be met.

Policy GRT5 - Tolney Lane Policy Area

Land at Tolney Lane, Newark has been defined on the Policies Map as the Tolney Lane Policy Area, and within this Area support is provided for the following:

- Additional pitch provision on existing sites, in line with Policy GRT2, and the bringing back into Gypsy Roma Traveller use of two further sites, as outlined in Policy GRT3. Development beyond the Policy Area will be strictly controlled, and proposals for Gypsy Roma Traveller pitches resisted;

- Delivery of flood alleviation improvements to Tolney Lane, improving the flood risk resiliency of the area and its vehicular access to Great North Road. In addition support is also provided for separate site-level flood resiliency measures within the Policy Area, providing these would not increase the level of risk elsewhere;

- Ancillary forms of residential development which would allow the non-accommodation needs of residents to be met. Proposals should be acceptable in flood risk terms, and not lead to an increase in risk elsewhere. Where proposals are made for amenity buildings, including 'day rooms', then these should be proportionate in size and form, and provide for an efficient use of land. Ancillary development which would compromise the ability for the identified accommodation needs outlined in Policy GRT2 and GRT3 to be met will be resisted; and

- New non-residential forms of development, either where proposed individually or as part of a mix of uses, where this would not cause unacceptable harm to;

    - The wider functioning of the Policy Area;
    - Residential amenity; or
    - Compromise the ability for the accommodation needs of Travellers to be met.

In assessing such proposals, regard will also be given to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7 of this DPD.

Public Site Delivery, Management and Infrastructure Improvement

8.37 In seeking to implement the approach towards Gypsy Roma Traveller pitch provision, outlined through Core Policy 4 of the Amended Core Strategy the District Council has brought together the strategy outlined in Policy GRT1 – GRT5 (inclusive). Reflecting the resolve to pursue all necessary means this will entail proactive action from the Council to deliver and manage a public Traveller site at the Former Belvoir Ironworks and the design and delivery of flood alleviation works to Tolney Lane. The Council will pursue external sources of funding to support delivery of the Tolney Lane improvements, but where this proves to be unavailable, or falls short of addressing the full cost, then the scheme will be supported through the use of revenue collected via the Community Infrastructure Levy.

Appendix A - Policies Amended or Deleted by the Adoption of this DPD

This Appendix sets out the status of policies following the Adoption of this DPD, most policies replace or amend policies from the Allocations & Development Management DPD however a small number replace policies in the Amended Core Strategy.

Replaced Amended Core Strategy DPD Policies

Core Policy 1 Affordable Housing Provision and Core Policy 3 Housing Mix, Type, and Density in the Amended Core Strategy have been completely replaced by policies of the same name in this DPD.

Policy DM 7 Biodiversity and Green Infrastructure includes a requirement to consider the impact of new residential development on a Zone of Influence around the Birklands and Bilhaugh Special Area of Conservation of 8.9 km. This supersedes the Zone of Influence of 5 km as set out in Core Policy 12 Biodiversity and Green Infrastructure. In all other respects Core Policy 12 remains extant.

Replaced Allocations and Development Management Plan DPD Policies

Where policies have been updated only to reflect updates in terminology such as references to the Amended Core Strategy or from SINCs to Local Wildlife sites, these policies are not included within the schedule below. References to defined uses may also have been amended to reflect the amendments to the Use Class Order.

Policy	Description	Status change
Newark Area		
NA/MOA	Newark Area – Main Open Areas	Amended
NUA/Ho/1	Newark Urban Area - Housing Site 1 (De-allocated – no longer deliverable)	Deleted
NUA/Ho/2	Newark Urban Area - Housing Site 2	Amended
NUA/Ho/3	Newark Urban Area - Housing Site 3 (De-allocated – no longer deliverable)	Deleted
NUA/Ho/5	Newark Urban Area - Housing Site 5	Amended
NUA/Ho/6	Newark Urban Area - Housing Site 6	Amended
NUA/Ho/7	Newark Urban Area - Bowbridge Road Policy Area	Amended
NUA/Ho/8	Newark Urban Area - Housing Site 8	Amended
NUA/Ho/9	Newark Urban Area - Housing Site 9	Amended
NUA/Ho/10	Newark Urban Area - Housing Site 10	Amended

Policy	Description	Status change
NUA/SPA/1	Newark Urban Area - Newark Showground Policy Area	Amended
NUA/MU/1	Newark Urban Area - Mixed Use Site	Amended
NUA/MU/2	Newark Urban Area - Mixed Use Site 2 (De-allocated – uncertainty over delivery)	Deleted
NUA/MU/3	Newark Urban Area - Mixed Use Site 3 (Re-allocated as Opportunity site)	Deleted
NUA/MU/4	Newark Urban Area – Mixed Use Site 4 (Completed)	Deleted
NUA/OS	Opportunity Sites	New
NUA/E/1	Newark Urban Area – Employment Site 1	Amended
NUA/E/2	Newark Urban Area - Employment Site 2	Amended
NUA/E/3	Newark Urban Area - Employment Site 3	Amended
NUA/E/4	Newark Urban Area - Employment Site 4	Amended
NUA/Ph/1	Newark Urban Area - Phasing Policy	Amended
NUA/TC/1	Newark Urban Area - Newark Town Centre	Amended
NUA/LC/1	Balderton - Local Centre North	Amended
NUA/LC/2	Balderton - Local Centre South	Amended
NUA/LC/3	Fernwood Village Centre – Local Centre	New
NUA/AR/1	Archaeology – Farndon and River Devon Ice Age Landscape	New
NUA/AR/2	Archaeology – Newark Civil War	New
NUA/OB/1	Newark Urban Area - Open Breaks	Amended
Co/MU1	Collingham – Mixed Use Site 1 (Completed)	Deleted
Co/LC/1	Collingham - Local Centre	Amended
ST/MU/1	Sutton-on-Trent - Mixed Use Site 1 (Completed)	Deleted
ST/LC/1	Sutton-on-Trent - Local Centre	Amended

Policy	Description	Status change
ST/MOA	Sutton-on-Trent - Main Open Areas	Amended
Southwell Area		
So/Ho/1	Southwell - Housing Site 1 (Completed)	Deleted
So/Ho/2	Southwell – Housing Site 2 (Completed)	Deleted
So/Ho/3	Southwell - Housing Site 3 (Completed)	Deleted
So/Ho/4	Southwell - Housing Site 4	Amended
So/Ho/5	Southwell - Housing Site 5	Amended
So/Ho/6	Southwell - Housing Site 6 (Completed)	Deleted
So/Ho/7	Southwell - Housing Site 7	Amended
So/MU/1	Southwell - Mixed Use Site 1 (De-allocated – site in use as open space (Higgons Mead)	Deleted
So/HN/1	Southwell Housing Need (Out of date)	Deleted
So/E/1	Southwell - Crew Lane Industrial Estate Policy Area	Amended
So/E/2	Southwell - Land to the east of Crew Lane	Amended
So/E/3	Southwell - Land to the south of Crew (Re-designated as So/RL/1)	Deleted
So/RL/1	Southwell - Reserved Land to the south of Crew Lane	New
So/DC/1	Southwell - Southwell District Centre	Amended
So/AR/1	Archaeology – Southwell Roman Villa	New
Fa/Ho/1	Farnsfield - Housing Site 1 (Completed)	Deleted
Fa/MU/1	Farnsfield – Mixed Use Site 1 (Completed)	Deleted
Fa/LC/1	Farnsfield - Local Centre	Amended
Nottingham Fringe Area		
Lo/Ho/1	Lowdham - Housing Site 1 (De-allocated – No longer deliverable)	Deleted

Policy	Description	Status change
Lo/Ho/2	Lowdham - Housing Site 2 (Completed)	Deleted
Lo/HN/1	Lowdham Housing Need (Out of date)	Deleted
Lo/LC/1	Lowdham - Local Centre	Amended
Sherwood Area		
ShA/L/1	Laxton	New
OB/Ho/1	Ollerton & Boughton - Housing Site 1 (Completed)	Deleted
OB/Ho/2	Ollerton & Boughton - Housing Site 2 (Completed)	Deleted
OB/Ho/3	Ollerton & Boughton - Housing Site 3 (Completed)	Deleted
OB/MU/1	Ollerton & Boughton – Mixed Use 1	Amended
OB/MU/2	Ollerton & Boughton – Mixed Use 2	Amended
OB/Ph/1	Ollerton & Boughton - Phasing Policy	Amended
OB/E/1	Ollerton & Boughton – Employment site 1	Amended
OB/E/2	Ollerton & Boughton – Employment site 2	Amended
OB/E/3	Ollerton & Boughton – Employment site 3	Amended
OB/DC/1	Ollerton District Centre	Amended
OB/LC/1	Boughton Local Centre	Amended
OB/Re/1	Ollerton & Boughton – Retail Allocation 1	Amended
OB/Re/2	Ollerton & Boughton – Retail Allocation 2 (Completed)	Deleted
Ed/Ho/1	Edwinstowe - Housing Site 1 (Completed)	Deleted
Ed/Ho/2	Edwinstowe - Housing Site 2	Amended
Ed/DC/1	Edwinstowe - District Centre	Amended
Ed/VC/1	Edwinstowe - Sherwood Forest Visitor Centre (Completed)	Deleted
Bi/Ho/1	Bilsthorpe - Housing Site 1 (Deliverability	Re-Instated and amended

Policy	Description	Status change
	confirmed)	
Bi/Ho/2	Bilsthorpe - Housing Site 2	Amended
Bi/MU/1	Bilsthorpe – Mixed Use 1	Amended
Bi/E/1	Bilsthorpe - Employment Site 1	Amended
Bi/E/2	Bilsthorpe - Employment Site 2 (Completed)	Deleted
Bi/PH/1	Bilsthorpe - Phasing Policy	Amended
Bi/LC/1	Bilsthorpe - Local Centres	Amended
Mansfield Fringe Area		
Ra/Ho/1	Rainworth - Housing Site 1 (Completed)	Deleted
Ra/Ho/2	Rainworth - Housing Site 2	Amended
Ra/MU/1	Rainworth - Mixed Use Site 1	Amended
Ra/E/1	Rainworth – Employment 1	Amended
Ra/DC/1	District Centre Boundary	Amended
Cl/MU/1	Clipstone – Mixed Use Site 1	Amended
Cl/LC/1	Clipstone – Local Centre Boundary	Amended
Bl/Ho/1	Blidworth - Housing Site 1	Amended
Bl/Ho/2	Blidworth - Housing Site 2 (Completed)	Deleted
Bl/Ho/3	Blidworth - Housing Site 3	Amended
Bl/Ho/4	Blidworth - Housing Site 3 (De-allocated – no longer deliverable)	Deleted
Bl/E/1	Blidworth - Employment Site 1	Amended
Bl/LC/1	Blidworth Local Centre	Amended
Development Management Policies		
DM2	Development on Allocated Sites	Amended
DM3	Developer Contributions and Planning Obligations	Amended
DM4	Renewable and Low Carbon Energy Generation	Amended

Policy	Description	Status change
DM5	Design (Replaced by DM5(a), DM5(b), DM5(c) and DM5(d)	Deleted
DM5(a)	The Design Process	New
DM5(b)	Design	New
DM5(c)	Sequential Test	New
DM5(d)	Water Efficiency Measures in New Dwellings	New
DM6	Householder Development	Amended
DM7	Biodiversity and Green Infrastructure	Amended
DM8	Development in the Open Countryside	Amended
DM9	Protecting and Enhancing the Historic Environment	Amended
DM10	Pollution and Hazardous Materials	Amended
DM11	Retail and Main Town Centre Uses	Amended
DM12	Presumption in Favour of Sustainable Development	Deleted
DM12	Minerals Safeguarding Areas	New
DM13	Regeneration Programmes and Schemes	New
CP1	Affordable Housing Provision	New
CP3	Housing Mix, Type and Density	New
GRT1	Pitch Requirements	New
GRT2	Additional Provision on Existing Sites	New
GRT3	Sites to be Brought Back into Gypsy Roma Traveller Use	New
GRT4	Site Allocations	New
GRT5	Tolney Lane Policy Area	New

Appendix B Glossary

Term	Description
Affordable Housing Definitions	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: **(a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). **(b) Starter homes:** is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. **(c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. **(d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement. Homes that do not meet the above definition of affordable housing may not be considered as affordable housing for planning purposes.

Amended Core Strategy	Sets out the long-term spatial vision for the Local Planning Authority area and the strategic policies and proposals to deliver that vision. Newark & Sherwood's Amended Core Strategy was adopted in March 2019.
Annual (Authority) Monitoring Report (AMR)	The Annual Authority Monitoring Report monitors the effectiveness of the policies within the Local Development Framework, and progress towards the delivery of its objectives. It also sets out details of the amount of residential, employment and other development within the District.
Brownfield	Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Brownfield land is also sometimes referred to as 'Previously Developed Land'
Community (or public (engagement)	This is defined by the Royal Town Planning Institute as 'actions and processes taken or undertaken to establish effective relationships with individuals or groups so that more specific interactions can then take place'. (See Participation and Public Consultation and Participation.)
Community Infrastructure Levy (CIL)	A Charge which Local Authorities in England and Wales can apply to most types of new development in their area. CIL charges will be based on the size, type and location of the development proposed. In Newark and Sherwood the money raised will be used to pay for strategic infrastructure required to support development in the District. The current Newark & Sherwood CIL Charging Schedule came into effect on 1st January 2018. CIL is charged in residential and retail development in a number of charging zones, a number of areas have zero charges reflecting viability level.
Community Right to Build Orders	Under neighbourhood planning legislation, a Community Right to Build Order can be used to grant planning permission for development schemes (see Neighbourhood planning).
Development Management Policies	Detailed policies to support the implementation of the Amended Core Strategy, deliver specific site allocations and help in the day to day assessment of planning applications
Development Plan Document (DPD)	A document setting out the plan for the development of the local area, drawn up by the District Council in consultation with the community and subject to independent examination. Both the Amended Allocations & Development Management DPD and the Amended Core Strategy DPD are examples.
Duty to Cooperate	The Localism Act and the National Planning Policy Framework (NPPF) places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection with strategic

	infrastructure.
Evidence Base	The information and data gathered by a Council to justify the 'soundness' of a Local Development Document, including information on the physical, economic, and social characteristics of the area.
Examination	Once any Development Plan Document has been consulted upon, the Local Planning Authority must submit it to the Government to test that the document is sound. An Inspector leads the examination and carries out the test, hearing the various arguments surrounding the plan. These will either take place in a discussion format or in a formal hearing session.
Five Year Land Supply	Local Planning Authorities must ensure that there is a continuous 5 year supply of deliverable sites available for housing at any point in time. This supply of sites must be monitored on an annual basis, usually through the Annual Monitoring Report (AMR).
Gateway site	Refers to sites which are situated in edge of settlement locations and that are important in defining the transition from the open countryside into the main built up area. In submitting planning application this status should be reflected by the provision of appropriate landscaping treatments to preserve and enhance setting. This status should also be reflected in the provision of appropriate design, density and layout forthe site.
Geothermal energy	Energy from the heat of the Earth's core extracted from the Earth's crust.
Greenfield	Land not previously used for built development
Green Belt Villages	Refers to those settlements located within the Nottinghamshire-Derby Green Belt. Such locations are split between those defined by a settlement boundary inset into the Green Belt and those 'washed over' by the designation with no boundary defined.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.
Housing Market Area	Defines a geographical area within which most people in the local community look for their housing. Influenced by where most people live and work, visit family and friends, and go to school, college and other facilities.
Housing Trajectory	The Housing Trajectory illustrates in graphic or chart form the expected rates of housing delivery for the Plan period. The Trajectory is updated on a regular basis to reflect actual performance and revise projections needed to achieve the housing Need over the Plan Period
Infrastructure	The basic facilities which connect and service development and which are necessary for development to happen. It may also include the 'social

	infrastructure' that is necessary to service development and provide sustainable communities and possibly non-physical support services such as local advice and training. Such provision is often dealt with in Planning Obligations.
Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies what additional infrastructure is required to support the development set out in the Local Development Framework, and in particular the Amended Core Strategy. Also set out is when and where they will be needed, approximate costs for provision and the organisations involved.
Inspector's Report	A report written by a Planning Inspector about the planning issues debated at the independent examination of a Development Plan Document or considered through an exchange of written representations. The Planning Inspector sets out in their opinion on the Soundness of the DPD including any modifications which will make the plan sound.
Integrated Impact Assessment and Habitat Regulations Assessment (IIA and HRA)	The Integrated Impact Assessment (IIA) is one of the requirements of the Plan Review and in particular the Core Strategy. The IIA integrates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act 2004 and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). The EqIA is a way of demonstrating the District Council is fulfilling the requirements of the Public Sector Equality Duty contained in section 149 of the Equality Act 2010. HIA is a recognised process for considering the health impacts of plans and undertaking this type of assessment is widely seen as best practice.
Key Diagram	Illustrates the spatial element of policies of the Spatial Strategy
Local Development Document (LDD)	Forms part of the Local Development Framework and includes Development Plan Documents (DPD's)/Local Plans, Supplementary Planning Documents (SPD's) andthe Statement of Community Involvement (SCI).
Local Development Framework (LDF)	This is a set of documents that contain the policies that will shape how the District develops. These documents include the Core Strategy DPD, the Allocations and Development Management DPD, the Policies Map and a number of Supplementary Planning Documents.
Local Development Scheme (LDS)	Sets out the timetable for the preparation of the Local Development Documents (LDDs).
Local Plan	In this District, this phrase refers to the Amended Core Strategy DPD and the Amended Allocations & Development Management DPD. Taken together,

	these documents form the plan for the future development of the District. Along with Supplementary Planning Documents (SPDs) and other documents, the Local Plan makes up the Local Development Framework.
Local Planning Authority (LPA)	A public authority with responsibility for carrying out certain planning functions for a particular area. The District Council is the Local Planning Authority (LPA) for Newark & Sherwood, and is an example of a non-metropolitan district council. Other types of LPAs in England include London borough councils, metropolitan borough councils and unitary authority councils.
Localism Act 2011	The Localism Act 2011 was intended to give more power to councils and to local communities. The Duty to Co-operate, the Community Infrastructure Levy and right to create Neighbourhood Plans were all introduced by this Act.
Main Open Area	Areas of predominantly open land within settlements that play an important role indefining their form and structure.
National Planning Policy Framework (NPPF)	This document sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in the preparation of planning documents and when considering planning applications.
National Planning Policy Guidance (NPPG)	The National Planning Policy Guidance (NPPG) adds further context to the NPPF (See above), together with the NPPF it sets out what the Government expects of local authorities.
Neighbourhood Forum	Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area.
Neighbourhood planning	Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Once 'Made' a Neighbourhood Plan becomes a part of the development plan. The District Council has a duty to assist interested councils and communities in producing their Neighbourhood Plans, and part of this is the requirement to set out which policies are 'strategic'. This is because Neighbourhood Plans must be prepared in line with a local planning authority's strategic policies. For the purposes of Neighbourhood Planning it is considered that all policies within the Amended Core Strategy are Strategic under the teams of the NPPF along with the Policies in Appendix E.
Neighbourhood plan (or neighbourhood development	A plan prepared by a Parish Council or Neighbourhood Forum for a particular area. It may set out planning policies, describe aims for an area or allocate sites for a particular kind of development. A neighbourhood plan may focus on a single topic or address a wide range of issues. Any policies must conform

plan)	to wider local and national policies. The plan cannot affect planning decisions that have already been taken, and it cannot be used to prevent development. Neighbourhood plans will be subject to an independent examination and must gain a more than 50% 'yes' vote in a public referendum to come into force.
Newark Urban Area	Newark Urban Area is the main built up areas of Newark Town, Balderton, and Fernwood as defined by the Urban Boundary on the Newark & Sherwood Policies Map.
Open Break	Areas under pressure for development which also provide an open break between Newark Urban Area and surrounding settlements. Open breaks seek to prevent the coalescence of communities and protect their separate identities.
Other Villages in Newark and Sherwood	Refers to the grouping of villages below the Principal Villages, which are not individually identified in the Settlement Hierarchy. Spatial Policy 3 Rural Areas of the Amended Core Strategy applies.
Participation	The extent and nature of activities undertaken by those who take part in public or community involvement.
Phasing	The definition of phasing, for the purposes of this plan, has three aspects, for which the reasoned justifications are set out below. These are: • Monitoring housing delivery • Ensuring appropriate infrastructure delivery • On mixed use sites, preventing different uses prejudicing each other's delivery <u>Monitoring housing delivery</u> It is necessary to maintain a steady supply of housing over the plan period, and the Housing Trajectory sets out how this could be achieved. The assumptions made to produce the Trajectory were based on the best information available about when sites would come forward. By ensuring that the developers of larger sites provide information about progress on their delivery timescale, the trajectory can be kept up-to date, providing a solid basis for review. <u>Infrastructure delivery</u> Where development is dependent on the provision of infrastructure, it is necessary to control this through a form of phasing. We only seek to control the rate at which housing was built, through appropriate planning conditions and agreements, where it is necessary to ensure the delivery of essential infrastructure. By providing site specific criteria we aim to provide a practical framework within which decisions on planning

	applications can be made with a high degree of predictability and efficiency, and to encourage and not act as an impediment to sustainable growth by making it clear to developers the issues that need to be taken into account when formulating development proposals. <u>Mixed Use Sites</u> On mixed use sites, the delivery of the different uses will progress at different rates according to market conditions. Where development proposals are for less than the full allocation, phasing will ensure thatthe development of the rest of the allocation is not compromised
Planning Inspectorate (and Planning Inspector)	An independent organisation who deal with planning application appeals and the Examination of Development Plan Documents.
Principal Villages	Refers to those villages below the Service Centres in the Settlement Hierarchy. Such locations possess a good range of local services and in most cases local employment opportunities.
Policies Map	Illustrates the policies and proposals of the Development Plan.
SANGS	In the context of Newark and Sherwood District the term 'Suitable Alternative Natural Green Space (SANGS)' refers to sites that provide a suitable alternative to the Birklands and Bilhaugh SAC for people in the local area wishing to regularly access natural open space for walking, including dog walking. The definition of natural space development by Natural England in the context of Accessible Natural Greenspace (ANGSt) is "places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate". In the context of the Birklands and Bilhaugh SAC the terms SANGS refers to: • Sites that are freely accessible to people living within 8.9 km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking; • Sites that provide natural space (using the definition above); • Sites should include some provision for car parking but also be accessible on foot. Such sites provide the opportunity for multi-functional sites that also enhance biodiversity. Sites could be provided as part of new development or through the improvement and management of existing sites.

Self-Build and Custom Build	The Self-build and Custom Housebuilding Act 2015 requires each relevant local authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. This guidance accompanies the Self-build and Custom Housebuilding Register Regulations 2016.
Service Centres	Refers to the District's fairly large settlements below the Sub Regional Centre of Newark Urban Area in the Settlement Hierarchy. These locations either serve large rural areas or grew to support coal mining communities and possess a wide range of services.
Settlement Hierarchy	Divides the communities of the District into distinct levels to form a hierarchy of settlements that is based on assessments of sustainability. Defines those settlements which are central to the delivery of the Spatial Strategy.
Soundness	To be considered sound, a Development Plan Document (DPD) must be justified and effective. This means that it must be founded on robust and credible evidence and be the most appropriate strategy, and also it must be deliverable, flexible and able to be monitored.
Southern Link Road (SLR)	A road linking the A46 at Farndon and the A1 at Balderton providing access and support to the different phases of residential and industrial development on Land South of Newark, as well as the residential and B1 developments at Land around Fernwood. The road will also alleviate traffic congestion and increase capacity on roads around Newark.
Spatial Planning	Refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, the Regional Spatial Strategy and Local Development Framework. Spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use for example by influencing the demands on, or needs for, development, but which is not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
Spatial Vision	A description of how an area will be changed by the end of a plan period (often 10 – 15 years).
Statement of Community Involvement (SCI)	Sets out the standards which the District Council intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant Development Control Decisions, and also how these standards will be achieved.
Strategic Environmental	An assessment of the environmental impacts of the policies and proposals of the LDF. The European 'SEA Directive' (2001/42/EC) requires a formal

Assessment (SEA)	'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The SEA process is undertaken as part of the wider Sustainability Appraisal/IIA process.
Strategic Housing Market Assessment (SHMA) and Employment Land Forecasting Study (ELFS)	The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to use a proportionate evidence base. Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. In accordance with these requirements Housing and Employment Studies have been produced. The Housing Market Needs Assessment sets out the objectively assessed housing need for the District. The Employment Land Forecasting Study identifies future employment land needs and guides economic development over the plan period.
Strategic Housing and Employment Land Availability Assessment	The SHELAA assesses the potential suitability of sites for residential, employment and other development taking into account the achievability and availability of sites in 5 year tranches (up to 15 years in total). This provides a comprehensive evidence base concerning the availability of land suitable for housing and other uses for the production of the LDF.
Sub Regional Centre	Newark is defined as a Sub-Regional Centre This definition applies to settlements which have been identified for their ability to perform a complementary role to the Principal Urban Areas and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth.
Submission	Once any Development Plan Document has been consulted upon, it must be submitted to the Government so that it can be tested for soundness (see also Soundness of a Development Plan Document). The Submission Development Plan Document is effectively a draft of what the final document will look like.
Supplementary Planning Document (SPD)	A document that provides detailed guidance on the interpretation and implementation of adopted policies, but cannot introduce new policies. SPDs can be material considerations.
Sustainable Development (SD)	Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF (see National Planning Policy Framework) quotes the UK Sustainable Development Strategy 'Securing the Future' setting out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving

	a sustainable economy; promoting good governance; and using sound science responsibly. The NPPF continues: 'There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: • an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; • a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and • an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy'.
Sustainability Appraisal	See Integrated Impact Assessment.
Urban Boundary	A boundary around Newark Urban Area or a Service Centre which defines where, in principle, development may be allowed.
Use Class	A Use Class is something that falls under the General Use Classes Order. The General Use Classes Order is a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.
Use Classes E uses	Uses under the new E Use Class introduced in September 2020 – Commercial, Business and service: • E(a) Display or retail sale of goods, other than hot food • E(b) Sale of food and drink for consumption (mostly) on the premises • E(c) Provision of: o E(c)(i) Financial services, o E(c)(ii) Professional services (other than health or medical services), or o E(c)(iii) Other appropriate services in a commercial, business or service locality

	• E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) • E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) • E(f) Creche, day nursery or day centre (not including a residential use) • E(g) Uses which can be carried out in a residential area without detriment to its amenity: o E(g)(i) Offices to carry out any operational or administrative functions, o E(g)(ii) Research and development of products or processes o E(g)(iii) Industrial processes
Village Envelope	A boundary around a village (or part of a village), usually quite tightly drawn, within which development might, in principle, be allowed.

Appendix C Monitoring

MONITORING

1 The effective review and monitoring of the LDF, including the AA&DM DPD, is crucial to its successful delivery and critical in understanding the effectiveness of the policies, allocations and designations which have been provided for. The Monitoring Framework for the AA&DM DPD builds on that established for the Amended Core Strategy DPD and the original Allocations and Development Management DPD. Monitoring and reviewing the policies will indicate what impact the policies arehaving and whether policies need reviewing because they are not working as intended or require amendment in light of revisions to national policy.

2 The formal monitoring of the AA&DM DPD will take the form of an Annual Monitoring Report on progress during the previous financial year i.e. The Annual Monitoring Report for 2021/22 will assess progress between 1st April 2021 and 31st March 2022 and will be published by the end of December 2022.

3 Targets have been developed to measure the direct effects of the policies on achieving the targets. Trajectories for the housing and employment allocations are included at the end of the table below. The monitoring requirements for each of the Amended Allocations and Development Management Policies are set out in the table below.

Key:

NSDC	=	Newark & Sherwood District Council
NCC	=	Nottinghamshire County Council
ACS	=	Amended Core Strategy DPD
DPD	=	Development Plan Document
RP	=	Registered Provider
NH	=	National Highways

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

			Planning Obligations and Developer Contributions SPD	accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2
NUA/Ho/6	SP1, SP2 NAP1 (1, 2, 3, 6,7, 8, 11 and NA O1)	NSDC Developers Landowners	Development Brief Preparation by NSDC and Partners Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Delivery of development in accordance with the Development Brief Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To achieve an appropriate development which respects the conservation area. To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
NUA/Ho/7 NUA/Ho/8 NUA/Ho/9	SP1, SP2 NAP1 (1, 2, 3, 6,7, 8, 11 and NA O1)	NSDC Developers Landowners	Work in partnership with land owners and developers Development Management process Affordable Housing SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing	Achieve regeneration of brownfield land and associated environmental improvements to the locality To maintain a minimum

			Planning Obligations and Developer Contributions SPD	Trajectory to maintain timely delivery	5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
NUA/SPA/1	SP1, SP2, SP6, SP7,SP8, CP6 NAP1 (1, 2, 3, 5, 6, 7, 8, 9,14 and NA O1)	NSDC Developers Landowner NH NCC Coddington PC Newark Town Council Winthorpe with Langford PC	Masterplan Preparation by Developers and Landowners in partnership with other interested parties as detailed in NUA/SPA/1 Development Management process	Production of a Masterplan for the Showground Site Planning permission and completion of uses in accordance with the Allocation	Co-ordination of development on the Showground site and resolution of traffic issues in the locality Improved facilities including the leisure offer in the Showground Policy Area
NUA/MU/1	SP1, SP2, SP6, SP7,SP8, CP6 NAP1 (1, 2, 3, 5, 6, 7, 8, 9,14 and NA O1)	NSDC Developers Landowner	Preparation of Masterplan by Developers/Landowners Development Management process	Delivery of development in accordance with the Approved Masterplan Planning Permission and completion of additional	No employment uses are approved until appropriate junction improvements have been undertaken

			Planning Obligations and Developer Contributions SPD	employment floor space by type and leisure in accordance with the Allocation	Creation of additional employment uses to help meet the needs set out in SP2 Improved leisure facilities to complement the Showground uses
NUA/OS	SP1, SP2 (1, 2, 5, 6, 7, 9, and 11)	NSDC Developers Landowners Infrastructure Providers	Co-operation between NSDC and landowners/ developers	Monitoring performance through the Housing Trajectory to maintain timely delivery Where the five year land supply position falls below 5 years for a period of two consecutive years, the LPA will seek to assist the owners of the opportunity site to unlock delivery	Monitoring performance through the Housing Trajectory to maintain timely delivery Where the five year land supply position falls below 5 years for a period of two consecutive years, the LPA will seek to assist the owners of the opportunity site to unlock delivery
NUA/E/1 NUA/E/2 NUA/E/3	SP1, SP2, SP6, SP7, CP6, NAP1 (1, 2, 3, 5, 6, 7, 9,14 and NA O1)	NSDC Developers Landowners Local Businesses	Work in partnership with other interested parties as detailed in NUA/E/1 Development Management process Planning Obligations and	Working with partners to identify in detail, traffic issues and implement solutions Working with partners to identify connectivity issues and seek	Resolution of traffic issues in the locality Improved connectivity between this site and wider area Creation of additional

		NCC	Developer Contributions SPD	improvements Planning Permission and completion of additional employment floor space by type	employment uses to help meet the needs set out in SP2
NUA/E/4	SP1, SP2,CP6, NAP1 (1, 2, 3, 5, 6, 7, 9, and NA O1)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
NUA/Ph/1	SP1 SP2 (1, 6 and NA O1)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate Monitor through appropriate Planning Permissions and completions	Ensure appropriate resolutions to environmental and infrastructure issues
NUA/TC/1	SP1, SP2, CP8 NAP1 (1, 2, 3, 7, 9, 12 NA O2)	NSDC Developers Landowners	Development Management process Town Centre survey Town Centre Masterplan	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in	To increase the vitality and viability of the Town Centre

				centres Number of vacant premises in defined Centres Monitoring indicators included within the Masterplan	
NUA/LC/1 NUA/LC/2 NUA/LC/3	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and other town centre uses Losses of retail and main town centre uses	To increase the vitality and viability of the Local Centres
NUA/Tr/1	SP1, SP2, SP6, SP7, CP6, NAP1 (1, 2, 3, 7, 9,14 and NA O1)	NSDC Developers Landowners Network Rail Train Operating Co. NCC Transport and amenity stake holders	Work in partnership with other interested parties as detailed in NUA/Tr/1	Working with partners to aid Regeneration of the Station Policy Area; improve linkages to the wider area; and Improve transport and parking provision in the area and support walking and cycling to the station	Regeneration of the Station Policy Area Improve linkages to the wider area Improve transport and parking provision in the area and support walking and cycling to the station

NUA/AR/1	CP14, (1, 4, 7, 10)	NSDC NCC Historic England Landowners Developer	Development Management process	No. of applications refused within NUA/AR/1 No. of applications approved within NUA AR/1	To secure the continued protection or enhancement of Heritage Assets
NUA/AR/2	CP14, (1, 4, 7, 10)	NSDC NCC Historic England Landowners Developer	Development Management Process	No. of applications refused within NUA/AR/2 No. of applications approved within NUA AR/2	To secure the continued protection or enhancement of Heritage Assets
NUA/OB/1	SP1 (1, 2, 7)	NSDC Developers Landowners	Development Management process	No. of applications refused within the Open Breaks No. of applications approved within the Open Breaks	No new built development within the Open Breaks Subject to noted policy exceptions
Co/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers	Development Management process	Planning permission and completions of retail and main town centre uses	To increase the vitality and viability of the Local Centres

		Landowners		Losses of retail and other town centre uses	
Co/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
ST/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail uses within the location identified for Future Local Centre	To create a Local Centre as part of ST/MU/1
ST/EA/1	SP1, SP2, CP6 (1, 2, 9)	NSDC Developers Landowners	Development Management process	Planning Permission and completion of additional employment floor space by type No of Residential Planning Permissions Approved and Completed within ST/EA/1	Creation of additional employment uses To ensure appropriate development within this established area no new residential units will normally be permitted
ST/MOA	(4)	NSDC Developers	Development Management process	No. of applications refused within Main Open Areas	No new built development within the Main Open Areas

		Landowners		No. of applications approved within Main Open Areas	
SoA/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
So/Ho/4 So/Ho/5 So/Ho/7	SP1, SP2 SoAP1 (1, 2, 3, 6, 8, 11 and SoA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
So/E/1 So/E/2	SP1, SP2, SP7, CP6, SoAP1 (1, 2, 3, 5, 6, 9, and SoA O1)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
So/RL/1	(1, 2, 6, 8, 9)	NSDC Landowners	Development Management Process Next round of Plan Making	No. of applications refused within the Reserved Land	No new built development which would prejudice the

				No. of applications approved within the Reserved Land	approach for the Reserved Land
So/DC/1	SP1, SP2, CP8 SoAP 1 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process Town Centre survey Development of a District Centre Strategy (DCS)	Planning permission and completions of retail and other town centre uses Losses of retail and main town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined Centres Monitoring indicators included within the DCS	To increase the vitality and viability of the District Centre
So/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas

So/PV	SoAP1 (4 and SoA O1)	NSDC Developers Landowners	Development Management process	No. of applications refused citing policy So/PV	To protect the views of and across the principal heritage assets of Southwell
So/Wh	SoAP1 (4 and SoA O1)	NSDC Developers Landowners	Development Management process	No. of applications refused citing policy So/Wh	To protect and enhance the setting of Thurgarton Hundred Workhouse
So/AR/1	CP14, (1, 4, 7, 10)	NSDC NCC Historic England Landowners Developer	Development Management process	No. of applications refused within So/AR/1 No. of applications approved within So/AR/1	To secure the continued protection or enhancement of Heritage Assets
Fa/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses	To increase the vitality and viability of the Local Centres
Lo/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers	Development Management process	Planning permission and completions of retail and main town centre uses	To increase the vitality and viability of the Local Centres

		Landowners		Losses of retail and main town centre uses	
Lo/Tr/1	Lo/Tr/1	NSDC Developers Landowners	Development Management process	Planning permission and completions of development in accordance with Allocation	To provide parking facilities in association with the adjacent railway station
ShA/MOA	(4)	NSDC Developers Landowners	Development Management process	No. of applications refused within Main Open Areas No. of applications approved within Main Open Areas	No new built development within the Main Open Areas
ShA/L/1	CP14 (1, 2, 3, 4, 8)	NSDC Thoresby Estates	Development Management process	No. of applications approved for retirement housing for agricultural workers who have been engaged in the open field system	Make adequate provision for retirement housing for agricultural workers who have been engaged in the open field system
OB/MU/1 OB/MU/2	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Preparation of Masterplan by Developers/Landowners Development Management process Affordable Housing SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help

			Planning Obligations and Developer Contributions SPD	accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	meet the needs set out in SP2
OB/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	To facilitate necessary improvements to infrastructure to support growth
OB/E/1 OB/E/2 OB/E/3	SP1, SP2, CP6, ShAP2 (1, 2, 3, 5, 6, 9, and ShA O1)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
OB/DC/1	SP1, SP2, CP8 ShAP 2 (1, 2, 3, and 9 ShA O2)	NSDC Developers Landowners	Development Management process Town Centre survey Development of a District Centre Strategy (DCS)	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses Diversity of uses by number and type in centres Number of vacant	To increase the vitality and viability of the District Centre

				premises in defined Centres Monitoring indicators included within the DCS	
OB/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses	To increase the vitality and viability of the Local Centres
OB/Re/1	SP1, SP2, CP8 ShAP 2 (1, 2, 3, and 9 ShA O2)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning permission and completions of retail and main town centre uses	Deliver Retail and/or Town Centre uses on this site
OB/Tr/1	SP7 (3,6, and 9)	NSDC Developers Landowners NCC	Development Management process	No. of applications refused within area of search No. of applications approved within area of search	Protect an area of search for a potential Station and Car Park from inappropriate development
ED/Ho/2	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers	Development Management process	Planning Permission and Completion of new residential units in	To maintain a minimum 5 year housing land supply

		Landowners	Affordable Housing SPD Planning Obligations and Developer Contributions SPD	accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	Bring forward appropriate housing development to help meet the needs set out in SP2
Ed/DC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process Town Centre survey	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined Centres	To increase the vitality and viability of the District Centre
ED/St/1	SP7 (3,6, and 9)	NSDC Developers Landowners NCC	Development Management process	No. of applications refused within allocation No. of applications approved within allocation	To facilitate the Provision of a new Station and associated infrastructure as part of the possible re-opening of the Dukeries Railway line
Ed/MOA	(4)	NSDC	Development Management	No. of applications	No new built

		Developers Landowners	process	refused within Main Open Areas No. of applications approved within Main Open Areas	development within the Main Open Areas
Bi/Ho/1 Bi/Ho/2	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2
Bi/MU/1	SP1, SP2 (1, 2, 3, 6, 8, 9, 11 and ShA O1)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of retail use	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 To provide a retail use on this mixed use site

Bi/E/1	SP1, SP2, CP6, (1, 2, 3, 5, 6, 9, and ShA O1)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
Bi/Ph/1	SP1 SP2 (1, 6)	NSDC Developers Landowners	Development Management process	Development in accordance with Master Plans where appropriate	To ensure an appropriate level of amenity for occupiers of the development
Bi/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses	To increase the vitality and viability of the Local Centres
Ra/Ho/2	SP1, SP2, SP4A, MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Preparation of Masterplan by Developers/Landowners Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2

Ra/MU/1	SP1, SP2 MFAP1 (1, 2, 3, 6, 8, 9, 11, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of retail/town centre uses	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 To provide a retail/town centre uses on this mixed use site
Ra/E/1	SP1, SP2, CP6, MFAP1(1, 2, 3, 5, 6, 9, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
Ra/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process Town Centre survey	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses Diversity of uses by	To increase the vitality and viability of the District Centre

				number and type in centres Number of vacant premises in defined Centres	
Cl/MU/1	SP1, SP2, CP6 MFAP1 (1, 2, 3, 5, 6, 7, 8, 9 MFA O1 and MFA O2)	NSDC Developers Landowners	Preparation of Masterplan by Developers/Landowners Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Delivery of development in accordance with the Approved Masterplan Planning Permission and Completion of new residential units in accordance with the Allocation Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of additional employment floor space by type Planning Permission and completion of retail/town centre uses	To maintain a minimum 5 year housing land supply Bring forward appropriate housing development to help meet the needs set out in SP2 Creation of additional employment uses to help meet the needs set out in SP2 To provide a retail/town centre uses on this mixed use site
Cl/LC/1	SP1, SP2, CP8	NSDC	Development Management	Planning permission and	To increase the vitality

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

				timely delivery	
Bl/E/1	SP1, SP2, CP6, MFAP1(1, 2, 3, 5, 6, 9, MFA O1 and MFA O2)	NSDC Developers Landowners	Development Management process Planning Obligations and Developer Contributions SPD	Planning Permission and completion of additional employment floor space by type	Creation of additional employment uses to help meet the needs set out in SP2
Bl/LC/1	SP1, SP2, CP8 (1, 2, 3, and 9)	NSDC Developers Landowners	Development Management process	Planning permission and completions of retail and main town centre uses Losses of retail and main town centre uses	To increase the vitality and viability of the Local Centres
DM1	SP1, SP2 (all Strategic Objectives)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Planning Obligations and Developer Contributions SPD	Planning Permission and Completion of new residential units across the District by Parish Monitoring performance through the Housing Trajectory to maintain timely delivery Planning Permission and completion of additional employment floor space by type across the District by Parish	Facilitate growth within the District in accordance with SP2, SP3 and SP8 To maintain a minimum 5 year housing land supply Facilitate growth within the District in accordance with CP7 and CP8

				Planning permission and completions of retail and other town centre uses across the District by Parish Planning permission and completions of community, cultural, leisure and tourism development across the District by Parish	
DM2	SP1, SP2 (all Strategic Objectives)	NSDC Developers Landowners	Development Management process Affordable Housing SPD Phasing plans to show how the site will be comprehensively developed	Planning Permission and Completion of new residential, employment and retail uses across the District by Parish Number of planning applications refused where comprehensive development is not provided for	Facilitate the amount and type of development set out in the Site Allocation policies
DM3	SP6 (all Strategic Objectives)	NSDC Developers Landowners	Development Management process Community Infrastructure Levy	Contributions secured through Planning Permissions, S106 Agreements and Unilateral Undertakings	To assess the level of Developer Contributions secured against the requirements of the SPD Community

		Relevant Stakeholders			Infrastructure Levy
DM4	CP10 (1,11)	NSDC Developers Landowners Relevant Stakeholders	Development Management process	No Planning Permissions and completions for renewable and low carbon energy generation projects	To increase the provision of renewable and low carbon energy generation To increase the number of KW hours of renewable energy installed in the District
DM5(a)	CP9 (1, 10)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is designed appropriately, using a consistent process
DM5(b)	CP9 (1, 10)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is appropriately designed
DM5(c)	CP10 (1, 3, 4, 11)	NSDC NCC Developers	Development Management process	No. of planning permissions granted contrary to the advice of the Environment Agency	No permissions granted contrary to the advice of the Environment Agency

DM5(d)	CP10 (1, 11)	NSDC Developers	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that water is used efficiently
DM6	CP9 (1, 10)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new householder development is appropriately designed
DM7	CP12 (3, 11)	NSDC Developers Landowners NCC Notts Wildlife Trust Notts Biological and Geological Records Centre	Development Management process Proposed Local Nature Recovery Strategy Green Infrastructure Strategy	Monitoring of nature conservation and biodiversity and Green Infrastructure projects Change in areas of biodiversity importance Securing Biodiversity Net Gain	Protect and enhance existing biodiversity and green infrastructure Secure improvements to the Green Infrastructure Network No net loss in areas of biodiversity importance, ancient woodland, ancient and veteran trees
DM8	SP3 (1, 2, 3, 4, 5, 9, 10, 11)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is sustainably located
DM9	CP14(1,3,4,10, 12)	NSDC Developers	Development Management process	Number of Heritage Assets on the 'At Risk Register'	No increase to the number of heritage Assets on the 'At Risk

		Landowners NCC	Historic Environment Record	No. of Planning Applications refused citing this Policy	Register' To secure the continued protection or enhancement of Heritage Assets
DM10	(1, 4, 11)	NSDC Developers Landowners Health and Safety Executive	Development Management process	No. of Planning Applications refused citing this Policy	To ensure that new development is appropriate for its location in order to prevent unacceptable risks from pollution and contamination
DM11	CP8 (1, 2, 3, 7, 9, 12)	NSDC Developers Landowners	Development Management process	No. of Planning Applications refused citing this Policy Planning permission and completions of retail and other town centre uses across the District by Parish	To maintain and/or increase the vitality and viability of the Town, District and Local Centres
DM13	NAP1 (1, 4, 5, 10, 11, 14)	NSDC Developers Landowners	Newark-on-Trent Town Investment Plan (TIP) Newark Conservation Area Character Appraisal Newark High Street Heritage	No. of Planning Applications refused citing this Policy	To deliver the aims and objectives of the Newark-on-Trent Town Investment Plan (TIP), Newark Conservation Area Character Appraisal and Newark High Street

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

				the three strategic sites No of bedrooms in new dwellings delivered	50 dwellings per hectare three strategic sites To secure appropriate housing mix, type and density in accordance with the site monitoring requirements of the Amended Allocations & DM DPD
GRT1	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers Landowners	Development management process Gypsy and Traveller Accommodation Assessment.	Number of GRT pitches granted permission Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community. To maintain a 5 year land supply
GRT2	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers Landowners	Development management process Gypsy and Traveller Accommodation Assessment.	Number of GRT pitches granted permission Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community. To maintain a 5 year land supply
GRT3	CP4, CP5 (1, 2, 3, 6 and 8)	NSDC RPs Developers	Development management process Gypsy and Traveller Accommodation Assessment.	Number of GRT pitches granted permission Number of GRT pitches completed	Bring forward appropriate sites to meet the needs of the community. To maintain a 5 year land

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

Illustrative Local Development Framework Housing Trajectory as at 01/04/2023

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033
Planning Permission on Allocated Sites	71	70	89	173	249	306	221	367	520	452	380	331	341	316	200	390	410	411	390	367
Planning Permission on Unallocated Large Sites (10 or over)	175	271	189	309	148	174	188	294	185	49	72	134	78	91	63	67	51	42	42	42
Planning Permission on Medium Sites (5-9)	18	36	49	47	29	52	89	59	56	33	18	43	36	53	27	3	3			
Planning Permission on Small Sites (0 - 4)	48	85	113	56	82	139	88	79	110	84	62	65	66	71	71					
Allocated SUE - Land East of Newark																25	50	100	100	100
Allocated SUE- Land Around Fernwood																85	85	85	85	85
Sites in the Adopted Allocations & Development Management DPD with no permission as yet																152	215	206	216	182
Total Existing Commitments											**532**	**573**	**521**	**531**	**361**	**722**	**814**	**844**	**833**	**776**
Opportunity sites																				
Allowance for Windfall														75	75	75	75	75	75	75
Losses	-38	-15	-44	-14	-17	-17	-31	-32	-64	-30										
Total Past Net Completions	274	447	396	571	491	654	555	767	807	588										
Total Projected Completions											532	573	521	606	436	797	889	919	908	851
Cumulative Completions	274	721	1117	1688	2179	2833	3388	4155	4962	5550	6082	6655	7176	7782	8218	9015	9904	10823	11731	12582
PLAN - Overall Housing Requirement (Annualised)	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454
MONITOR - No. of dwellings above or below cumulative requirement	-180	-187	-245	-128	-91	109	210	523	876	1010	1088	1207	1274	1426	1408	1751	2186	2651	3105	3502
MANAGE - Annual requirement taking account of past/projected completions	454	721	464	468	462	460	446	438	410	374	353	333	303	272	216	172	16	-275	-872	-2651

Housing Trajectory for Allocated Sites (at 01/04/23)

SHaP 4	Address	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total Dwellings
NAP 2A	Land South of Newark						57	90	117	152	87	43	25	25	25	25	150	150	150	150	150	**893**
Nap 2B	Land East of Newark																25	50	100	100	100	**375**
NAP 2C	Land Around Fernwood							3	53	87	141	125	125	125	125	125	185	185	186	185	175	**1541**
SHaP 4	Thoreby Colliery								13	47	80	75	51	35	35	26	85	90	90	90	83	**660**
NUA/Ho/2*	Land South of Quibells Lane																5	20				**25**
NUA/Ho/4	Yorke Drive Estate and Lincoln Playing Fields																40	40	40	40	34	**194**
NUA/Ho/5	Land North of Beacon Hill Rd and the Northbound A1																25	40	45	45	45	**200**
NUA/Ho/6	Land between 55 and 65 Millgate											5	4				2	3				**14**
NUA/Ho/8	Land on Bowbridge Road													40	47							**87**
NUA/Ho/9	Land on Bowbridge Road (Newark Storage)																30	30	30	30	30	**150**
NUA/Ho/10	Land North of Lowfield Lane																20	25	25	25	25	**120**
NUA/MU/4	Land at Bowbridge Road, (Elm Avenue)									15	23	20	20	9								**49**
Co/MU/1	Land in between Swinderby Road and Station Road Extra ca						28	37	21	51	14											**0**
So/Ho/2	Land South off Halloughton Road									24	8	6										**6**
So/Ho/4	Land East of Kirklington Road																5	20	20			**45**
So/Ho/5	Land off Lower Kirklington Road																	12	24	24		**60**
So/Ho/7	Southwell Depot																		5	10		**15**
OB/MU/1	Land at the rear of Petersmiths Drive								42	57	48	40	40	40	38							**158**
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road																20	25	25	25	25	**120**
Ed/Ho/2	Land to the North of Mansfield Road																10	10	10	10	10	**50**
Bi/Ho/1	Adj Wycar Leys Kirklington Road																10	10				**20**
Bi/Ho/2	Noble Foods										13	26	26	26	26	19						**123**
Bi/MU/1	Land to the East of Kirklington Road										18	20	20	20	20	5						**85**
Ra/Ho/2*	Land to the East of Warsop Lane Residual site				35	53	51	21									15	20	20	20	20	**95**
Ra/MU/1	Land at Kirklington Road																		2	2	2	**6**
Bl/Ho/1	Land at Dale Lane																10	15	10	10	10	**55**
Bl/Ho/3	Land South of New Lane										20	20	20	21								**61**
Cl/MU/1	Land at the former Clipstone Colliery																25	25	20	25	25	**120**
Totals		0	0	0	35	53	136	151	246	433	452	**380**	**331**	**341**	**316**	**200**	**662**	**770**	**802**	**791**	**734**	**5327**

Sites which have planning permission

Sites without permission

Employment

Newark Area Employment Trajectories 2022 – 2033 (as at 1st April 2022)

Amended Core Strategy Requirement: 51.90ha, Provision 133.08ha

Newark Area Employment Land Summary

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)			Remaining ha Outside the Plan Period
						0 – 5 years (to 2027)	5 – 10 years (to 2032)	10 – 11 years (to 2033)	
NUA/E/2	Employment	Stephenson Way, Newark	B2/B8/E(g)	6.85	6.85	6.85	0.00	0.00	0.00
NUA/E/3	Employment	Land off Telford Drive, Newark	B2/B8/E(g)	0.88	0.88	0.88	0.00	0.00	0.00
NUA/E/4	Employment	Former Notts CC Highways Department, Newark	B2/B8/E(g)	2.07	2.07	2.07	0.00	0.00	0.00
NUA/MU/1	Mixed Use	North of the A17, Newark	Employment uses	3.47	3.47	3.47	0.00	0.00	0.00
Co/MU/1	Mixed Use	Swinderby Road and Station Road, Collingham	Employment uses	0.75	0.00	0.00	0.00	0.00	0.00
NAP2C	Core Strategy Allocation	Land around Fernwood, Balderton	Includes B1	15.00	15.00	13.00	2.00	0.00	0.00
Allocation totals				**29.02**	**28.27**	**26.27**	**2.00**	**0.00**	**0.00**
Various	Extant permissions	Newark Plan Areas 1 and 2*	Various	12.45	12.45	10.58	1.87	0.00	0.00
10/01586/OUTM	Extant permission	Land South of Newark	B2/B8	50	50	14.00	28.00	8.00	0.00
Totals				**91.47**	**90.72**	**50.85**	**31.87**	**8.00**	**0.00**

	Area (ha)	**Notes**

Completions (ha) 01/04/13 - 31/03/22	26.81	Newark & Rural South Sub Area (1): 19.24ha, Collingham Sub Area (2): 0.09ha, Rural North Sub Area (3) 7.48ha
Commitments 0 – 5 Yrs	24.58	
Commitments 5 – 10 Yrs	29.87	
Commitments 10 – 11 Yrs	8.00	
Allocations 0 – 5 Yrs	26.27	
Allocations 5 – 10 Yrs	2.00	
Allocations 10 – 11 Yrs	0.00	
Available employment land in a designated employment area	28.98	Land north and south of Cross Lane, Fernwood (7.77ha) Land off Beacon Hill Road (G park)(15.61ha) Plot 16A Telford Drive (1.20ha) South Airfield Farm, Winthorpe (4.40ha)
Sub-total	146.51	
Commitments outside the plan period	0.00	
Allocations outside the plan period	0.00	
Loss of employment land 01/04/19 - 31/03/22	13.43	
Total deliverable ha within plan period	**133.08**	

Southwell Area Employment Trajectories 2022 – 2033

Amended Core Strategy Requirement: 4.50 ha, Provision 5.74ha

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)			Remaining ha Outside the Plan Period
						0 – 5 years (to 2027)	5 – 10 years (to 2032)	10 – 11 years (to 2033)	
So/E/2	Employment	East of Crew Lane, Southwell	B2/B8/E(g)	2.33	2.33	1.43	0.90	0.00	0.00
Allocation totals				**2.33**	**2.33**	**1.43**	**0.90**	**0.00**	**0.00**
Various	Extant permissions	Southwell Area	Various	0.27	0.27	0.27	0.00	0.00	0.00
Totals				**2.60**	**2.60**	**1.70**	**0.90**	**0.00**	**0.00**

Southwell Area Employment Land Summary

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

Nottingham Fringe Area Employment Land Summary

Amended Core Strategy Requirement: 0.10ha, Provision 0.08ha

	Area (ha)	Notes
Completions (ha) 01/04/13 - 31/03/22	0.13	
Commitments 0 – 5 Yrs	0.00	
Allocations 0 – 5 Yrs	0.00	
Allocations 5 – 10 Yrs	0.00	
Loss of employment land 01/04/19 - 31/03/22	0.05	
Total deliverable ha within plan period	**0.08**	

Sherwood Area Employment Trajectories 2022 – 2033

Amended Core Strategy Requirement: 16.20ha, Provision 30.58ha

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)			Remaining ha Outside the Plan Period
						0 – 5 years (to 2027)	5 – 10 years (to 2032)	10 – 11 years (to 2033)	
OB/E/3	Employment	Land to the south of Boughton Industrial Estate, Boughton	Employment uses	3.78	3.78	3.35	0.43	0.00	0.00
Bi/E/1	Employment	Southern side of Brailwood Road, Bilsthorpe	Employment uses	2.67	2.67	1.90	0.77	0.00	0.00
Allocation totals				**6.45**	**6.45**	**5.25**	**1.20**	**0.00**	**0.00**
Various	Extant permissions	Sherwood Area	Various	0.85	0.85	0.85	0.00	0.00	0.00
16/02173/OUTM	Extant permission	Land at Thoresby Colliery	B uses	8.11	8.11	5.00	3.11	0.00	0.00

Sherwood Area Employment Land Summary	**Area (ha)**	**Notes**
Completions (ha) 01/04/13 - 31/03/22	15.26	
Commitments 0 – 5 Yrs	5.85	
Commitments 5 – 10 Yrs	3.11	
Allocations 0 – 5 Yrs	5.25	
Allocations 5 – 10 Yrs	1.20	
Loss of employment land 01/04/19 - 31/03/22	0.09	
Total deliverable ha within plan period	**30.58**	

Mansfield Fringe Area Employment Trajectories 2022 – 2033

Amended Core Strategy Requirement: 10.40ha, Provision 16.08ha

Allocation Ref	Allocation Type	Location	Policy requirements	Total (ha)	Available (ha)	Timeline (ha)			Remaining ha Outside the Plan Period
						0 – 5 years (to 2027)	5 – 10 years (to 2032)	10 – 11 years (to 2033)	
Ra/E/1	Employment	Land West of Colliery Lane	B2/B8/E(g)	5.50	5.50	3.83	1.67	0.00	0.00
Cl/MU/1	Employment	Land at the former Clipstone Colliery	Employment uses	12.00	12.00	2.00	6.00	1.00	3.00
Bl/E/1	Employment	Land on Blidworth Industrial Park	Employment uses	0.33	0.33	0.33	0.00	0.00	0.00
Allocation totals				**17.83**	**17.83**	**6.16**	**7.67**	**1.00**	**3.00**
Various	Extant permissions	Mansfield Fringe Area	Various	0.14	0.14	0.14	0.00	0.00	0.00
Totals				**17.97**	**17.97**	**6.30**	**7.67**	**1.00**	**3.00**

Mansfield Fringe Area Employment Land Summary

	Area (ha)	**Notes**
Completions (ha) 01/04/13 - 31/03/22	1.11	
Commitments 0 – 5 Yrs	0.14	
Allocations 0 – 5 Yrs	6.16	
Allocations 5 – 10 Yrs	7.67	
Allocations 10 – 11 Yrs	1.0	
Loss of employment land 01/04/19 - 31/03/22	0.00	
Total deliverable ha within plan period	**16.08**	

Appendix D - Open Space Assessment and Strategy (2021) – Quantity Standards

This Appendix sets out the quantity standards adopted as part of the Open Space Strategy & Assessment which was endorsed by Full Council in 2021. These standards are to be used to identify quantitative shortfalls in open space and to help to inform potential priorities for open space provision in a specific area. These quantity standards are also to be used to calculate provision requirements as part of future development.

This appendix should be read in conjunction with the Open Space Assessment & Strategy (2021).

Typology	**Quantity Standards**
Parks & Gardens	0.60ha per 1,000 population
Amenity Greenspace	0.60ha per 1,000 population
Natural & Semi-natural Greenspace	10.00ha per 1,000 population
Provision for Children & Young People	0.75ha per 1,000 population
Allotment	0.50ha per 1,000 population

Appendix E Neighbourhood Planning - Strategic Policies

Introduction

1 The government has introduced a system of Neighbourhood Planning, which allows Parish and Town Councils to produce Plans and Orders to guide development at a local level. One of the requirements of such Plans and Orders is that they should be in line with the 'Strategic Policies' of the Local Development Framework. Three types of policy have been identified as strategic:

Policies which cover the whole of the District

2 The DPD contains a number of Development Management Policies which will provide the context for the consideration of development proposals across the District. In order to facilitate consistent implementation all Development Management Policies are regarded as strategic.

3 This DPD also includes two policies which replace policies in the Amended Core Strategy; Core Policy 1 and Core Policy 3, as they were considered strategic in the Amended Core Strategy their replacements in this DPD will continue to be so too.

Policies which allocate land which delivers a large percentage of future development requirements in that location

4 The DPD allocates a range of sites for future development across the District. Whilst the Newark Urban Area will accommodate a large percentage of future development, other locations have been allocated development to meet local need and aid regeneration. Larger sites in the context of these settlements should be regarded as strategic. These are:

i. A single allocation in one community which delivers development requirements;
ii. Allocations delivering 100 dwellings or more in Newark Urban Area;
iii. Allocations delivering 50 dwellings or more elsewhere in the District;
iv. Mixed Use Allocations of 2.5 hectares or more;
v. Employment allocations in or around Newark Urban Area of 5 hectares or more; and
vi. Employment allocations elsewhere in the District of 2.5 hectares or more.

Policies which deliver the Council's GRT Pitch Delivery Strategy

5 The DPD sets out a range of policies and allocations which seeks to meet the need of the GRT communities in the District. Given the critical need to address this housing need and the challenges that relate to achieving this the District Council has identified that these policies are all regarded as strategic.

6 The Policies which are identified as being strategic are set out in detail below:

Table 14

Policies Regarded as Strategic	Reason for Decision
Policy DM 1 – Development within Settlements Central to Delivering the Spatial Strategy*	The Development Management Policies provide astrategic context for decision making across the District.
Policy DM 2 – Development on Allocated Sites	
Policy DM 3 – Developer Contributions	
Policy DM 4 – Renewable and Low Carbon Energy Generation	
Policy DM 5(a) - The Design Process	
Policy DM 5(b) - Design	
Policy DM 5(c) - Sequential Test	
Policy DM 5(d) - Water Efficiency Measures in New Dwellings	
Policy DM 6 – Householder Development	
Policy DM 7 – Biodiversity and GreenInfrastructure	
Policy DM 8 – Development in the Open Countryside	
Policy DM 9 – Protecting and Enhancing theHistoric Environment	
Policy DM 10 – Pollution and Hazardous Materials	
Policy DM 11 – Retail and Town Centre Uses	
Policy DM 12 – Presumption in Favour of Sustainable Development	
Policy DM 13 - Regeneration Programmes and Schemes	
Clipstone – Cl/MU/1	A single allocation in one community which deliversdevelopment requirements.
Collingham – Co/MU/1	
Sutton on Trent – ST/MU/1	
Bilsthorpe - Bi/Ho/2	Allocations delivering 50 dwellings or more elsewhere in the District (not already identified above).
Blidworth – Bl/Ho/1, Bl/Ho/3	
Edwinstowe – Ed/Ho/2	
Rainworth – Ra/Ho/2	
Southwell – So/Ho/5	

Policies Regarded as Strategic	Reason for Decision
Bilsthorpe – Bi/MU/1	Mixed Use Sites of 2 ½ hectares or more (notalready identified above)
Newark Urban Area – NUA/MU/1, NUA/MU/2, NUA/MU/4	
Ollerton & Boughton – OB/MU/1, OB/MU/2	

Policies Regarded as Strategic	Reason for Decision
Newark Urban Area – NUA/E/2	Employment allocations in or around Newark Urban Area of 5 hectares or more.
Bilsthorpe – Bi/E/1	Employment allocations elsewhere in the District of 2 ½ hectares or more.
Ollerton & Boughton – OB/E/3	
Rainworth - Ra/E/1	
Core Policy 1 Affordable Housing Provision	Policies which cover the whole of the District and provide a strategic context for decision making across the District.
Core Policy 3 Housing Type	
Policy GRT/1 - Pitch Requirements	Policies and Allocations which deliver the Council's GRT Pitch Delivery Strategy
Policy GRT2 – Additional Provision on Existing Sites	
Policy GRT3 – Sites to be Brought Back into Gypsy Roma Traveller Use	
Policy GRT4 – Site Allocations	
Policy GRT5 – Tolney Lane Policy Area	
* Along with Spatial Policy 1 of the Core Strategy, Policy DM 1 is the policy to which Urban Boundaries and Village Envelopes are attached, therefore such designations are Strategic for the purposes of Neighbourhood Planning.	