

Appendix B – Proposed Main Modifications and Minor Amendments to the Amended Allocations & Development Management DPD

Part of the AADMPD	Main Modification (MM) or Clarification Minor Amendment (CMA)	Proposed Change
Chapter 1: Introduction		
Para 1.18	CMA 1	<p>Amend paragraph to read: In addition, local infrastructure, including facilities and services which are essential for development to take place, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through planning obligations.</p>
Chapter 2: Newark Area		
Policy NUA/MU/1	MM 1	<p>Amend first paragraph to read: Land North of the A17 has been allocated on the Policies Map for mixed use development. The site will accommodate a Hotel/Conference Facility, restaurant facilities to support the wider showground uses, and employment uses.</p> <p>See also MM 12 for change to the allocation.</p>
Para 2.12	CMA 2	<p>Amend third sentence to read: Three purpose-built shopping centres are located to the north and south of the core, anchored by Morrison's, Wilkinson's and Asda. The District Council and its partners are pursuing a range of activities to enhance the sustainability of the centre.</p>
Para 2.26 (and all subsequent mentions of this in each settlement chapter at para 2.35, 2.43, 3.11,	CMA 3	<p>Amend supporting text to read: 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). This document is currently being updated</p>

3.26, 4.8, 5.12, 5.21, 5.29, 6.10, 6.18)		and due to be published in Winter 2023/24. <u>The PPS will help inform requirements for new playing pitches as a result of additional development.</u>
Chapter 5: Sherwood Area		
Policy Bi/Ho/1	MM 2	Delete the second bullet point: Phasing of development in relation to the implementation of the planning permission for residential development adjacent.
Para 5.31	MM 3	Amend paragraph to read: The village envelope has been amended to include the development under construction at Oldbridge Way, <u>and</u> completed development elsewhere in the village and to also remove site Bi/Ho/1.
Chapter 6: Mansfield Fringe Area		
Para 6.5	CMA 4	Amend the last two sentences to read: Sufficient land has been <u>allocated</u> , completed or has the benefit of planning permission to meet the employment requirements in the Mansfield Fringe Area. Whilst some of the allocations have the benefit of planning permission and may be under construction, the allocations are retained unless all of the site is complete.
Policy CI/MU/1	MM 4	Amend the third sentence, first paragraph of the policy to read: Including the retention of the headstocks and powerhouse, the site will accommodate around 120 dwellings, <u>up to</u> 12 hectares of employment provision, retail and enhanced Public Open Space. The retail element will be of a size and scale which helps facilitate the wider delivery of the scheme and may include a small supermarket and other complementary facilities to help to meet the needs of the site and the wider settlement.
Chapter 7: Development Management Policies		
Para 7.3	MM 5	Add new paragraph after paragraph 7.3 to read: <u>Up to date evidence includes the supporting evidence of the Local Development Framework and any future updates. The Infrastructure Delivery Plan, the Open Space Assessment & Strategy, the Strategic Flood Risk Assessment, and the Playing Pitch Strategy are included in this list of evidence. Guidance from Supplementary Planning Documents should also be taken into account.</u>
Para 7.5	CMA 5	Amend paragraph to read:

		<p>Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Amended Core Strategy Policy for Affordable Housing Policy, the Infrastructure Delivery Plan, the Open Space Assessment & Strategy, and supporting evidence, including <u>advice provided in</u> adopted Supplementary Planning Documents.</p>
Policy DM4	MM 6	<p><u>Amend second paragraph of Policy to read:</u> Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable:</p> <ul style="list-style-type: none"> • In areas identified set away from sensitive receptors and identified as suitable for wind energy development in the Development Plan; • Where it is demonstrated that the local community has been consulted and are supportive; and • Where the planning impacts identified by the affected local community have been fully addressed. <p><u>Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable in areas set away from sensitive receptors; and where it is demonstrated that the local community has been consulted and are supportive.</u></p>
Para 7.10	MM 7	<p><u>Amend Paragraph to read:</u> No areas in Newark and Sherwood have been <u>are currently</u> 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 <u>can identify such areas in a Supplementary Planning Document and</u> local communities are free to do so as part of the production of a neighbourhood plan. The Newark & Sherwood Landscape Capacity Study for Wind Energy Development can inform the identification of areas suitable for wind energy developments involving turbines of sufficient size to require planning permission. This can be seen at:</p> <p>https://www.newark-sherwooddc.gov.uk/windenergyspd/</p>

Policy DM5a	MM 8	<p>Amended second paragraph of policy to read:</p> <p><u>All Nnew 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).</u></p>
Policy DM5b	CMA 6	<p>Amended policy text to remove duplicated paragraph at the beginning of the policy:</p> <p>In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, having addressed the design principles set out in the National Design Guide and any local Design Codes, all proposals for new development shall be assessed against the following criteria:</p> <p>In accordance with the requirements of Core Policy 9 of the Amended Core Strategy, having addressed the design principles set out in the National Design Guide and any local Design Codes, all proposals for new development shall be assessed against the following criteria:</p>
Para 7.39	CMA 7	<p>Amend paragraph and title to read:</p> <p>Trees, Woodlands, Biodiversity and Green <u>and Blue</u> Infrastructure</p> <p>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 need and where existing open space needs to be protected (See Appendix D). <u>Reference should be made to Natural England’s Green Infrastructure Framework and Green Infrastructure Planning and Design Guide.</u></p>
Para 7.48	CMA 8	<p>Amend paragraph to read:</p> <p>The way places are designed affects the way residents and users behave. Active Design (20<u>15</u>23) published by Sport England in conjunction with Public Health England <u>Active Travel England and the Office for Health Improvement and Disparities</u> highlights the way design can be used to encourage greater levels of activity amongst residents and users of development. It sets out ten principles that can be applied when designing and master planning development proposals in</p>

		order to support <u>create health lifestyles</u> active environments that encourage people to be active <u>through the everyday lives</u> by facilitating participation in sport and physical activity, including encouraging walking and cycling for short journeys and introducing space for sport and recreation within development proposals.
Policy DM5c	MM 9	<p>Amend first and second paragraphs to read: In-line with Core Policy 10 of the Amended Core Strategy, the Council will follow a sequential approach to development and flood risk, seeking to steer new development away from those areas at highest risk (<u>all sources</u>). Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding.</p> <p>The area of search within which to undertake the Test will normally be District-wide, unless it is appropriate for this to be further refined having had regard to relevant policy objectives within the Development Plan and/or any valid functional requirements of the proposed use. With specific regard to housing development, the presence of a settlement-level housing needs assessment will not normally justify restricting application of the test to that location, except in the circumstances outlined below.</p>
Policy DM7	MM 10	<p>Amend paragraph headed Enhancing Biodiversity to read: Development proposals in all areas of the District should seek to enhance biodiversity. Proposals should take into account the latest information on biodiversity including Nottinghamshire Biodiversity Opportunity Mapping, and the forthcoming Local Nature Recovery Strategy. Except for exempt development proposals, the enhancement should be a net gain of at least 10% (or if different, the relevant percentage set out in the Environment Act) as measured by the applicable DEFRA metric or any successor document. These gains must be guaranteed for a period of at least 30 years. On 9th November 2023 a two-year transition period will end; after which <u>From January 2024 for larger sites and April 2024 for small sites</u>, biodiversity net gain of the relevant percentage becomes a legal requirement on developments where it is applicable.</p>
Para 7.60	CMA 9	<p>Amend paragraph to read: 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</p>

		development on or affecting protected wildlife or biodiversity sites. Green infrastructure should be understood to include blue infrastructure. <u>In 2023, Natural England launched the Green Infrastructure Framework and applicants should refer to this.</u>
Para 7.62	CMA 10	Amend the last two sentences of the paragraph to read: It is anticipated that The first preference is for the Net Gain to be on site, if this cannot be achieved off site contributions will be considered in line with the arrangements that secondary legislation will put in place. Currently Nottinghamshire Local Authorities are developing a joint approach to managing the implementation of Net Gain in the County. The Biodiversity Net Gain Framework for Nottinghamshire and Nottingham provides guidance on the implementation of <u>BNG policy.</u>
Policy DM8	MM 11	Amend Section 5. Conversion of existing buildings to read: 2. 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 should investigate and assessed alternative uses for buildings in accordance with the aims of the Spatial Strategy and the NPPF and present a case for the most beneficial use. Redevelopment proposals, which significantly expand the existing form of the building, <u>or require substantial rebuilding,</u> will not be considered under this element of the policy, but will instead be assessed as new development in open countryside under other relevant provisions of this policy. <u>Proposals for the re-use of existing buildings will normally be required to submit a protected species survey and proposed mitigation alongside the planning application (i.e. a pre-determination species survey).</u> <u>Proposals for residential development that re-use redundant or disused buildings will be supported if they demonstrate that such development would enhance its immediate setting.</u> 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

		<p>the Conversion of Traditional Rural Buildings Supplementary Planning Document.</p> <p>Proposals for the re-use of barns and other associated agricultural buildings will be required to submit a protected species survey and proposed mitigation alongside the planning application (i.e., a pre-determination protected species survey).</p> <p>Proposals for residential development will also need to demonstrate that the enhancement of their immediate setting has been provided for.</p>
Para 7.74	CMA 11	<p>Amend paragraph to read:</p> <p>The countryside contains many buildings that are no longer needed or suitable for their original purpose and a significant number of these have already been converted to other uses. Such buildings are mostly in unsustainable locations and consequently the Council will carefully consider new uses to ensure that they are the most appropriate to reflect the aims of the Spatial Strategy <u>and the NPPF. The Council will only support the principle of conversion to dwellings where the architectural or historical merit of the building(s) outweighs their unsustainable location. It will need to be demonstrated through the submission of a structural survey that the building is capable of being converted without substantial alteration or re-building. If approval is granted, the amount of re-building permitted will normally be restricted by condition to that required by the structural survey. If the need for further re-building is identified during the construction process, this may trigger the requirement for a new planning application. Submission of a protected species survey and any proposed mitigation will also be required as part of any application. In order for proposals to be considered under this element of the policy, the existing buildings must be capable of conversion without significant rebuilding. This will be demonstrated by the submission of an appropriate structural survey.</u></p>
Para 7.75	CMA 12	<p>Replace paragraph with the following text:</p> <p>In developing schemes of conversion, applicants should consider and investigate alternative uses to arrive at those that best meet the aims of the Spatial Strategy and are compatible with the design of the building. As the most suitable use will depend on the nature of the buildings and their location within the District, case by case justification will be required. Further details are set out in the Conversion of Traditional Rural Building SPD.</p>

		<u>The Council supports the principle of conversion of buildings of architectural or historical merit. However, it will need to be demonstrated through the submission of a structural survey that the building is capable of being converted without substantial alteration or re-building. If approval is granted, the amount of re-building permitted will normally be restricted by condition to that required by the structural survey. If the need for further re-building is identified during the construction process, this may trigger the requirement for a new planning application. Submission of a protected species survey and any proposed mitigation will also be required as part of any application. Further details are set out in the Conversion of Traditional Rural Building SPD.</u>
Para 7.80	CMA 13	Amend paragraph to read: Expansion of viable business and recreational uses will be supported subject to site specific assessment. It should be recognised that the expansion of any given site is likely to be limited at some point by its impacts on the countryside. <u>The District Council will seek to work with existing providers of employment in rural areas to facilitate proportionate expansion by ensuring that impacts on the countryside are acceptable.</u>
Policies Map		
Map 1 – Newark North Proposals	MM 12	Amend Policies Map to reflect amended site area and boundary now proposed for NUA/MU/1 See below details of the proposed amended areas of land to be included and removed from the allocation.
Map 6 – Southwell	CMA 14	Remove Crink Lane Wood (OSS Site 432), and Brackenhurst Campus (OSS Site 491) from SP8 GIS Layer Landowners wish for designation to be removed. The land is not open space.
Map 2 – Newark South Map 6 – Southwell Map 7 – Farnsfield Map 10 – Ollerton Map 11 – Edwinstowe	CMA 15	Add updated Local Nature Reserve GIS layer to Maps in AADMDPD To reflect Statement of Fact changes.

Map 12 – Bilsthorpe Map 13 - Rainworth Map 14 – Clipstone Map 15 - Blidworth		
All	CMA 16	Amend SP8 Layer title on key to read: “Spatial Policy 8 – Public Open Space / School Playing Fields”

MM12 – Proposed Changes to NUA/MU/1

