



Report to: Cabinet Meeting - 24 March 2026

Portfolio Holder: Councillor Claire Penny, Sustainable Economic Development

Director Lead: Matt Lamb Director – Planning & Growth

Lead Officer: Matthew Norton, Business Manager Planning Policy & Infrastructure, Ext. 5852

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Supplementary Planning Documents
Purpose of Report	To seek approval from Cabinet to consultant on the Draft Interim Affordable Housing Supplementary Planning Document (SPD) and the Draft Developer Contributions & Planning Obligations SPD.
Recommendations	That Cabinet approve: <ul style="list-style-type: none"> a) the proposed SPDs at Appendices A & B to the report; and b) public consultation be undertaken for 6-weeks on the proposed amendments for referral back to Cabinet for adoption.
Alternative Options Considered	Cabinet has already agreed to produce SPDs on Affordable Housing and Developer Contributions & Planning Obligations therefore no alternative options have been considered at this point.
Reason for Recommendations	To allow the District Council to consult on the Draft SPDs.

1.0 Background

1.1 The Government has legislated that as part of the new plan making system SPDs cannot be adopted after the 30 June 2026. Cabinet agreed at the 24 February meeting that in advance of this deadline that the updating of two existing SPDs should be prioritised. This was because the Affordable Housing and the Developer Contributions & Planning Obligations SPD support the delivery of, affordable housing, important facilities and infrastructure that help create sustainable communities.

- 1.2 It should be noted that the proposals in this report represent a Key Decision. Whilst this details of this report were not published in the Forward Plan this is because Cabinet did not agree to produce the SPDs until the 24 February 2026. The decision of the 24 February was in itself a Key Decision. It is not possible to wait until 21 April 2026 Cabinet to consider the proposed SPDs as consultation is required to be undertaken and reported back to Cabinet on the 9 June 2026 to meet the 30 June 2026 deadline for SPD.
- 1.3 Therefore, to meet the requirement of Cabinet's earlier key decision it needs to be considered at this meeting. In line with the General Exception procedure outlined in Part D of the Council's Constitution the Monitoring Officer has written to the Chair of Policy & Performance Improvement Committee setting out that the decision cannot reasonably be deferred and has made copies of this notice available in line with the Constitution.
- 1.4 The Draft SPDs have been considered and endorsed (subject to a small number of minor amendments) by the Planning Policy Board at its meeting on the 4 March.

2.0 Proposals

Affordable Housing SPD

- 2.1 As outlined in the Council's Community Plan (2024-2027), The Council's Community Plan sets out the objectives for sustaining the strength of the District's community and outlines how these will be achieved. The Affordable Housing Supplementary Planning Document (SPD) provides guidance on how the policies within the Newark & Sherwood Amended Core Strategy (2019) and Allocations and Development Management DPD should be implemented. Its purpose is to secure affordable housing as part of new development.
- 2.2 The District Council began a review of the SPD, including a round of public consultation in 2024. However, changes in national planning policy and delays due to the examination of the Amended Allocations & Development Management led to a pause.
- 2.3 Since its adoption in 2013, there have been changes to national and local planning policies, guidance and evidence. The Amended Core Strategy was adopted in March 2019 and there have been numerous updates to the National Planning Policy Framework (NPPF) since it was first published in 2012. The current NPPF was published in December 2024, and the Government has recently consulted on a new style document with a number of revisions.
- 2.4 As set out above our own plan making work has been affected by the changes to national policy and therefore, we have had to set out main modifications to the plan to deal with these changes. As such the Affordable Housing policies are an outstanding element of the examination of the Amended Allocations & Development Management DPD. Therefore, until we know the outcome of the Inspectors Report we are not going to be able to progress a full SPD based on new policy.

- 2.5 The approach taken therefore has been to evaluate national and local policy, both current and emerging and seek to identify how the policy framework should be implemented in the interim. The interim SPD is attached at **Appendix A**. It provides significant detail about the implementation of affordable housing but in summary the SPD sets out that the following policy requirements apply:

Summary of Affordable Housing Requirements in Newark & Sherwood	
Target	30% affordable housing on all qualifying sites
Qualifying sites	Sites of 10 dwellings or sites of 0.5 hectares or more
Tenure mix of affordable housing	60% Social or affordable rent 40% Affordable home ownership products
Sites which need to meet the 'Golden Rules' for development on greybelt land in the greenbelt	45% affordable housing on all relevant sites meeting the 60%/40% tenure mix set out above

Developer Contributions & Planning Obligations SPD

- 2.6 As outlined in the Council's Community Plan (2024-2027), delivering infrastructure that supports growth is a key priority. The Developer Contributions & Planning Obligations Supplementary Planning Document (SPD) provides guidance on how the policies within the Newark & Sherwood Amended Core Strategy (2019) and Allocations and Development Management DPD should be implemented. Its purpose is to ensure that all necessary infrastructure required is identified and delivered.
- 2.7 Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in [regulation 122](#) of the Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. These tests apply whether or not there is a levy charging schedule for the area.

- 2.8 As with the Affordable Housing SPD since adoption in 2013, there have been changes to national and local planning policies, guidance and evidence which impact on the SPD. The Council has continued to update evidence to support the review of the Amended Core Strategy and Allocations and Development Management DPD (collectively 'Local Development Framework' or LDF), ensuring they remain up to date. The following evidence has informed the update of the LDF and Developer Contributions SPD:
- Newark & Sherwood Open Space Strategy (2022)
 - Newark & Sherwood Playing Pitch Strategy (2023)
 - Newark & Sherwood Sports & Recreation Facilities Strategy (2023)

- Nottinghamshire County Council Developer Contributions Strategy (2024)
- Newark & Sherwood Infrastructure Delivery Strategy (2023)
- Newark & Sherwood Whole Plan Viability Assessment (2024)

2.9 The Draft Developer Contributions & Planning Obligations SPD is attached at **Appendix B**. Part 1 of the SPD sets out the overall context of developer contributions and Part 2 of the SPD sets out the types of obligation that the Council may seek to secure from development. This includes Affordable Housing, Community Facilities, Education, Libraries, Health, Open Space, and Transport. It identifies the relevant policy basis, types of development to which the obligation will apply, thresholds over which the obligation will be sought and, where possible, the basis on which the level of obligation will be calculated.

Recommendations and Next Steps

2.10 It is proposed that the draft SPDs, in Appendix A and B are approved for consultation. This is planned to take place between April and May 2026 so that they can be presented to Cabinet on the 9 June for adoption.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Y	Equality & Diversity	n/a
Human Resources	n/a	Human Rights	n/a
Legal	Y	Data Protection	n/a
Digital & Cyber Security	n/a	Safeguarding	n/a
Sustainability	n/a	Crime & Disorder	n/a
LGR	n/a	Tenant Consultation	n/a

Financial Implications FIN25-26/4361

3.1 No direct financial implications have been identified in this report. The updated SPD will set out how the Council will go about securing financial contributions in relation to affordable housing and infrastructure. These contributions will be reported in the Infrastructure Funding Statement which is published by the Council every December.

Legal Implications - LEG2526/3069

3.2 The requirements on a Local Planning Authority for producing an SPD are contained within the Town and Country Planning (Local Planning) (England) Regulations 2012. This report contains the Legal considerations to this stage in the process to produce an SPD and has identified the requirement to consult on the proposed SPD. Should

the SPD be adopted it will give the Council robust policy backing and a consistent approach for securing planning obligations in relation to development.

The report outlines at paragraphs 1.2 and 1.3 the considerations in relation to the taking of an urgent decision and has confirmed the procedure for taking urgent decisions in Part D of the Council's Constitution has been complied with and Cabinet are still able to consider this report.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None