

**MINOR MODIFICATIONS/POINTS OF CLARIFICATION**

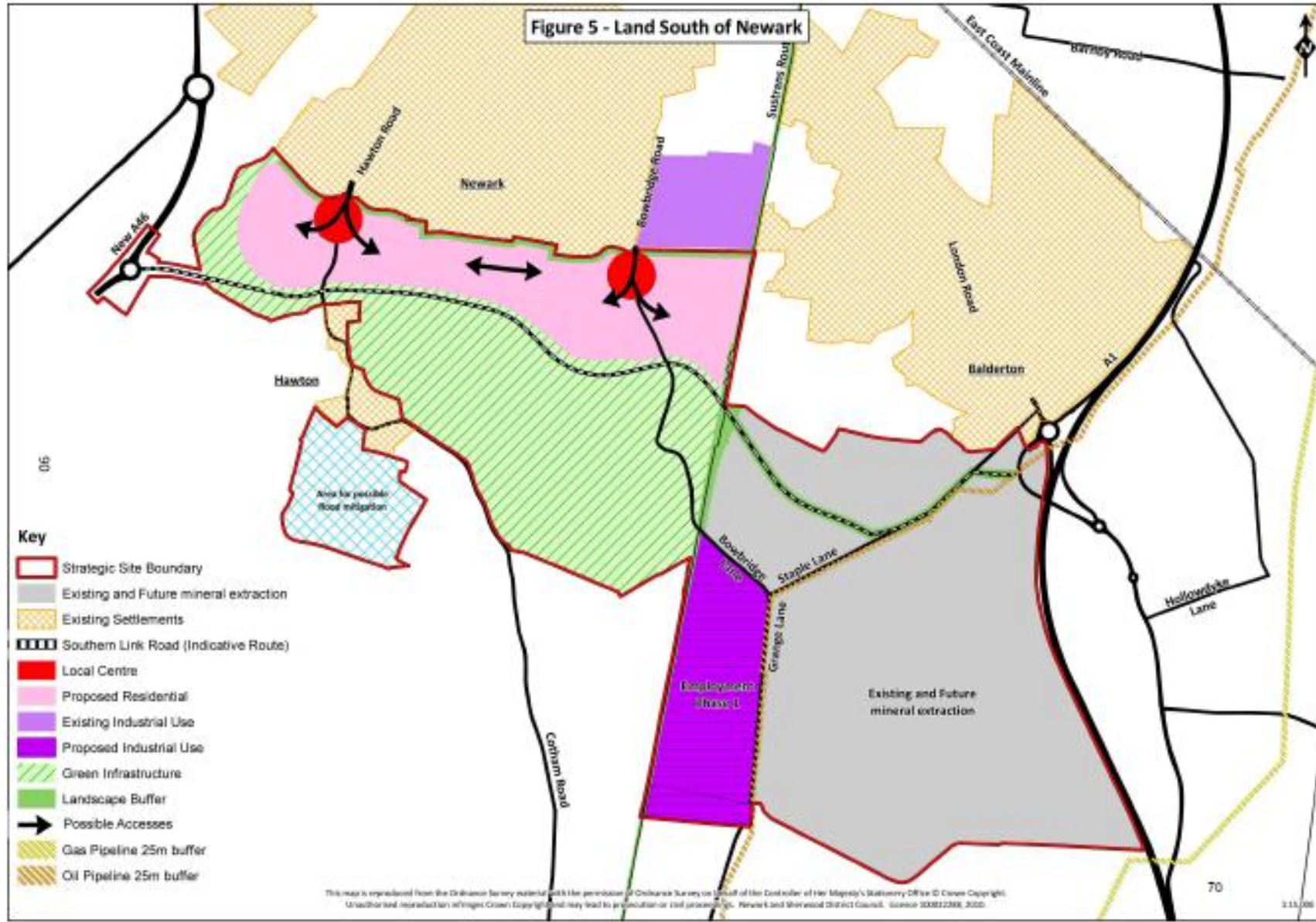
The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Reference	Policy/ Para/Page	Description of Change
CMA/ 0001	Para 1.4 (9)  Page 3	<b>Results of the Habitats Regulations Screening</b> - The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora <del>required</del> <u>requires</u> that any plan or project <del>that is</del> likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives.
CMA/0002	Para 4.28  Page 30	The Nottingham-Derby Green Belt prevents the Nottingham Conurbation from merging with the surrounding towns and villages within Nottinghamshire and the nearby city of Derby.  <u>The NPPF sets out that an essential characteristic of the Green Belt is its permanence, with boundaries only being altered in exceptional circumstances through the Development Plan process.</u> No changes are proposed in the extent of the Green Belt within the District, as a number of small scale reviews were <u>undertaken</u> as part of the Allocations & Development Management DPD in 2012.
CMA/0003	Para 4.38  Page 33	<b>Update and amend Para 4.38 to read:</b>  In addition, a number of sites which were allocated or had planning permission previously, which are still considered developable but are subject to uncertainty over timescales for delivery, <u>will be</u> <del>have been</del> identified as Opportunity Sites. These <u>will be</u> <del>are</del> detailed within the <u>Amended</u> Allocations & Development Management DPD. Where it becomes clear through the monitoring process that delivery rates are dropping the Council will work with landowners and developers to try to actively resolve delivery issues where this will bring forward development on these Opportunity Sites. <u>Measures could include securing alternative sites for the 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.</u>
CMA/0004	Para 5.10  Page 44	<b>Insert Title to Table 3:</b> <u>Affordable Housing Bedroom Requirements</u>

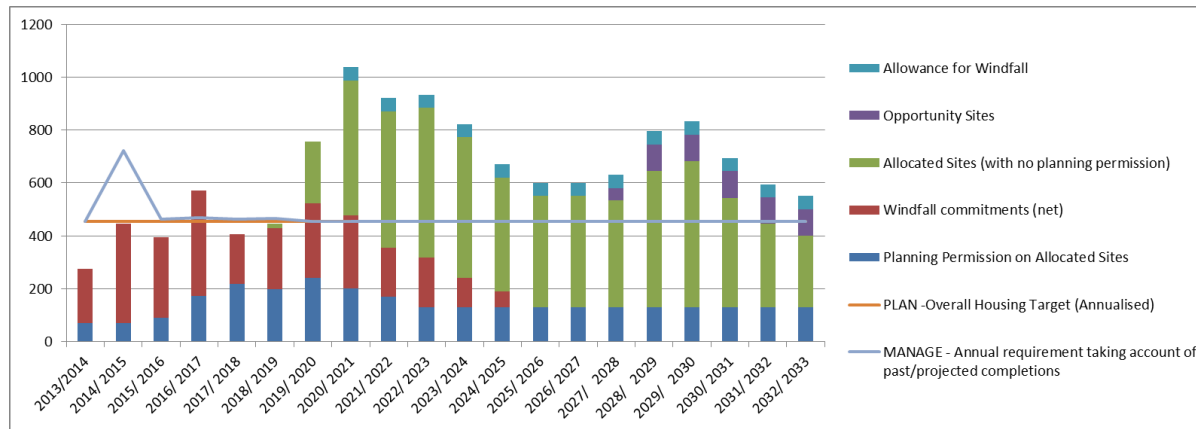
CMA/0005	Para 5.11 Page 44	<p><b>Amend first sentence to read:</b> As well as the delivery of Affordable Housing through requiring developers to contribute to its provision, the District Council in appropriate circumstances will allow Affordable Housing schemes on the edge of existing <del>built up areas</del> of settlements.</p>
CMA/0006	Para 5.13 Page 45	<p><b>Amend paragraph 5.13 to read:</b> ..... adaptable to meet the needs of elderly and disabled residents. <u>Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified through the Strategic Housing Market Assessment.</u> The Study also indicates ...</p>
CMA/0007	New Para	<p><b>Insert new paragraph above paragraph 5.32:</b> <u>The approach to meeting forecast convenience and comparison retail needs (Table 4 above) outlined in Core Policy 8, and through various site specific site allocations, does not necessarily represent an upper limit to the level of new retail provision over the plan period. Rather it seeks to ensure that those forecast needs can be met. Beyond this additional provision may prove to be acceptable, guided by application of the sequential and impact tests as appropriate.</u></p>
CMA/0008	Para 5.31 Page 55	<p><b>Amend third bullet point under paragraph 5.31 to:</b></p> <ul style="list-style-type: none"> <li>• Whilst the main towns and smaller centres in Newark and Sherwood District appear to be vital and viable, they are nevertheless vulnerable to increased competition from out-of-centre retailing and the growth of internet shopping. Newark Town Centre is shown to have lost market share to competing out-of-centre foodstores, retail warehouses and retail parks. There has also been dynamic growth in smaller convenience stores operated by the major grocers. Where proposed on the edge or outside of smaller centres, this form of retail development can result in significant adverse impact on trading performance and overall vitality and viability – particularly where a centre is anchored by a smaller supermarket(s) or convenience stores.</li> </ul> <p><u>This resulted in the Study recommending that a District-wide 350sqm (gross) threshold should be introduced, whereby an impact assessment would be required. However given the difference in scale between Newark Town Centre and the other centres in the hierarchy, and having had regard to the scale and the form of recent retail proposals within Newark Urban Area this was raised to 400sqm (gross) in this location.</u></p>
CMA/0009	Para 6.15 Page 77	<p><b>Amend Para 6.15 third sentence to read:</b> Key to this will be the <u>delivery completion</u> of the Southern Link Road (SLR) <u>currently constructed between Staple Lane and Bowbridge Road</u> which <u>when finished</u> will provide a link between the A46 at Farndon and the A1 at Balderton.</p>

CMA/0010	Para 6.16 Page 78	<p><b>Amend list to have one A46 reference:</b></p> <ul style="list-style-type: none"> <li>• A46 <u>Newark Bypass – Upgrade(s) Link Capacity, Newark on Trent Bypass;</u></li> <li>• <del>A46/A617 Cattle Market Roundabout;</del></li> <li>• A46 Roundabout at Farndon;</li> <li>• <del>A1/A17/A46 Roundabout; and</del></li> <li>• <del>A1/A46 Brownhills Roundabout;</del></li> <li>• A1 Overbridge, Fernwood; and</li> <li>• A617 Kelham Bypass.</li> </ul>
CMA/0011	Figure 5 Page 86	<p><b>Amend Figure 5 to remove reference to the former A46</b></p> <p>(See below)</p>
CMA/0012	NAP 2B Page 94	<p><b>Amend Criterion 13 to read:</b></p> <p>Provision of contributions for local infrastructure, including facilities and services that 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 utilising the Developer Contributions &amp; Planning Obligations SPD <del>in line with Spatial Policy 6</del> in line with Spatial Policy 6.</p>
CMA/0013	Para 6.47 Page 90	<p><b>Amend the second sentence to read:</b></p> <p>The employment allocation for B2/B8 uses is expected to be sufficient up to <del>2026</del> <u>2033</u>, but the British Gypsum land could be considered within the plan period if the land became available at an earlier date and if the allocated employment site is fully developed.</p>
CMA/0014	Para 6.74 Page 102	<p><b>Amend last sentence of para 6.74 to read:</b></p> <p>Developers are responsible for the construction of the SLR, and the Local Enterprise Partnership, national government, <u>Nottinghamshire County Council</u> and the District Council are contributing funding.”</p>
CMA/0015	Appendix C Page 138	<p><b>Insert:</b></p> <p>Illustrative Housing Trajectory Chart at Appendix C (See Below)</p>
CMA/0016	Appendix D Page 139	<p><b>Delete 4 separate A46 improvement entries to reflect changes at CMA/0009 above</b></p> <p>Insert single A46 improvement entry as set out below</p>



CMA/0014

Illustrative Housing Trajectory Chart



CMA/0015 To be inserted into Appendix D

<b>Location</b>	<b>Improvement</b>	<b>Timescales</b>	<b>Cost</b>	<b>Funding (F) / Delivery (D) Responsibility</b>
A46 Newark Bypass – Upgrade(s)	Upgrade to 'expressway standard'	Post 2020	To be determined	DFT, RIS 2 Funding (F) Highways England (D)

## Further Minor Amendments /Points of Clarification

Reference	Policy/ Para/Page	Description of Change
CMA/17	Para 1.4 (2)  Page 1	<b>Insert at the end of the final sentence:</b>  The National Planning Policy Framework (NPPF) replaced the PPSs and PPGs on 27 March 2012- <u>and was itself updated by a new NPPF in July 2018 and February 2019.</u>
CMA/18	Spatial Policy 8  Page 39	<b>Amend first bullet:</b>  <del>It's</del> <u>Its</u> continued use as a community facility or service is no longer feasible, having had regard to appropriate marketing (over an appropriate period of time and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier;
CMA/19	CP6	The economy of Newark and Sherwood District will be strengthened and broadened to provide a diverse range of employment opportunities by: <ul style="list-style-type: none"> <li>• Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities.</li> <li>• Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the needs of both traditional and emerging business sectors and types.</li> <li>• Promoting major new economic development as part of the Strategic Sites planned for Newark Urban Area, linked to infrastructure improvements including the provision of a Southern Link Road to the south of the town. New employment land provision will be provided at Land South of Newark and Land around Fernwood in line with NAP 2A and NAP 2C. These will allow for the development of clusters and networks or businesses, and areas for economic regeneration, infrastructure provision and environmental enhancement.</li> <li>• Retention and safeguarding of employment land and sites where there is a reasonable prospect of them being required for that purpose. The requirement for such sites will be monitored over the plan period. Where proposals are submitted for economic development uses other than the B Use Classes, regard will be had to the following: <ul style="list-style-type: none"> <li>• The extent to which the proposals are responding to local needs for such development.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• The lack of suitable, alternative sites being available to meet the demand that exists.</li> <li>• The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes.</li> <li>• The need to protect and enhance the vitality and viability of town centres.</li> <li>• The potential impact on the strategic role and function of the remaining employment land, in meeting the future needs of the District.</li> <li>• <del>Encouraging the development of priority business sectors including business and financial services, knowledge intensive enterprises, telecoms, food and drink, sustainable energy and environmental technologies, and logistics and distribution.</del></li> <li>• <del>Supporting the establishment and growth of Small and Medium Sized Enterprises (SMEs) by the allocation of sites for mixed-use development incorporating housing and employment, as part of the Allocations &amp; Development Management DPD. Sites allocated for employment development should include provision for starter units, start-up businesses, live work units, and 'grow on' graduation space so that small firms can be established, expanded and retained within the District.</del></li> <li>• <del>Working with learning and training bodies, job centres and higher education providers to raise workforce skill levels, improve employability and supporting economic development associated with these sources, and using planning obligations to provide opportunities to assist residents in accessing work.</del></li> <li>• <del>Helping the economy of Rural Areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development. Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.</del></li> <li>• <del>Respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making.</del></li> <li>• <u>Encouraging the development of priority business sectors including business and financial services, knowledge intensive enterprises, telecoms, food and drink, sustainable energy and environmental technologies, and logistics and distribution.</u></li> <li>• <u>Supporting the establishment and growth of Small and Medium Sized Enterprises (SMEs) by the allocation of sites for mixed-use development incorporating housing and employment, as part of the Allocations &amp; Development Management DPD. Sites allocated for employment development should include provision</u></li> </ul>
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		<p><u>for starter units, start-up businesses, live-work units, and ‘grow on’ graduation space so that small firms can be established, expanded and retained within the District.</u></p> <ul style="list-style-type: none"> <li>• <u>Working with learning and training bodies, job centres and higher education providers to raise workforce skill levels, improve employability and supporting economic development associated with these sources, and using planning obligations to provide opportunities to assist residents in accessing work.</u></li> <li>• <u>Helping the economy of Rural Areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development. Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.</u></li> <li>• <u>Respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making.</u></li> </ul>
CMA/20	Para 5.68  Page 73	<p><b>Amend first sentence:</b></p> <p>A significant part of the <del>Districts</del> District’s built heritage is contained within the designated Conservation Areas, each of which has its own distinctive character, defined by its historic importance, its architectural integrity, the relationships between buildings and spaces between them, townscape quality, historic street patterns and the use of traditional materials.</p>
CMA/21	Para 6.11  Pages 76/77	<p><b>Amend second sentence:</b></p> <p>Newark <u>Beacon</u> Business <del>Innovation</del> Centre on Beacon Hill Road provides dedicated office and workshop space for new small businesses along with other small scale offices on the periphery of the town centre,</p>
CMA/22	Para 6.11  Page 77	<p>It is recognised that other <del>non</del> <u>non</u> B1 employment uses may also be attracted to this location and therefore consideration of these other uses is also included within NAP 2C.</p>