

7 Development Management Policies

Introduction

- 7.1 The following Development Management Policies have been designed to complement the Spatial, Core and Area Policies of the Core Strategy to provide a suite of policies 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 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 Core Strategy and other relevant Development Plan Documents.

Justification

- 7.2 Spatial policies 2 and 3 of the 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 policies in their assessment. Urban Boundaries and Village Envelopes are facilitated by Spatial Policy 1 of the Core Strategy and defined on the Policies Map.

Policy DM2

Development on Allocated Sites

Within sites allocated in the Allocations & Development Management Development Plan Document (A&DM DPD), proposals will be supported for the intended use that comply with the relevant Core and Development Management Policies, the site specific issues set out in the A&DM DPD and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.

In addition to national and local submission requirements, proposals on allocated sites should be accompanied by transport, flood risk and other appropriate assessments sufficient to address the site specific issues identified in the A&DM DPD.

Development proposals within the Newark Strategic Sites will be assessed against Area Policies NAP 2A, 2B & 2C, and the other considerations set out above.

Justification

- 7.3 The A&DM DPD allocates non strategic sites for development in order to meet the level and distribution of planned growth set out in the Core Strategy. This policy enables and sets out the method of assessment for individual development proposals on those sites. 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.

Policy DM3

Developer Contributions and Planning Obligations

The delivery of planned growth set out in the Core Strategy is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Council. Planning applications will be expected to include appropriate infrastructure provision.

A Planning Obligations / Developer Contributions SPD will provide the methodology for the delivery of the appropriate infrastructure. The SPD will also set out the methods by which financial contributions will be calculated.

Justification

- 7.4 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.
- 7.5 Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Core Strategy Policy for Affordable Housing, the Infrastructure Delivery Plan and the Green Spaces Strategy.
- 7.6 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
- 7.7 The District Council will need to work closely with developers once the Infrastructure requirements are identified and it becomes apparent that a 'funding gap' exists. The District Council will expect to operate an open book system with the developer to ensure that a full understanding of viability issues can be identified.