



Development Plan Document (DPD) Second Publication Stage Representation Form

Second Publication Amended Allocations & Development Management Development Plan Document (DPD)

The District Council have produced a guidance note to assist in the completion of this form. Copies have been provided in correspondence and additional copies are available at: Castle House, Libraries in the District and <https://www.newark-sherwooddc.gov.uk/aadm-representation/>

Newark and Sherwood District Council is seeking your comments on the Second Publication Amended Allocations & Development Management DPD ('Second Publication AADMDPD'). Comments received at this stage should be about whether the Plan is legally compliant, sound and whether it has met the duty to cooperate. All representations must be received by the Council by 5pm on Monday 6th November 2023.

This form has two parts- Part A- Personal / Agent Details and Part B- Your Representation(s) and further notification requests. (Please fill in a separate sheet (Part B) for each aspect or part of the Local Plan you wish to make representation on). Documents to support your representations (optional) should be referenced.

Privacy Notice

Apart from your comments below, the personal information you have provided will only be used by Newark & Sherwood District Council in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 and will not be shared with any third party.

The basis under which the Council uses personal data for this purpose is to undertake a public task.

The information that you have provided will be kept in accordance with the Council's retention schedule, which can be found at: <https://www.newark-sherwooddc.gov.uk/dataprotection/>

Please note the Council cannot accept anonymous responses. All representations received will be made available for public inspection and therefore cannot be treated as confidential. They will also be:

- Published in the public domain;
- Published on the Council's website;
- Shared with other organisations for the purpose of developing/adopting the Publication AADMDPD and forwarded to the Secretary of State for consideration;
- Made available to the Planning Inspector appointed by the Secretary of State to examine the Publication AADMDPD; and
- Used by the Inspector to contact you regarding the Examination of the Plan.

When making representations available on the Council's website, the Council will remove all telephone numbers, email addresses and signatures.

By submitting your Response Form/representation, you agree to your personal details being processed in accordance with these Data Protection Terms.

If you previously made a representation to the first Publication Allocations & Development Management DPD (November 2022) Regulation 19 stage, we would like to know how you want this to be treated. All representations made at that stage will be forwarded on to the Inspector unless you wish to supersede it with a new representation to this Second Publication Allocations & Development Management. Please make this clear at the beginning of your Representation. If your previous representation is no longer required because of the proposed changes made to this Second Publication AADMPD, please let us know that you are happy for your previous representation to be withdrawn.



PART A- Personal / Agent Details

In circumstances where individuals/groups share a similar view, it would be helpful to the Inspector to make a single representation, stating how many people the submission is representing and how the representation was authorised.

1. Personal Details

2. Agents Details

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in column two.*

Title	Mr	Mrs
First Name	Christy	Charlotte
Last Name	McLean	Bailey
Job Title (where relevant)	Strategic Land Manager	Senior Planner
Organisation (where relevant)	Bellway Homes Limited	Turley
Address Line 1		8 Quay Court
Line 2		Colliers Lane
Line 3		Stow-Cum-Quy
Line 4		Cambridge
Post Code		CB25 9AU
Telephone Number		
Email Address		

Name or Organisation:	Bellway Homes Limited
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PART B- Representation(s)

3. To which part of the DPD does this Representation relate?

Part of the Second Publication AADMDPD:	Mark if Relevant (X)	Specify number/part/document:
Second Amended AADMDPD Paragraph Number	X	Paragraph Number: 1.32, 1.28, 1.29, 6.5, 7.14
Second Amended AADMDPD Policy Number	X	Policy Number: Ra/E/1 (Rainworth Employment Site 1)
Second Amended AADMDPD Policies Map Amendments		Part of Policy Map:
Integrated Impact Assessment ¹		Paragraph Number:
Habitat Regulations Assessment		Paragraph Number:
Statement of Consultation		Paragraph Number:
Supporting Evidence Base		Document Name: Page/Paragraph:

4. Do you consider the DPD to be LEGALLY COMPLIANT?

Yes

No

5. Do you consider the DPD to comply with the Duty-to-Cooperate?

Yes

No

6. Do you consider the DPD to be SOUND?

Yes

No

*The considerations in relation to the Legal Compliance, Duty to Cooperate and the DPD being 'Sound' are explained in the Newark & Sherwood Development Plan Document Representation Guidance Notes and in Paragraph 35 of National Planning Policy Framework (NPPF) (2023).

¹ The Integrated Impact Assessment (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.

7. The DPD is not sound because it is not:

- (1) Positively Prepared
- (2) Justified
- (3) Effective
- (4) Consistent with national policy

8. Please provide precise details of why you believe the DPD is, or is not, legally compliant, sound or in compliance with the duty to cooperate in the box below.

If you wish to provide supplementary information to support your details, please ensure they are clearly referenced.

We consider that the emerging Newark and Sherwood Publication Amended Allocations Development Management Document (DPD) is not legally sound. We believe the DPD will not effectively deliver on the economic and residential objectives set out for in Rainworth. 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. Rainworth is well related to Mansfield Sub-Regional Centre with its jobs and facilities and is therefore considered to be a sustainable location for continued growth.

The adopted A&D DPD identifies Land West of Colliery Lane for employment development (under Policy Ra/E/1 Rainworth), and this is retained in the emerging DPD. However, the site is the subject of an outline planning application (application ref:21/00996/OUTM) for 91 dwellings submitted in April 2021 and this was recently approved at Planning Committee on 5th October 2023. The Applicant argued that this site is not appropriate for employment use given its site constraints, including the severe topography of the site, overall scale of the site and requirements for an access off the A617 to serve an employment use. Given that this application has recently been approved, this has left Rainworth with no employment allocations. Our client's site at Land north of the A617 provides both a short-and longer-term opportunities for a mix of employment uses and housing within Rainworth. Please refer to the letter of representations submitted with this form for further details, which provides precise details as to why we believe the emerging DPD is not legally sound.

(Continue on a separate sheet/expand box if necessary)

9. Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at 6 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

It is clear that this growing housing need should be addressed, and we recommend that the Part 2 Plan should commit to an early, full review of the Core Strategy. This is referenced and supported under Paragraph 1.32 in the emerging AADMDPD, which states that the NPPF will require that in 2024 the Council reviews the Amended Core Strategy to see if it remains up-to-date, and at that point it is likely that the Council will begin the process of developing a new Local Plan.

Further changes are required to Policy Ra/E/1 Rainworth given that the outline planning application (ref:21/00996/OUTM) for 91 dwellings submitted in April 2021 was approved at Planning Committee on 5th October 2023. Please refer to the letter of representations submitted with this form for further detail.

(Continue on a separate sheet/expand box if necessary)

Please note your Representation should cover succinctly all the information, evidence and supporting Information necessary to support/justify the Representation and the suggested change, as there will not normally be a subsequent opportunity to make further Representations based on the original Representations at the Publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for Examination.**

10. If your Representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral Examination.	Yes, I wish to participate at the oral Examination.
<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary.

Please refer to the letter of representations submitted with this form for further detail.

(Continue on a separate sheet/expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.

12. Please tick the relevant boxes below to receive notifications (via email) on the following events:

- DPD submitted to the Secretary of State for Inspection
- Examination in Public hearing sessions
- Planning Inspector's recommendations for the DPD have been published.
- DPD has been formally adopted.

Signature: [REDACTED]

Date: 3rd November 2023

Please return this form by 5pm on 6th November 2023 to one of the addresses below:

Email: planningpolicy@newark-sherwooddc.gov.uk

Post: Planning Policy & Infrastructure Business Unit
Newark & Sherwood District Council
Castle House
Great North Road

3rd November 2023
Delivered by email

Ms Cara Clarkson
Newark and Sherwood District Council
Brunel Drive
Newark
NG24 2EG

Ref: BELQ3021

Dear Ms Clarkson,

NEWARK AND SHERWOOD PUBLICATION AMENDED ALLOCATIONS DEVELOPMENT MANAGEMENT DOCUMENT (DPD) REGULATION 19 CONSULTATION – REPRESENTATIONS

These representations to the Newark and Sherwood Publication Amended Allocations Development Management Document (DPD) Regulation 19 consultation have been prepared by Turley on behalf of our client, Bellway Homes Limited (Bellway).

As part of its review of the Allocations & Development Management Development Plan Document (ADMDPD), we understand the Council is now consulting on a Second Publication version of the DPD following comments received from the Environment Agency to the previous version and a change in situation regarding the Gypsy & Traveller Pitch delivery strategy, and subsequent modifications to the emerging Plan.

These additional representations should be read in conjunction with the representations submitted by Bellway Homes Limited on 9th January 2023 to the previous Publication version consultation, which are enclosed at **Appendix 1** for ease of review. Please note that the representations submitted in January are still pertinent and should be submitted to the Inspector with these additional representations accordingly.

Through the ongoing preparation of the DPD we take this opportunity to promote Bellway's land to the north of the A617, Rainworth and outline the significant benefits this site could potentially deliver for the district and wider community.

Bellway

Bellway Homes, a FTSE 250 company, is the fourth biggest housebuilder in the UK, and is therefore well placed to deliver much needed market and affordable homes to help address the country's ongoing housing shortage.

8 Quay Court
Colliers Lane
Stow-cum-Quay
Cambridge
CB25 9AU

Bellway, alongside their consultant team, is seeking to work closely with the community, the Parish Council and Newark and Sherwood District Council, through the Local Plan process and beyond to assist in meeting future needs in the District. In the meantime, Bellway would be pleased to meet with the District and/or Parish Council to discuss the site and answer any questions they may have.

The representations are submitted with the following documents:

Previous Representations dated 9th January 2023 (Appendix 1)
Representation Form (Appendix 2)

The site

The site on land north of the A617, Rainworth comprises circa 62 hectares of arable land located to the north of the Rainworth Bypass (A617). The site is bound by existing trees and hedgerows and has an undulating topography. The northern site boundary is defined by a public footpath and adjoins the wooded edge of the Rainworth Water Local Nature Reserve.

The site sits on the southern edge of the Sherwood Forest which is designated as a Site of Interest in Nature Conservation (SINC), a local ecological designation which covers a wide area. The SINC extends along the western and northern edges of the site and forms part of the northernmost extent of the site.

All nearest facilities to the site are located to the south, beyond the Rainworth Bypass. The core of Rainworth village is located circa 500m to the south and includes convenience stores, restaurants, takeaways, public houses, a health centre, and a village hall. There are two primary schools nearby, the Python Hill Academy 300m to the south and the Lake View Primary School circa 900m to the south west. The Joseph Whitaker Secondary School is circa 1km to the south.

Bellway is exploring the potential development options for the site and following the previous representations have undertaken additional survey work, including ecology and topographical surveys, which have informed the development potential of the site.

The site at Rainworth has not previously been assessed in either the 2017 or 2021 Strategic Housing and Employment Land Availability Assessments (SHELAA) and is not otherwise covered by any specific policy designations, except for Policy DM8 (Development in the Open Countryside).

Rainworth is well positioned to accommodate SUE scale growth given its proximity to Mansfield, which elevates the level of service provision for residents of the settlement. Green Belt currently restricts growth to the south of Rainworth, therefore appropriate growth should be located to the north.

In the adopted Amended Core Strategy Rainworth is recognised as a 'Service Centre' (tier 2 of the settlement hierarchy) and has a range of shops and a secondary school which serves part of the Sherwood Area, and is considered to be sustainable and capable of accommodating growth. It is clear that Newark will be unable to take the majority of growth in the next plan period, and whilst the DPD allocates a large percentage of future development to the Newark Urban area, other locations will need appropriate allocations to meet local needs and aid regeneration. Development opportunities should therefore be presented in other key settlements within the District, such as Rainworth and these are concerns in the shorter term regarding this emerging plan, which is set out in more detail below.

Representations to the ADMDPD Publication Version Consultation

There is a need to regularly review plans every five years to ensure they remain up to date, as required by National Planning Policy Framework (NPPF) under paragraph 33. In just over a year the adopted Core Strategy will be five years old. Given the length of time it takes to review a plan, to meet this requirement

Newark and Sherwood should now be commencing a review of its Core Strategy. Indeed, as much as acknowledged in the emerging DPD at paragraph 1.32.

As per the previous representations, Bellway are of the view that the Part 2 Plan should include a policy specifically committing the Council to commencing a full review of the Core Strategy immediately following the Part 2 Plan's adoption. Bellway endorse the amendment made under paragraph 1.32, which has been updated to reflect that the NPPF will require the Council in 2024 to review the Amended Core Strategy to see if it remains up to date.

Section 1 Background Context – Employment

The emerging DPD sets out that there is an 83.1ha employment land requirement, as established by Spatial Policy 2 of the Amended Core Strategy, to be distributed amongst the five areas for the period 2013 to 2033. Paragraph 1.27 has since been amended and updated under paragraph 1.28, which states that in total the District has a supply of 185.56 hectares of employment land, which is an increase from 176.69ha in the previous iteration of the plan. However, under Paragraph 1.29 it states that it is possible that the levels of employment delivery anticipated in the plan may not be achieved, "as with the housing situation".

It is still unclear where the 186.56ha employment supply figure has derived from, given that the evidence base for the plan includes no up-to-date report regarding employment supply provision, with the most recent study being the out of date 'Employment Land Forecasting Study' published in August 2015. Up-to-date evidence is therefore needed to inform the remaining requirement of employment land provision.

Section 6 Mansfield Fringe Area

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. Rainworth is well related to Mansfield Sub-Regional Centre with its jobs and facilities. Bellway supports the amendment to paragraph 6.2, which encourages collaborative working with Mansfield District Council, as our client's site is located in close proximity to the administrative boundary shared with Mansfield District.

In the Amended Core Strategy, Rainworth was allocated 10% of growth (circa 264 homes) between 2013 – 2033, and 187 of these units have already been completed or committed, leaving the emerging plan to identify sites for a residual requirement of 77 new homes. The site to the north of the A617 can contribute to meeting this housing need in the short term. This is supported by Paragraph 73 of the NPPF which is clear that the supply of new homes should be provided for across a range of sites to meet identified needs.

Paragraph 6.5 of the emerging DPD also identifies a guideline requirement for 10.4 hectares of new employment land in the Mansfield Fringe Area during the plan period. It states that sufficient land has been 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 already be under construction, in any case the allocations are retained in the DPD unless the development of the site is complete. Notwithstanding this, employment allocation Ra/E/1 was the subject of an outline planning application for residential development, which was recently approved at Planning Committee on 5th October 2023. This decision has left Rainworth without an employment allocation and thus a shortfall in supply. This is explored in further detail below.

Policy Ra/E/1 Rainworth Employment Site 1

The adopted DPD identifies Land West of Colliery Lane for employment development (Policy Ra/E/1 Rainworth), and this is retained in the emerging DPD.

Notwithstanding this, the site was subject of an outline planning application (application ref:21/00996/OUTM) for 91 dwellings submitted in April 2021 and this was recently approved at Planning Committee on 5th October 2023. The Applicant argued that this site is not appropriate for employment use given its site constraints, including the severe topography of the site, overall scale of the site and requirements for an access off the A617 to serve an employment use. Given that this application has recently been approved, this has left Rainworth with no employment allocations. Since this planning permission has been granted, a replacement employment site should be identified in Rainworth to accommodate the need that this site would have otherwise provided for.

The Site to the north of the A617 is capable of accommodating employment uses and could provide an access off the A617 or potentially from the existing roundabout to the east. This site is considered to be a reasonable alternative and is available for a mixed-use residential and employment development, in the short term, to accommodate the loss of the proposed employment allocation off Colliery Lane, and in the medium to long term, to provide new residential development, given the size of the site and opportunity it presents to meet future needs.

Initial technical work is ongoing and has demonstrated that there are no constraints that cannot be overcome through appropriate design and mitigation. In addition, and a particular benefit of locating employment development to the north of Rainworth, the site would allow employment traffic to bypass the centre of Rainworth, given the proximity to the A617 bypass and potential for a direct access on to it.

Therefore, it is clear that one of the key benefits of the allocation for mixed-use development of land north of the A617, Rainworth, is that it will support the delivery of employment land required to meet the ambitious economic objectives of Newark and Sherwood, whilst also providing an opportunity for future residential development to meet the needs of Rainworth.

Section 6 - Open Space Requirements

Bellway welcomes the amendments under paragraph 6.9, which encourages applicants to provide quality open space on new developments, the availability of open space in and around the locality of the proposal site, and the impacts of new development on existing spaces. This clarifies the importance of considering site specific circumstances as part of new developments.

Section 6 - Design Codes

Bellway supports the addition of including Design Codes including in Neighbourhood plans under paragraph 7.14. However, it is important that the design codes do not provide a narrow remit or become overly prescriptive and reflect the character of existing dwellings in Rainworth with scope or guidance for good innovative/modern design.

Summary

Overall, Rainworth is considered to be a sustainable settlement, given it is recognised as a 'Service Centre' and is well connected to the Mansfield Sub-Regional Centre, and its associated jobs and facilities. It is therefore considered to be a sustainable location for continued growth in the District.

It is clear that this growing housing need should be addressed, and we support that the Part 2 Plan should commit to an early, full review of the Core Strategy in 2024.

Finally, and as set out in these representations, the adopted ADMDPD identifies Land West of Colliery Lane for employment development (Policy Ra/E/1 Rainworth), and this is retained in the emerging DPD. Notwithstanding this, the proposed residential development of the site for 91 dwellings has now been approved (application ref:21/00996/OUTM). This therefore has left Rainworth with no other employment allocations and a replacement employment site will be needed to meet needs within the plan period. The site at land north of the A617 provides both a short-and medium/longer-term opportunity for a mix of employment and residential uses.

Please ensure that these representations are read in combination with those previously submitted on behalf of Bellway (dated 9th January 2023).

We trust that these representations are in order but please do not hesitate to contact us should you require anything further. Bellway would welcome further engagement with the Council on the matters raised in these representations in the future.

Yours faithfully,



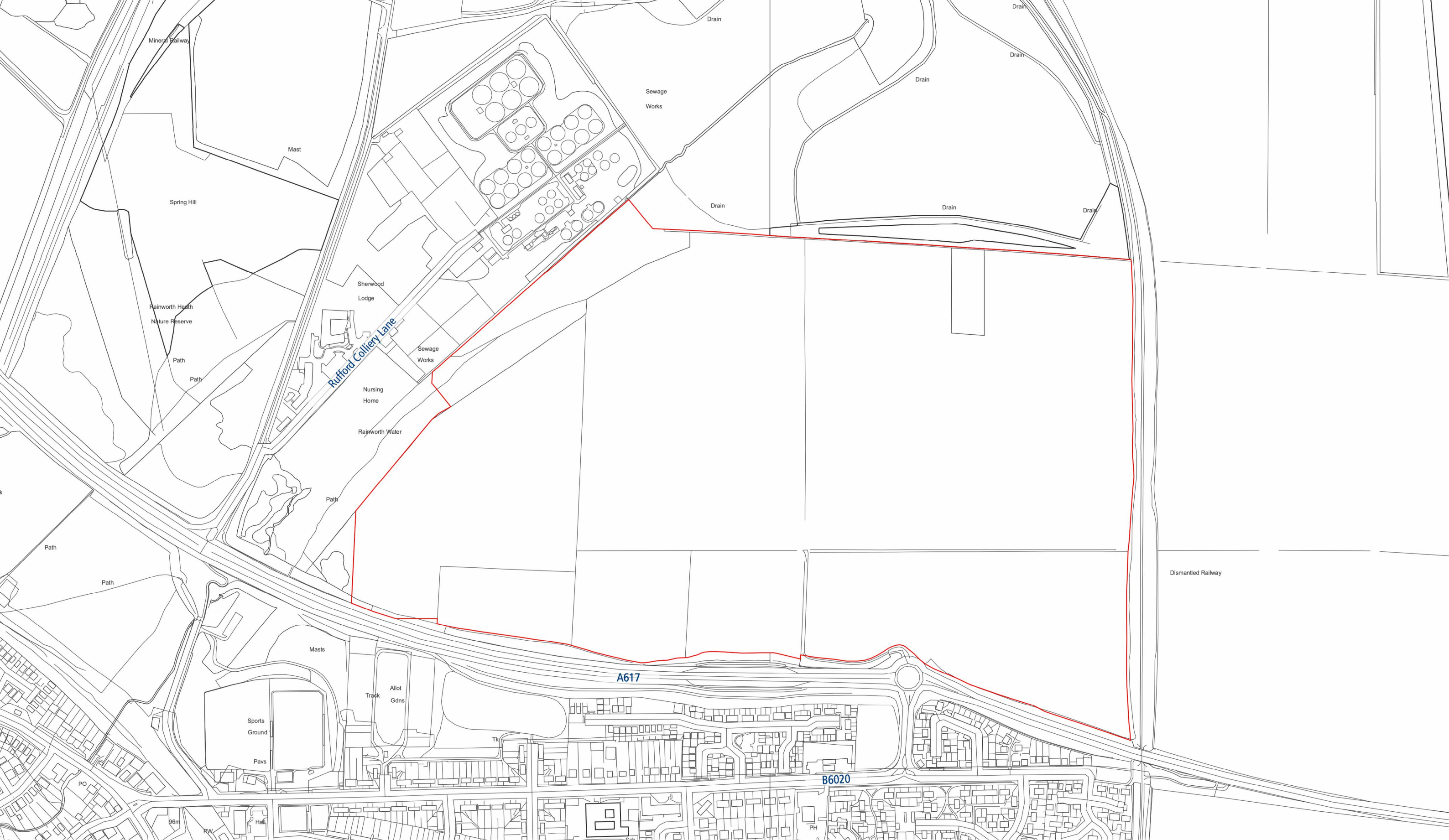
Charlotte Bailey
Senior Planner



Office Use Only

Date of Receipt:

Representation No:



client:
Bellway Homes Limited

project:
Rainworth, Nottinghamshire

drawing title:
Site Location Plan

job number:
BEL116

scale:
1:5000 @ A3

date:
May 2022

drawing number:
1001

drawn:
ER

status:
Preliminary

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