



Planning Policy & Infrastructure,  
Newark and Sherwood District Council, Castle  
House,  
Great North Road,  
Newark,  
NG24 1BY.

2 November 2023

Our ref: AJP/LINDU/23/1869  
Your ref:

Dear Sirs,

**NEWARK LOCAL PLAN -ALLOCATIONS AND DEVELOPMENT MANAGEMENT DPD UPDATE  
REPRESENTATIONS OBO LINDUM DEVELOPMENTS LTD**

We refer to the above draft DPD and specifically to **Policies NUA/SPA/1 – ‘Newark Urban Areas – Newark Showground Policy Area’** and **NUA/MU/1 – ‘Mixed Use Site 1’**.

Lindum Group maintains significant interest and indeed ownership of a large proportion of the land within the NUA/MU/1 – Mixed Use Site 1 and has been applicant developer for extant, current and anticipated future planning applications/developments within what has subsequently been known as Overfield Park.

The Lindum Group is broadly supportive of both of the above Policies subject to the following suggested amendments:

- **Delete** from the second sentence, first paragraph of NUA/MU/1: “a Hotel/Conference facility”.
- **Amend** the Proposals Map – Inset Map 1 – ‘Newark North Proposals’ to:
  - **delete** that part of the NUA/MU/1 – Mixed Use Site allocation extending east from the western edge of the former Winthorpe Aerodrome main runway (SSW/NNE aligned) and to the north of Godfrey Drive/Overfield Park (including the ‘Wirtgen’ premises) (Green Area on the attached plan); and,

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Newark Local Plan – Allocations & Development Management DPD Update: Representations Obo Lindum Developments Ltd

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- o *add* the area west of the aforementioned runway extending north to the southern edge of Golf Driving Range/former Indoor Bowls Club. (Blue Area on the attached Plan).

**Comment:**

As has been articulated to planning officers as part of the most recent Lindum outline planning application (Ref. 23/01283/OUTM) related to Overfield Park, it is considered that, by virtue of its character and other component uses, the existing/expanding Overfield Business Park (NUA/MU/1) does not represent a hotel location that is commercially appropriate, attractive to the market and environmentally compatible.

By contrast the Newark Showground demise offers - especially on the A46 frontage – alternative opportunity sites that are likely to have greater appeal for hotel operators and, therefore, to optimise the prospects for securing such a facility (see below).

The Newark & Nottinghamshire Agricultural Society, the owner and operator of the Newark Showground, has recently agreed to sell the area west of the former main runway the subject of the proposed 'swap' of areas within the NUA/MU/1 allocation - highlighted in the 2nd bullet/2nd sub bullet above.- The Lindum Group, the joint owners of Overfield Park, will shortly be submitting an outline planning application for this area for commercial development in accordance with the provisions of NUA/MU/1, but excluding a hotel conference facility.

Indeed, the Newark & Nottinghamshire Agricultural Society having imposed a covenant on the sale which prohibits such hotel development. The rationale for this covenant, as stated by the Society, is that the Showground already provides a range of conference facilities and, whilst they are supportive of the provision of new hotel in this area, considers that such a facility should be closely related to, integrated with and complementary to the operational Showground. Furthermore, any additional meeting/conference facilities ancillary to any hotel here do not duplicate and thereby undermine the existing Showground offer.

In relation to the proposed spatial rearrangement of the NUA/MU/1 allocation area and, specifically, the *deletion* of that part extending east from the western edge of the former Winthorpe Aerodrome main runway and to the north of Godfrey Drive/Overfield Park (Green Area) As mentioned above Lindum Group will shortly be submitting a Phase II, following on from a Phase I application (Ref. 23/01283/OUTM), with an area of the proposed application totalling 3.75 hectares (Blue Area on the attached plan) located outside of the current allocation plan area.

This forthcoming application proposes to offset the allocation area to better suit the Operational nature of the Showground, whilst not seeking to provide a net increase to the overall area identified and allocated by Newark and Sherwood for Employment Use. This presently allocated area (green area) lies within the aforementioned Society's ownership and continues to be an important part of the operational Showground, in particular providing car etc. parking during major events.

Newark Local Plan – Allocations & Development Management DPD Update: Representations Obo Lindum Developments Ltd

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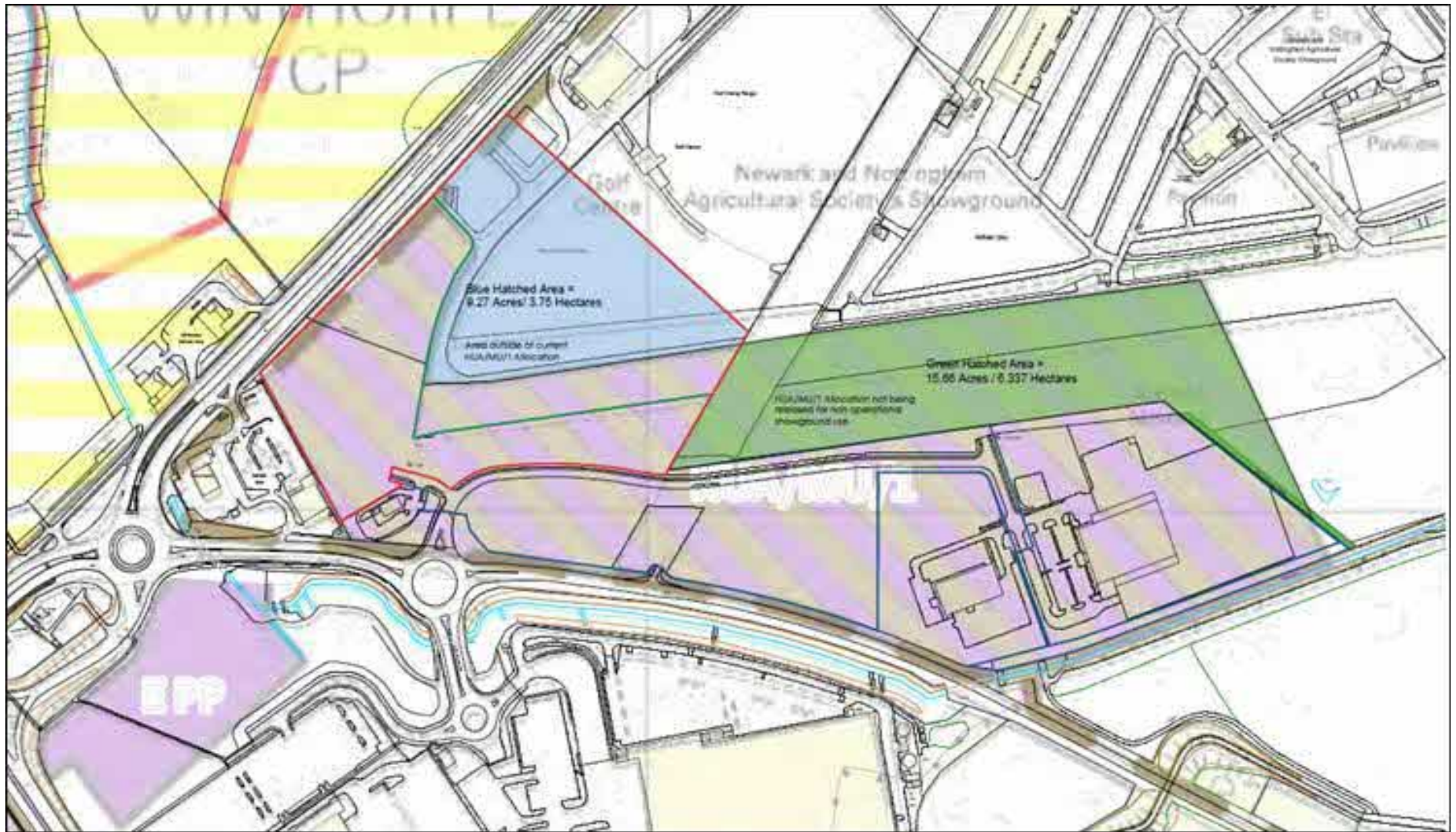
Moreover, the operational importance and function of Green Area, and, thus, its fundamental importance to the Showground will, incidentally, be significantly increased through the Lindum Group's proposed Planning Application on the land to the west of the former main runway since this Application includes the provision of a new all-purpose access/egress to/from the Showground on Godfrey Drive. The value of the new access lies in the fact that it allows a better distribution of traffic both within and without the Showground during major events, amongst other things providing better dispersal of vehicles (away from the Drove Lane axis) on the local highway network.

As such, it is proposed that the area west of the former main runway (blue area) be substituted for it in the Allocation area and the extent thereof be adjusted accordingly. It is understood that The Newark & Nottinghamshire Agricultural Society supports this amendment and will be making separate representations to this end.

Yours faithfully

  
**Andrew Pettifor BSc (Hons) AssocRTPI**  
Planner





Proposed Amendment to the NUA/MU/1 boundaries. Green washed area deleted, Blue washed area added