



# 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 6<sup>th</sup> 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	<input type="text"/>	<input type="text" value="Mr"/>
First Name	<input type="text"/>	<input type="text" value="John"/>
Last Name	<input type="text"/>	<input type="text" value="Pearce"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Associate"/>
Organisation (where relevant)	<input type="text" value="CB Collier NK (SSC) Limited"/>	<input type="text" value="Harris Lamb"/>
Address Line 1	<input type="text" value="c/o Agent"/>	<input type="text" value="75 – 76 Francis Roar"/>
Line 2	<input type="text"/>	<input type="text" value="Edgbaston"/>
Line 3	<input type="text"/>	<input type="text" value="Birmingham"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="B16 8SP"/>
Telephone Number	<input type="text"/>	<input type="text" value=""/>
Email Address	<input type="text"/>	<input type="text" value=""/>

Name or Organisation:	<input type="text" value="CB Collier NK (SSC) Limited"/>
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## PART B- Representation(s)

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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		Paragraph Number:
Second Amended AADMDPD Policy Number		Policy Number:
Second Amended AADMDPD Policies Map Amendments		Part of Policy Map:
Integrated Impact Assessment <sup>1</sup>		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 x

No

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

Yes x

No

6. Do you consider the DPD to be SOUND?

Yes

No x

\*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).

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<sup>1</sup> 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 object to the omission of the former Flowserve Sports and Social Club site as a proposed housing allocation in the plan to accommodate approximately 115 dwellings. Please see accompanying letter.

(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.

The proposed designation of the former Sports and Social Club site as open space/playing fields should be deleted and the site allocated for approximately 115 dwellings instead

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

Please note your Representation should cover succinctly all the information, evidence and supporting

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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"/>	X <input type="checkbox"/>

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

The history of the former sports and social club site and wider Flowserve site is detailed and consideration of it would be benefit from discussion in person.

**(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 x
- Examination in Public hearing sessions x
- Planning Inspector's recommendations for the DPD have been published. x
- DPD has been formally adopted. x

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**Signature:** [REDACTED]

**Date:** 23<sup>rd</sup> October 2023

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

Email: [planningpolicy@newark-sherwooddc.gov.uk](mailto:planningpolicy@newark-sherwooddc.gov.uk)

Post: Planning Policy & Infrastructure Business Unit  
Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark  
NG24 1BY

Information is available at:

<https://www.newark-sherwooddc.gov.uk/aadm-representation/>

Office Use Only

Date of Receipt:

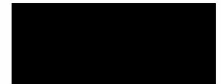
Representation No:



Our Ref: P1736/JP/hr  
Date: 23<sup>rd</sup> October 2023

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

Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham B16 8SP



BY EMAIL ONLY: [planningpolicy@newark-sherwooddc.gov.uk](mailto:planningpolicy@newark-sherwooddc.gov.uk)

Dear Sir/Madam

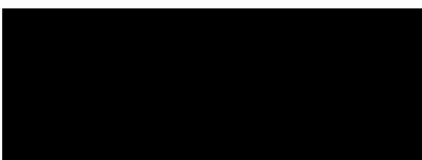
**Second Publication Amended Allocations and Development Management DPD  
Consultation  
Response by CB Collier NK (SSC) Limited**

We are instructed by CB Collier NK (SSC) Limited (“**CB Collier**”) to submit representations to the Second Publication Amended Allocations and Development Management DPD and welcome the opportunity to comment again at this time.

CB Collier responded to the publication version of the Amended Allocations and Development Management DPD in November 2022 in respect of its land interests at the former Flowserve Sports and Social Club, Hawton Lane, Newark (“**the Site**”). In their representations CB Collier’s objected to the designation of the former sports and social club site as public open space/school playing fields on the draft Proposals Map. As stated in the previous representations we consider the designation should be removed as there is no demand for this facility and that the Site should be reallocation for a residential development of approximately 115 dwellings.

The background to the Flowserve site and CB Collier’s involvement with it is set out in the previous representations and I do not propose to repeat in detail here. The facility remains on the market and is still being marketed although it has still generated no interest to be used in its current state.

Following CB Collier representations to the previous version of the Plan in November 2022, CB Collier has engaged in Pre-application discussions with the Council in relation to the redevelopment potential of the sports and social club for residential use. A written response was provided by the Council in March 2023. The Pre-application advice set out the policy context in which a redevelopment proposal for a non-sporting use would be considered on the site and provided advice in respect of what the applicant would need to demonstrate in order for the Council to support such a proposal.



CB Collier are currently engaging with Officers following receipt of the Pre-application advice in order to determine whether subject to providing an appropriate financial contribution to re-provide the facilities elsewhere, the release of the site to an alternative use would be acceptable. CB Collier has been working with a cost consultant to establish the cost of re-providing the facilities to ensure the financial contribution reflects what is required by planning policy. Consequently, CB Collier's intentions are clear that it intends to pursue alternative development on the Site as there is clearly no demand for the current facility in its current state.

None of the changes proposed by the Council in the Second Amended Allocations and Development Management DPD relate to the sports and social club nor do they respond to the representations submitted previously by CB Collier. On the Proposals Map the sports and social club is still notated as an area of open space/playing fields and subject to Spatial Policy 8 of the adopted Core Strategy. CB Collier, therefore, wish to maintain their objection to the proposed policy designation covering the sports and social club site and continue to seek its reallocation for a residential development of approximately 115 dwellings.

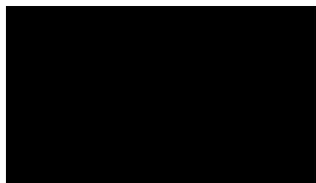
In summary:

- CB Collier object to the notation on the Proposals Map which identifies the sports and social club as open space/playing fields.
- CB Collier also object to the omission of the sports and social club site as a proposed housing allocation that can deliver up to approximately 115 dwellings.

Attached are the two representation forms confirming these two objections.

We trust you will take our comments into consideration and look forward to being notified of the submission of the Plan for examination and would welcome the opportunity to participate at the examination in due course. If you have any questions or queries about the representations above please do not hesitate to contact me.

Yours faithfully



**John Pearce BSc (Hons) MTPL MRTPI  
Associate**



CC: Charles Collier – CB Collier  
Edward Taylor – CB Collier