



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	<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="Telereal Trillium Group"/>	<input type="text" value="Harris Lamb"/>
Address Line 1	<input type="text" value="c/o Agent"/>	<input type="text" value="75 – 76 Francis Road"/>
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="Telereal Trillium Group"/>
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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		Paragraph Number:
Second Amended AADMDPD Policy Number	x	Policy Number: Omission site
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 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).

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.

Please see attached 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.

Please see attached letter

(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.

As a promotor of a proposed site for residential development that would help meet the needs of the district, which has a long history we feel it would be helpful to present our case 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

Examination in Public hearing sessions

Planning Inspector's recommendations for the DPD have been published.

DPD has been formally adopted.

Signature 

Date: 1st 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
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: P8036/JP/hr
 Date: 1st November 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

Dear Sir/Madam

**Second Publication Amended Allocations and Development Management DPD Consultation
 Response by Telereal Trillium Group**

We are instructed by Telereal Trillium Group (“**TTG**”) to submit representations to the Second Publication Amended Allocations and Development Management DPD and welcome the opportunity to comment at this time.

To put our representations into context TTG own and are promoting land for development to the west of Newark Road, Ollerton. TTG previously secured planning permission for residential development under planning permission 05/02273/FULM in 2006 for 184 dwellings. The permission was implemented and as a result remains extant.

The site, having an extant planning permission, was referred to in the adopted Allocations and Development Management DPD as a “Housing site with planning permission” which correctly identified the site’s planning status. However, when the Allocations and Development Management DPD came to be reviewed, the TTG site was identified as open space/school playing fields.

Following the publication of the first version of the Allocations and Development Management DPD TTG have sought to query the revised designation of the site with the Council as open space. Ostensibly on grounds that the site has an implementable planning permission for residential development and that by changing the designation of this to open space it could undermine the future delivery of the site for housing. In addition, TTG also note that the Council’s latest Open Space Assessment (2022) confirms that there is already an overprovision of certain typologies of open space within Ollerton.

In response to our query, the Council has confirmed that the identification of the site as open space was an error and has deleted the open space designation for the site in the current consultation version of the Plan and for the site to be shown as white land on the Proposals Map. TTG support this change.



To support the Council's deletion of the open space designation, we refer to the Newark and Sherwood District Council Open Space Assessment and Strategy Report (January 2022) which seeks to detail what open space provision exists in the District along with assessing its condition, distribution and overall quality. Table 4 on page 6 of the report lists the current provision of parks and gardens, natural and semi-natural green space, amenity green space and allotments against the standards for each typology in the developer contributions and planning obligations SPD for each settlement in the District. In respect of Ollerton and Boughton there is a significant overprovision of natural and semi-natural green space (9.01 hectares). TTG's site is undeveloped and would most closely align with the natural and semi-natural green space typology. TTG's site is 5.5 hectares and the deletion of the open space designation of the site would still result in a significant surplus of 4 hectares. Consequently, deleting the open space designation on TTG's site would still result in there being more than enough natural and semi-natural green space in the settlement against current standards.

In light of the above, we support the Council's intention to delete the open space designation from TTG's site to the west of Newark Road, Ollerton. Specifically, we support the proposed change to Map 10 of the Proposals Map that removes the open space designation from the site.

Whilst we support the removal of the open space designation, we do not support the identification of TTG site as white land on the Proposals Map. In light of the fact that the site has an extant planning permission for residential development we propose that the site at the very least be returned to being identified as a "Housing site with planning permission", and for certainty we consider the site should be identified as a residential allocation. The site is identified in the Council's latest statement of the 5 year housing land supply (1st April 2023) as being part of the 5 year supply. Accordingly, the Council considers the site deliverable and capable of delivering housing within the next 5 years.

The extant planning permission (05/02273/FULM) was granted in 2006 for 184 dwellings to include a mix of houses, bungalows and apartments. Fourteen of the dwellings were subsequently developed implementing the permission and leaving an extant planning permission for a total of 160 dwellings on the remainder of the site still to be built out. Whilst the permission remains extant, TTG have recently sought pre-application advice for an amended residential scheme that better reflects current market conditions. The response from the Council to the Pre-application enquiry was positive in that the principle of residential development remains acceptable due to the site's location within the built up area of Ollerton. Furthermore, the site is considered to be located in a sustainable location in the settlement being easily accessible to shops, services and facilities and being well served by public transport. Employment opportunities are also located within the settlement in easy reach of the site. In light of the site's sustainability credentials coupled with the extant planning permission TTG consider that the site should be identified as an allocation in the Plan (and not just as white land as on the revised Proposals Map).

The residential allocation of the site, if confirmed, would provide certainty that the principle of residential use is acceptable and would enable a site specific policy to be adopted to help guide the future development of the site.

We, therefore, object to the omission of the site as a proposed housing allocation in the Second Amended Allocations and Development Management DPD on the grounds that the Plan is not positively prepared as a result of the omission. In order to address our objections, the site should be included as an allocation for approximately 184 dwellings, which would address our concerns.

Please find enclosed our supporting representations forms setting out the above. We would welcome the opportunity to participate at the examination in due course to present our case in full. We, therefore, trust you will take our representations into consideration and look forward to being informed of the submission of the Plan and the start of the examination in due course.

Should you have any questions or wish to discuss the representations above please do not hesitate to contact me.

Yours faithfully



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



Enc.

CC: Annabel Stannard – Telereal Trillium