



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 AADMDPD, 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="Ben"/>
Last Name	<input type="text"/>	<input type="text" value="Williams"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Nottingham Trent University
Brackenhurst Campus"/>	<input type="text" value="Turley"/>
Address Line 1	<input type="text" value="c/o Agent"/>	<input type="text" value="9 Colmore Row"/>
Line 2	<input type="text"/>	<input type="text" value="Birmingham"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="B3 2BJ"/>
Telephone Number	<input type="text"/>	<input type="text" value="██████████"/>
Email Address	<input type="text"/>	<input type="text" value="████████████████████"/>

Name or Organisation:	<input type="text"/>
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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	N/A	Paragraph Number: N/A
Second Amended AADMDPD Policy Number	N/A	Policy Number: N/A
Second Amended AADMDPD Policies Map Amendments	X	Part of Policy Map: Map 6 Southwell
Integrated Impact Assessment ¹	N/A	Paragraph Number: N/A
Habitat Regulations Assessment	N/A	Paragraph Number: N/A
Statement of Consultation	N/A	Paragraph Number: N/A
Supporting Evidence Base	X	Document Name: Open Space Assessment and Strategy Page/Paragraph: Appendix Two

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.

Introduction and Background

Turley has been instructed by Nottingham Trent University (NTU) to review the 'Amended Allocations and Development Management DPD' currently out for consultation (Monday 25th September 2023 to Monday 6th November 2023). NTU is the owner and operator of 'Brackenhurst Campus'.

Brackenhurst Campus is located to the south of the town of Southwell in Nottinghamshire. It is currently occupied by a series of buildings across a 200-hectare estate which provide academic, support and residential space for NTU. It is based on a working farm and is home to teaching facilities for veterinary nursing and other courses related to animal, rural and environmental sciences.

The site has been home to the Brackenhurst Campus of Nottingham Trent University for over 20 years and caters for over 1,000 students from the School of Animal, Rural and Environmental Sciences. It is based around a former countryside estate with landscaped gardens and a country house built in 1828.

Current Planning Policy Position

The proposals map associated with the adopted Allocations and Development Management Development Plan Document (A&DM DPD), adopted in July 2013, shows that part of the main campus (the Top Ground Southwell Cricket Club Ground) is designated as "public open space / school playing fields". This is covered under Spatial Policy 8 (leisure and community facilities) in the Amended Core Strategy (ACS 2019). The policy applies to "community facilities (Community Halls, Village Halls, Halls related to places of worship, village shops, post offices and public houses), built sports and cultural facilities (including libraries), sports fields, education facilities, school playing fields, public open space, amenity open space, children's play area and allotments".

The justification for this designation was set out in the 'Playing Pitch Strategy Assessment Report' (September 2014) which formed part of evidence base for ACS 2019. Southwell Cricket Club currently plays on this pitch under agreement with NTU, and there is also a football field marked out on the site. Accordingly, its designation as an area of Public Open Space / School Playing Field in the adopted DPD is considered appropriate in this respect.

Additionally, the area to the south of the Brackenhurst Main Hall (to the south of the Students Union) is designated as a Site of Interest in Nature Conservation in the adopted development plan. The policy (ACS Core Policy 12 and the A&DM DPD Policy DM7) requires that development seeks to conserve and enhance

the biodiversity and geological diversity in the district.

The majority of the main campus, and the fields to the south, falls within the open countryside under Policy DM8 in the A&DM DPD and Spatial Policy 3 in the ACS 2019. The area to the north of the main campus is designated as 'Protected Views' (A&DM DPD Policy So/PV).

Amendments Proposed to the A&DM DPD

NTU fully supports the District Council's decision to progress with an update to the A&DM DPD as the plan was last adopted in 2013.

NTU has no specific comments on any amendments to the policies within the document. The following comments relate to the proposed changes to the Policies Map.

In addition to retaining Top Ground Southwell Cricket Club as 'Public Open Space / School Playing Field' under Spatial Policy 8 of the ACS 2019, the District Council is now proposing that three new areas of the main campus are placed under the same designation. These areas are described as follows:

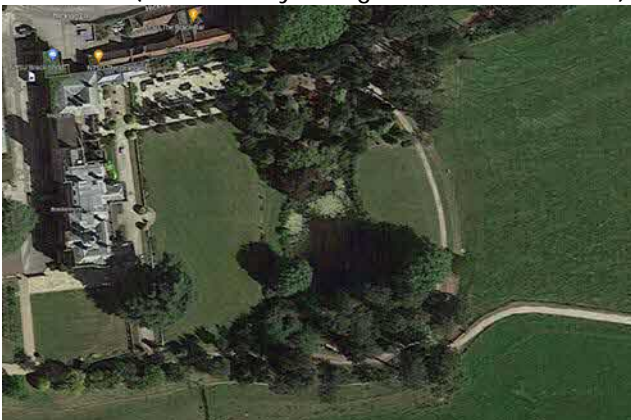
Area 1 | Edwardian Walled Garden

This part of the campus is enclosed by the Grade II listed 'Garden Walls and Potting Sheds' to the north-east of Brackenhurst Hall. The area is currently used as allotments associated with...



Area 2 | Land east of Brackenhurst Main Hall

This part of the campus forms the gardens historically associated with the Brackenhurst Main Hall. The area is also designated as a Site of Interest in Nature Conservation, covered under Core Policy 12 of the ACS 2019 (biodiversity and green infrastructure).



Area 3 | Land south and west of Brackenhurst Main Hall (excluding compound)

Similar to Area 2, this part of the campus forms the gardens historically associated with the Brackenhurst Main Hall, this time to the south and west. This area forms landscaped areas of grassland for the amenity of students. This area is not open to the public. The proposed designation does not include the area of hardstanding / compound shown in the image below, although this area has now been returned to grassland.



The Amended A&DM DPD is supported by 'Open Space Assessment and Strategy', prepared in January 2022, by Knight, Kavanagh and Page Ltd. Although it is not clear from our review of this document, it does appear as though these new areas are covered by single reference 491 in the report (termed 'NTU Brackenhurst'). The area measures 2.34 hectares, which could cover all three areas listed above. The reference is referred to as "Parks and Gardens", the primary purpose of which is for "Accessible, high-quality opportunities for informal recreation and community events".

Appendix Two of the report lists out the sites outside of the larger settlements and includes reference 491 NTU Brackenhurst. The document states that "sites without a quality or value rating were highlighted as being inaccessible". There is no quality score or value score for reference 491 in the document. Accordingly, using the assessment as set out in Appendix Two, our assumption is that the three areas above are classed as "inaccessible" as areas of open space.

Returning to ACS 2019 Spatial Policy 8, this refers to land for leisure and community facilities. The supplementary text goes on to state that the policy applies specifically to the following: "community facilities (Community Halls, Village Halls, Halls related to places of worship, village shops, post offices and public houses), built sports and cultural facilities (including libraries), sports fields, education facilities, school playing fields, public open space, amenity open space, children's play area and allotments".

As the three areas are in private ownership and are used for the amenity of students, NTU consider that the designation of these areas as leisure or community facilities for the public is inappropriate as it cannot be classified as space consistent with any of the uses set out above. Accordingly, it is requested that these areas remain undesignated as they are in the current adopted Policies Map.

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.

To remove the proposed designation of the three areas above as 'Public Open Space / School Playing Fields'.

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.

Nottingham Trent University is the owner and operator of the Brackenhurst Campus. One of the district council's key objectives is to support the sustainable development of NTU's Brackenhurst Campus, both as a place of learning and as a potential driver for economic growth. Accordingly, NTU is a key stakeholder within the District. It is considered that the proposed allocation of sites within the campus as public open space/playing fields is unjustified and NTU wish to present this as part of the oral part of the Examination.

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: 30 October 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: