



Development Plan Document (DPD) Publication Stage Representation Form

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

A guidance note has been produced 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 Publication Amended Allocations & Development Management DPD ('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 12 Noon on 9th January 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.

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 2.*

Title	<input type="text" value="Mrs"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="Valerie"/>	<input type="text" value="George"/>
Last Name	<input type="text" value="Trevethick"/>	<input type="text" value="Machin"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Partner"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="GraceMachin Planning & Property"/>
Address Line 1	<input type="text" value="Highfields"/>	<input type="text" value="2 Hollowstone"/>
Line 2	<input type="text" value="Old Epperstone Road"/>	<input type="text" value="The Lace Market"/>
Line 3	<input type="text" value="Lowdham"/>	<input type="text" value="Nottingham"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="NG1 1JH"/>
Telephone Number	<input type="text"/>	<input type="text" value="REDACTED"/>
Email Address	<input type="text"/>	<input type="text" value="REDACTED"/>

Name or Organisation:	<input type="text" value="GraceMachin Planning & Property"/>
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PART B- Representation(s)

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

Part of the Publication AADMDPD:	Mark if Relevant (X)	Specify number/part/document:
Amended AADMDPD Paragraph Number	X	Paragraph Number: Section 2.0 – Newark Area
Amended AADMDPD Policy Number		Policy Number:
Amended AADMDPD Policies Map Amendments		Part of Policy Map:
Integrated Impact Assessment ¹		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 2021 (NPPF).

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 X
- (2) Justified X
- (3) Effective X
- (4) Consistent with national policy X

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 document.

(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 document.

(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"/>	X YES <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.

Please see attached document.

(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

Signature:  Date: 6 / 1 / 2023

Please return this form by 12 Noon on 9th January 2023 to one of the addresses below:

Email: planningpolicy@nsdc.info

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:

REPRESENTATIONS TO NEWARK AND SHERWOOD PUBLICATION
AMENDED ALLOCATIONS & DEVELOPMENT MANAGEMENT DPD
CONSULTATION, NOVEMBER 2022

On Behalf of

Mrs Valerie Trevethick, Mr Stuart Dove and Ms Wendy Dove

LAND ON THE NORTH SIDE OF SWINDERBY ROAD, SOUTH SCARLE

6TH JANUARY 2023

Prepared by GraceMachin Planning & Property

5 Malin Hill
Plumtre Square
Nottingham
NG1 1JK

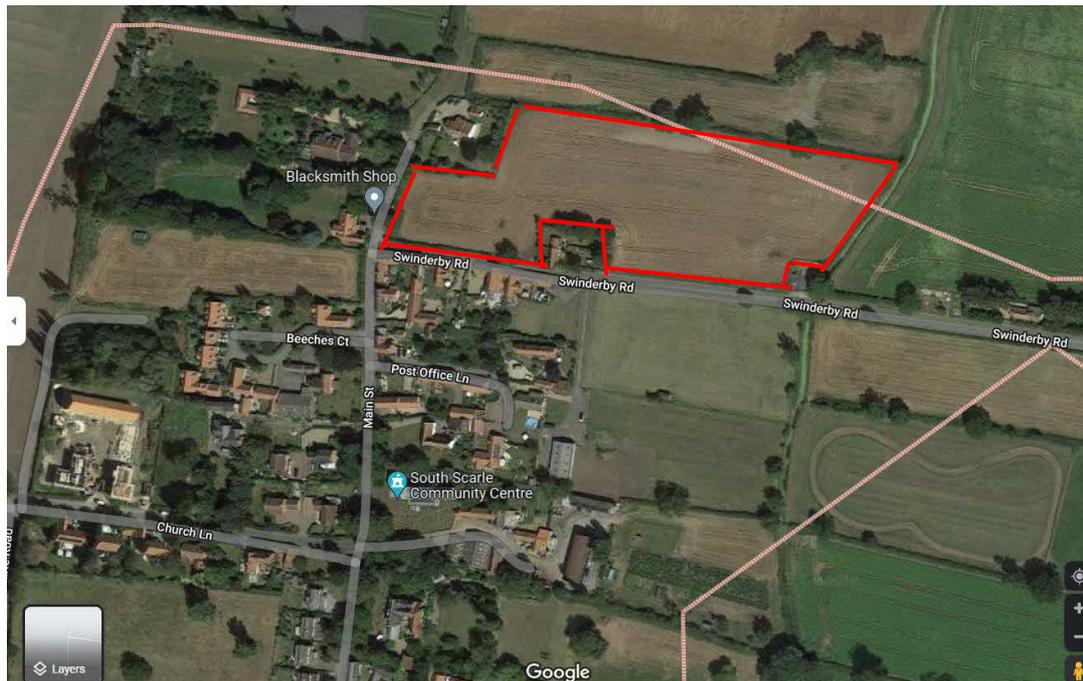
INTRODUCTION

1. We have been instructed to make the following representations to the Newark and Sherwood Publication Amended Allocations & Development Management DPD Consultation, November 2023. These representations have been prepared having regard to the documents contained within the supporting Evidence Base Library and have assessed the compliance of the Publication Amended Allocations & Development Management DPD Consultation DPD against paragraph 35 of the National Planning Policy Framework (July 2021)(NPPF). Paragraph 35 states that for a plan to be "sound" it should be:
 - * Positively prepared
 - * Justified
 - * Effective
 - * Consistent with national policy
2. Our client wishes to make representations regarding the overall strategy for the delivery of housing growth and specifically in respect of the lack of any proposed housing allocations being advanced within the most sustainable locations, including South Scarle. It is our belief that the land on the north side of Swinderby Road, South Scarle (please see Appendix A) is a realistic site, which should be allocated for residential development, in order to deliver the required housing numbers for Newark and Sherwood District within a sustainable location, immediately adjoining the main built up area of this sustainable settlement.
3. It is proposed that the Site be allocated for a small-scale development of up to 15 no. dwellings, in order to achieve a low-density scheme, and in order to deliver strategic planting within the Site and to its boundaries. A development of this scale will also ensure that the landscape character of the area, and the interface between the built form of South Scarle and the surrounding open countryside can be protected and maintained. It is also envisaged that a development of this size and scale can be targeted towards those seeking self-build opportunities.

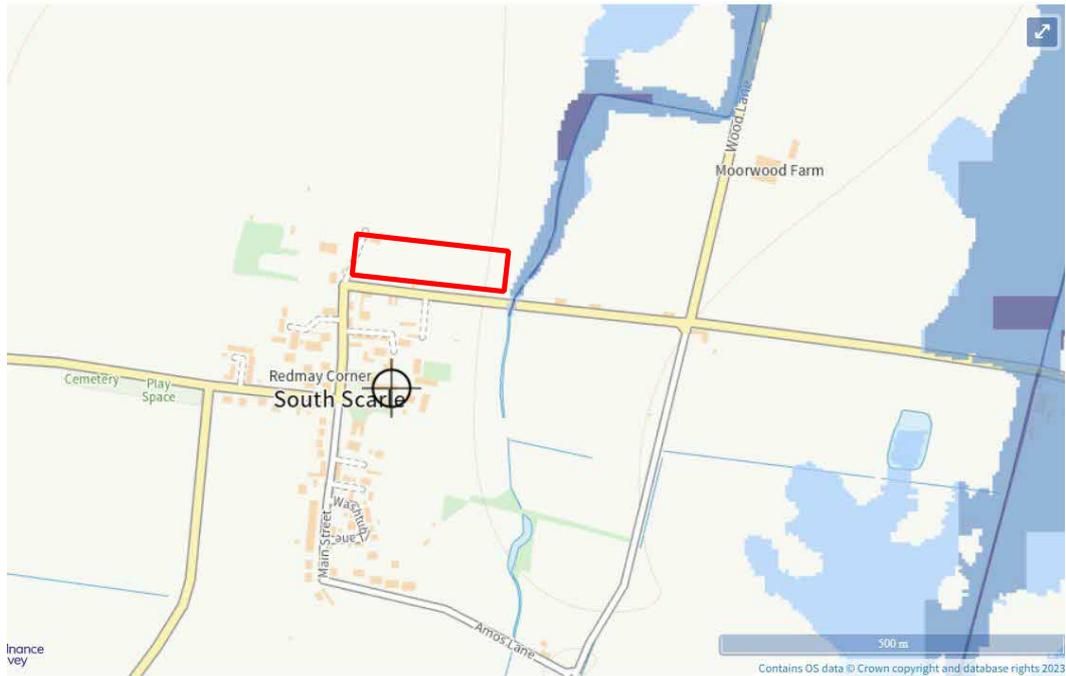
SITE DESCRIPTION

4. As highlighted above, the Site is located on the northern side of Swinderby Road, South Scarle which itself is situated directly to the east of Main Street (the principle road running through the village of South Scarle on a roughly north-south axis). The Site is located at the far northern 'tip' of the settlement, but immediately adjoining the built framework of South Scarle.

5. The Site currently encompasses un-used greenfield grassland. A small number of trees are situated along the edges of the Site, which would be assessed through a tree survey in due course. In total, this discreet and well-enclosed landholding measures 1.19 hectares in area.
6. As shown on the Google Earth extract below, the Site is clearly defined and is well enclosed, and is entirely contained by the existing built framework of South Scarle. The Site does not extend beyond this established built environment, with the proposed development Site 'infilling' a gap between existing properties to the west and south, and the watercourse to the east (along the Site boundary).



7. According to the Environment Agencies Flood Map for Planning, the Site is located within Flood Zone 1 (as depicted on the image below). As such, the landholding currently has a low probability of flooding. As part of any future development of the Site, efforts would be made to ensure that the Site is safe for the lifetime of the development being proposed, whilst not increasing flood risk elsewhere.



flooding from rivers or the sea

8. The Site is not subject to any other statutory designations or allocations, and does not fall within the South Scarle Conservation Area.
9. Historically, the Site has been promoted as a residential land allocation. Formal submissions were made on behalf of the landowner as part of the Council's Strategic Housing Land Availability Assessment (SHLAA) 2008.
10. However, this Site, Reference 08_0403, Land north of Swinderby Road, South Scarle was not included within the final assessment because it was not in a settlement that was prioritised for assessment as set out in the Nottingham Outer SHLAA Methodology (Page 11 refers). This was on the basis that the Council at the time were able to deliver a 15-year land supply without looking at sites in smaller villages such as South Scarle.

SUITABILITY / SUSTAINABILITY OF LOCATION

11. As described above, the Site immediately adjoins the main built up framework of South Scarle, which is identified as an 'Other Village' within the Amended Newark and Sherwood Core Strategy 2019. However, we would stress the highly sustainable nature of this settlement, which, in terms of its level of service and facility provision, is very good. The village has a shop and church and any future development of this Site would help support community facilities and local services. Regular bus services also link the village to the nearby Principal Village

of Collingham and the Sub-Regional Centre of Newark on Trent, which offers a wider range of services and amenities.

12. The Site itself is situated directly to the east of Main Street (the principle road running through the village) within easy walking distance of regular bus service stops.

ACCESS

13. It is considered that the local highway network operates within a safe nature. Any future development would be presented with an access strategy including an access driveway designed in accordance with the requirements of Nottinghamshire County Council's Highway Design Guide.

14. Based upon current highway guidance, the access driveway would be designed to include:

Width of circa 5m carriageway

2m wide footways

2.4m x 43 m of visibility from Site onto Swinderby Road

15. It is our initial view that a new residential development can be safely accommodated on the local highway network and can be provided with a suitably designed point of access from Swinderby Road.

FLOOD RISK

16. In due course, a detailed FRA and drainage strategy will be produced to support a Planning Application in respect of the residential development of this Site; however, initial enquiries undertaken (as summarised above) indicate that the landholding has a low probability of flooding, and thus the Site should be safe for the lifetime of the development being proposed, whilst not increasing flood risk elsewhere.

LANDSCAPE CHARACTER

17. It is clear that the proposed residential allocation of this Site is contained within the existing, clearly defined field boundary and does not seek to extend the built form of the village beyond the natural boundary created by the field hedgerow to the north of the Site.

18. The low density development envisaged (of up to 15 no. dwellings) can be delivered within this 1.19-hectare Site in a manner which retains the existing hedgerow boundaries, whilst also allowing for substantial new structural planting both within and on the boundaries to the landholding, whilst also providing for views across the Site to the surrounding area.

SELF-BUILD

19. The Government has made clear that it wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self-build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy, which also offers greater opportunity for the use of sustainable construction techniques and more innovative eco-friendly design.

20. The commitment by Central Government to the 'Right to Build' was given even greater weight, with (then) Housing Secretary Robert Jenrick announcing a review in October 2020, in order to make it easier for people to build their own home. In addition, the Housing Secretary wrote to councils to ensure that they consider the demand for these homes when providing land for building and making planning decisions in their area. (Then) Housing Secretary Rt Hon Robert Jenrick MP said:

"We are backing people who want to design and build their own home and today I have launched a review to ensure councils provide enough land and take proper consideration for these homes when making planning decisions in their area.

This will help more people get a foot on the housing ladder and support our building industry as we deliver the homes that this country needs."

21. Andrew Baddeley-Chappell, CEO of the National Custom & Self Build Association (NaCSBA) said:

"England has the lowest known rate of self-commissioned homes in the developed world. Our new homes market is crying out for the greener and higher quality build that goes hand-in-hand with more consumer choice. Housing diversification is key to the government's housing strategy.

This excellent announcement today by the government should help many more people achieve the dream of living in better and more beautiful homes."

22. Richard Bacon MP, Ambassador for the Right to Build Task Force said:

“For many years I have campaigned to increase real choices for the large number of people who want to build their own home or commission a home to their own design from a local SME builder. This led to my private member’s bill becoming the Self-Build and Custom Housebuilding Act, which the government has subsequently strengthened.

I warmly welcome the government’s review of the current law. Some local councils are already doing an excellent job in providing more opportunities but some others are not yet supporting the spirit of the legislation and have some way to go if they are to grasp the huge opportunities for more and better housing which greater customer choice offers. We need to make sure every council is able to deliver on this important agenda which will help provide more high quality homes.”

23. More recently, in April 2021, the Government re-confirmed its commitment to self-build development, with the new £150 million ‘Help to Build’ scheme, to make it easier and more affordable for people to build their own homes. This scheme allows new homes to be made to order or built from scratch, and will benefit small building firms as part of the government’s ‘Plan for Jobs’. Self and custom build could deliver 30-40,000 new homes a year: a significant contribution to the country’s housebuilding ambitions.

24. Housing Secretary Rt Hon Robert Jenrick MP said:

“Building your own home shouldn’t be the preserve of a small number of people, but a mainstream, realistic and affordable option for people across the country. That’s why we are making it easier and more affordable – backed by over £150 million new funding from the government.

The scheme we have launched today will help the thousands of people who’d like to build their own home but who’ve not yet considered it or previously ruled it out.

Our plans will help get more people on to the housing ladder, ensure homes suit people’s needs like home working or caring for relatives, whilst providing an important boost to small builders and businesses too.”

25. It is clear from the foregoing that the Government now places the delivery of land suitable to accommodate self-build homes high on its agenda and there is a strong requirement upon Local Planning Authorities to ensure that the needs of those wishing to build their own homes are addressed. The Site at South Scarle (see enclosed Plan) offers an excellent opportunity within Newark and Sherwood

District to address this unfulfilled housing need, in a sustainable and accessible location.

CONCLUSION

26. This submission seeks to support the proposed residential allocation of this Site for a small-scale development of up to 15 no. dwellings.
27. Our initial enquiries indicate that there are no fundamental constraints to the development of this Site and that a range of housing options, including a self-build scheme, could be delivered to meet local needs in the short term.
28. Based upon the above points, we would encourage the allocation of the Site on the north side of Swinderby Road, South Scarle, for residential use, thereby allowing the delivery of much-needed housing in the short term. This Site is well-related to the existing settlement and is sustainably located, immediately adjoining this well-served and accessible village. The Site is well placed to deliver a range of housing options, including self-build plots, and it also offers the opportunity to provide wider infrastructure and community benefits.

Appendix A - Site Location Plan

