



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Consultation on Modifications to the Newark and Sherwood Amended Allocations & Development Management DPD

Consultation on Modifications to the Newark and Sherwood Amended Allocations & Development Management Development Plan Document (including Main Modifications and Minor Modifications/Points of Clarification) from 15 September 2025 to 27 October 2025

A guidance note has been produced to assist in the completion of this form. Copies are available at: Castle House, Libraries in the District and <https://www.newark-sherwooddc.gov.uk/aadm-representation/examination-homepage/>

The Inspector is now inviting representations on the proposed Main Modifications and will take into account any comments in relation to supporting documents.

Alongside this process the District Council is consulting on the following:

- Minor Modifications/Points of Clarification, which are not formally part of the Examination process
- An assessment of the impact of the Main Modifications on the Integrated Impact Assessment and Habitat Regulations Assessment
- Proposed Modifications to the Policies Map.

Please note this consultation is confined to the Modifications (including Main Modifications and Minor Modifications/Points of Clarification) and the other documents mentioned above only. It is not an opportunity to re-state points previously made, to raise new representations to the submitted Amended Allocations & Development Management DPD, or to seek further changes to the DPD. The modifications have been put forward without prejudice to the Inspector's final conclusions, and all representations made will be taken into account.

All representations must be received by 5pm on Monday 27 October 2025

This form has three parts:

- Part A- Personal / Agent Details and further notification requests
- Part B- Your Representation(s) **Please fill in a separate part B for each aspect or part of the proposed Main Modifications you wish to comment on.** Documents to support your representations (optional) should be referenced within Part B.
- Part C –Your Comment(s) **Please fill in a separate part C** for each aspect of the proposed Minor Modification/Point of Clarification, review of the IIA and HRA or the modifications to the Policies Map you wish to comment on.
- Part D – Correspondence Preferences –Please advise if you wish to be added to/remains on the Planning Policy database and if you want to be advised when the DPD is adopted

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;
- Made available to the Planning Inspector appointed by the Secretary of State to examine the DPD; 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"/>	<input type="text" value="Miss"/>
First Name	<input type="text" value="C/O Agent"/>	<input type="text" value="Holly"/>
Last Name	<input type="text"/>	<input type="text" value="Okey"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Planner"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="Turley"/>
Address Line 1	<input type="text"/>	<input type="text" value="REDACTED"/>
Line 2	<input type="text"/>	<input type="text" value="REDACTED"/>
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="REDACTED"/>
Telephone Number	<input type="text" value="C/O Agent"/>	<input type="text"/>
Email Address	<input type="text" value="C/O Agent"/>	<input type="text"/>

Name or Organisation:	Turley obo Bellway Strategic Land, part of Bellway Homes Limited ('Bellway'),
-----------------------	---

PART B- (Please fill a separate Part B for each individual representation)

Please fill in your Name and Organisation here for every Part B sheet that you submit:

Name: Holly Okey

Organisation: Turley

1. To which proposed Main Modification or any supporting documents does this representation relate?

Main Modification Number	MM1
---------------------------------	-----

2. Do you consider the Modification is legally compliant?

Yes ☒

No ☐

3. Do you consider the Modification to be SOUND

Yes ☒

No ☐

If you have answered NO, please answer Question 3a

3a.If you consider the Modification to be unsound, please identify which of the tests of soundness your comments relate to?

- | | |
|-------------------------------------|--------------------------|
| (1) Positively Prepared | <input type="checkbox"/> |
| (2) Justified | <input type="checkbox"/> |
| (3) Effective | <input type="checkbox"/> |
| (4) Consistent with national policy | <input type="checkbox"/> |

4. Please give details of:

- **Why you consider the Main Modification is not legally compliant or is unsound or**
- **Why you wish to support the modification or**
- **Any comment you may wish to make on any of the supporting documents**

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation. Any representation can only relate to the Modification.

<p>Upon adoption of this plan, a new Local Plan will be required, and it is expected that it would be prepared in accordance with the updated plan-making system as established by the Levelling Up and Regeneration Act 2023 (LURA). The updates to Regulations are anticipated imminently, although they have been delayed and its unclear when they will be published to enable plan preparation to move forward. This notwithstanding, the proposed modification assumes adoption in 2028 for a new plan. We welcome the inclusion of a time specific requirement for a new local plan. However, to ensure a degree of flexibility, should a plan be ready for submission before 2028 or should there be further delays</p>

to updated Regulations, we would propose the following

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

5. Please set out what alternative/additional change(s) you consider necessary to make the modification legally compliant or sound.

Please set out why these change(s) will make the modification legally compliant, or sound. It would be helpful to include suggested revised wording of any policy or text.

See below revised wording:

As the Amended Core Strategy is now over five years old the Council will begin a process of producing a new Local Plan during 2025. To set out the Council's formal position on the production of a new Local Plan. 2 It is not proposed to simply review the Amended Core Strategy as the preference now in the NPPF (and in the reformed development plan system) is for a single Local Plan document. A Local Development Scheme has been prepared setting out a timetable for preparing a new Local Plan. Preparatory work will commence at the beginning of 2025 and once the government have introduced the guidance and regulations associated with the new system, the Council will pursue a new plan under the new plan making system. It is expected that a new plan will be in place in 2028, if not sooner, so that the district can meet local needs as soon as possible.

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

PART C- (Please fill a separate Part C for each individual comment)

Please fill in your Name and Organisation here for every Part C sheet that you submit:

Name:

Organisation:

6. To which proposed Minor Modification/Point of Clarification or paragraph/page number (s) of the Appropriate Assessment, IIA/HRA of the Final Modifications, Modification to the Policies Map do you wish to comment on.

Document, Paragraph, Page Number, Reference	
--	--

Comments

PART D- Correspondence Preferences

7. If you are not already on the Planning Policy Database, please confirm that you wish your name and contact details to be added to the database so that you are kept informed of progress of Development Plan and other related documents

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

8. If you are already on the Planning Policy Database, please confirm whether you wish your name and contact details to continue to be included on the database so that you are kept informed of progress of Development Plan and other related documents

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

9. Please confirm if you wish to be notified when the Inspectors report is published and Adoption of the Amended Allocations & Development Management DPD occurs

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

Please return this form by 5pm on Friday 27 October 2025 to one of the addresses below:

Email: planningpolicy@newark-sherwooddc.gov.uk

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

If you require any further information or assistance in completing this Representation Form, please contact the Planning Policy & Infrastructure Business Unit at the address above or TEL: 01636 650000

Office Use Only

Date of Receipt:

Representation No:

24 October 2025

Delivered via email (planningpolicy@newark-sherwooddc.gov.uk)

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

Dear Planning Policy & Infrastructure

**CONSULTATION ON MAIN MODIFICATIONS TO THE AMENDED ALLOCATIONS & DEVELOPMENT MANAGEMENT
DPD**

BELLWAY HOMES LTD (RESPONDENT NO: 052)

On behalf of Bellway Strategic Land, part of Bellway Homes Limited ('Bellway'), we write in respect of the current consultation on main modifications to the Amended Allocations & Development Management DPD. The consultation follows hearing sessions held between Tuesday 5 November and Tuesday 12 November 2025.

Turley has acted on behalf of Bellway throughout the Local Plan Examination process to date in respect of their land interests at the site referred to as the "land to the north of the A617, Rainworth" ('the site').

Our comments relate to specific main modifications, and this response is structured accordingly.

Paragraph 1.32 – MM1

Upon adoption of this plan, a new Local Plan will be required, and it is expected that it would be prepared in accordance with the updated plan-making system as established by the Levelling Up and Regeneration Act 2023 (LURA). The updates to Regulations are anticipated imminently, although they have been delayed and its unclear when they will be published to enable plan preparation to move forward. This notwithstanding, the proposed modification assumes adoption in 2028 for a new plan.

We welcome the inclusion of a time specific requirement for a new local plan. However, to ensure a degree of flexibility, should a plan be ready for submission before 2028 or should there be further delays to updated Regulations, we would propose the following addition in red:

As the Amended Core Strategy is now over five years old the Council will begin a process of producing a new Local Plan during 2025. To set out the Council's formal position on the production of a new Local Plan. 2 It is not proposed to simply review the Amended Core Strategy as the preference now in the NPPF (and in the reformed development plan system) is for a single Local Plan document. A Local Development Scheme has been prepared setting out a timetable for preparing a new Local Plan. Preparatory work will commence at the beginning of 2025

[REDACTED]
[REDACTED]
[REDACTED]

T [REDACTED] turley.co.uk

and once the government have introduced the guidance and regulations associated with the new plan making system ~~which ever system is the most appropriate~~. It is ~~proposed~~ expected that a new plan will be in place in 2028, if not sooner, so that the district can meet local needs as soon as possible.

Paragraph 6.5 – CMM16

Paragraph 1.28 of the DPD states that in total, the District has a supply of 185.56 hectares of employment land, which is an increase from 176.69 hectares in the previous iteration of the plan. However, as outlined in Paragraph 1.30, there are concerns that the anticipated levels of employment land delivery may not be fully realised, mirroring the challenges experienced with housing delivery. This therefore indicates that sufficient land as not been allocated in the DPD.

As we have set out in our previous representations and hearing statements, employment allocation Ra/E/1 was the subject of an outline planning application for residential development (ref: 21/00996/OUTM), which was recently approved in April 2025 (following a resolution to grant at planning committee in October 2023).

This decision has resulted in Rainworth no longer having an employment allocation, creating a shortfall in employment land supply, further demonstrating that sufficient employment land has not been allocated. This outcome is inconsistent with paragraph 82(b) of the 2023 National Planning Policy Framework ('NPPF')¹, which requires planning policies to set criteria and identify strategic sites for local and inward investment to match the overall strategy and meet anticipated needs over the plan period.

Furthermore, it is also inconsistent with paragraph 35 of the NPPF which states that plans can only be found sound if they provide a strategy that, at a minimum, seeks to meet the area's objectively assessed needs and is consistent with national planning policy.

As stated in the submitted Regulation 19 representations, the land to the north of the A617, Rainworth, is available and represents a significant opportunity to provide a mixed-use development, with employment and housing capacity available in the short-term to meet the needs of the District and Mansfield Fringe Area. The site also has the potential to deliver strategic scale growth in the long term to meet future needs.

We trust the above comments are of assistance to the Council and Inspector in informing the next steps of the Local Plan Examination. We look forward to continuing to engage with the process. Should you have any queries, please do not hesitate to contact myself or my colleague Jessica [REDACTED].

Yours sincerely,



Holly Okey
Planner



¹ The Amended Allocations & Development Management DPD is being examined against the 2023 NPPF.