



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-represenatation/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/remain 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" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Nick"/>	<input type="text"/>
Last Name	<input type="text" value="Baseley"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Director"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="IBA Planning Ltd"/>	<input type="text"/>
Address Line 1	<input type="text" value=""/>	<input type="text"/>
Line 2	<input type="text" value=""/>	<input type="text"/>
Line 3	<input type="text" value=""/>	<input type="text"/>
Line 4	<input type="text" value=""/>	<input type="text"/>
Post Code	<input type="text" value=""/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
Email Address	<input type="text" value=""/>	<input type="text"/>

Name or Organisation:	<input type="text" value="IBA Planning Ltd"/>
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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: Nick Baseley

Organisation: IBA Planning Ltd

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

Main Modification Number	MM26
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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 checked="" type="checkbox"/> |
| (2) Justified | <input checked="" type="checkbox"/> |
| (3) Effective | <input checked="" 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.

Our previous representations sought amendments to update the Policy to reflect the fact that half of the site has already been developed for housing (as the Council had done elsewhere in similar situations).

The Main Modification's proposed amendment to the first sentence to acknowledge that "The western part of the site has been developed" is therefore supported.

However, we wish to object to the second part of that amended sentence where it is now stated that ... "the residual allocated is anticipated to provide around 95 dwellings" - for the following reasons.

First, this part of the sentence does not quite make sense. Presumably it should read the residual land allocated, or the residual part of the allocation?

Second, it is not clear where the approximate yield of the residual land allocation has been derived from.

Our previous representations suggested that the wording should amend the approximate yield - on the basis that the first half of the site delivered more than its commensurate share, meaning that the development of the balance of the land is likely to deliver more than the approximately 190 dwellings originally referred to in the Policy (and there seemed no good reason to unnecessarily limit what is likely to be ultimately achievable).

Whilst the second part of MM26 seeks to address this, the approximate yield for the residual land allocation is considered too low.

At the time of our earlier representations, reference was made to the site currently being subject of a pre-application enquiry with the Council (LPA reference PREAPM/00121/23) - with a housebuilder scheme depicting some 147 dwellings.

As part of the Council's pre-application enquiry response, the Council confirmed there was no objection in principle to a development of such size notwithstanding the original allocation.

Pursuant to the above pre-application enquiry advice, the Council is now currently considering a detailed application by housebuilders, Homes by Honey (LPA reference 25/00197/FULM) for 136 dwellings.

Again, no objections have been raised by the Planning Officer regarding the quantum of development.

This all being the case (and in light of the Council's current significant housing shortfall), there would seem no good reason to artificially limit the potential yield on the remaining part of this longstanding housing allocation.

Whilst the approximate yield stated in MM26 is "around" 95 dwellings, there is still concern that this might be seen by some to unnecessarily curtail the amount of development achievable on this part of the site.

In its current form therefore, we remain of the view that this part of the Plan cannot be judged to have been positively prepared, or considered justified or effective.

(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.

We would suggest that this anticipated yield should be increased to "around 136 dwellings" to reflect that of the Council's earlier pre-application enquiry advice and the subsequent housing scheme subject of the pending detailed planning application.

Subject to the above amendment, our objection will be considered fully resolved.

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

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	
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Comments

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	X	No	
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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	X	No	
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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	X	No	
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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: