



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" value="Ms"/>
First Name	<input type="text" value="Mike"/>	<input type="text" value="Stephenie"/>
Last Name	<input type="text" value="van den Berg"/>	<input type="text" value="Hawkins"/>
Job Title (where relevant)	<input type="text" value="Project Director"/>	<input type="text" value="Planning Associate Director"/>
Organisation (where relevant)	<input type="text" value="Urban & Civic"/>	<input type="text" value="Stantec"/>
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" value="REDACTED"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="REDACTED"/>
Telephone Number	<input type="text"/>	<input type="text" value="REDACTED"/>
Email Address	<input type="text"/>	<input type="text" value="REDACTED"/>

Name or Organisation:	These representations are made on behalf of Urban & Civic, the master developer leading the delivery of the Sustainable Urban Extension at Newark South (now called Middlebeck)
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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: Stephenie Hawkins

Organisation: Stantec obo Urban & Civic

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

Main Modification Number	MM39
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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 type="checkbox"/> |
| (2) Justified | <input type="checkbox"/> |
| (3) Effective | <input type="checkbox"/> |
| (4) Consistent with national policy | <input checked="" 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.

Stantec, on behalf of Urban & Civic, made representations at both the first and second Publication Amended Allocations & Development Management Development Plan Document (AADMDPD) Regulation 19 stage. Our representations made in relation to Core Policy 1 (Affordable Housing Provision), and supporting text at paragraph 8.9, raised concern that the proposed approach to First Homes was not consistent with national policy.
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Since our representations to the first and second Publication AADMDPD Regulation 19 stage, national policy on First Homes has changed. As set out at footnote 31 of the National Planning Policy Framework (NPPF) December 2024, the requirement to deliver a minimum of 25% of affordable housing as First Homes no longer applies. This change renders our representations to Core Policy 1 made at both the first and second Publication AADMDPD Regulation 19 stage superfluous.

Whilst the national minimum requirement for First Homes no longer applies, footnote 31 of the NPPF states that delivery of First Homes can continue where local planning authorities judge that they meet local need. Urban & Civic welcome that the AADMDPD continues to support delivery of First Homes as an affordable home ownership product under paragraph 8.10 of the supporting text to Core Policy 1.

Reflecting changes in the NPPF, MM39 proposes to delete Core Policy 1, Part B Tenure Requirements (third paragraph) to remove reference to the requirement for First Homes. In this respect Core Policy 1 is made consistent with national policy.

Notwithstanding the above, the supporting text at paragraph 8.9 continues to reference a national policy requirement for 25% First Homes. For consistency, paragraph 8.9 should be amended accordingly.

In addition, whilst MM39 proposes to delete Core Policy 1, Part D Implementing the 10% Affordable Home ownership product target, reference to Part D is maintained at Part B Tenure Requirements (paragraph 1). To ensure consistency, Part B should be amended accordingly.

(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.

Paragraph 8.9 of the supporting text to Core Policy 1 references a national policy requirement for 25% First Homes. For consistency, paragraph 8.9 should be amended to reflect national policy and proposed changes to Core Policy 1, Part B under MM39.

In addition, to ensure consistency within Core Policy 1, Part B (first paragraph) should be amended to reflect the proposed deletion of Part D Implementing the 10% Affordable Home Ownership product target under MM39.

(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	
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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		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: