



Newark & Sherwood District Council

**Matter 3:
Housing Land Supply**

October 2024

Contents

Introduction.....	2
Issue 1 – Whether the Plan will Provide for a Sufficient Housing Land Supply to Deliver Planned Growth over the Plan Period and Whether a Deliverable Five Year Supply of Housing will be Available Upon Adoption.....	5
Q3.1 Could the Council provide an up-to-date housing trajectory, having regard to the responses provided to Q2.10 above, including start dates, build-out rates, and completions for each site within the housing supply, supported by evidence including site proformas and Statements of Common Ground, correspondence with site promoters etc.?	5
Q3.2 What assumptions have been made to inform the trajectory for the delivery of housing sites in terms of:	5
Q3.3 Will the Plan identify a sufficient supply of specific, deliverable sites for years 1 – 5 and for year 6 onwards of the Plan period?.....	6
Q3.4 What evidence is there to support the estimated supply and is it robust?	6
Q3.5 What is the relevant five-year period on adoption and what is the requirement?	6
Q3.6 Does past delivery and/or the Housing Delivery Test results have any implications for the appropriate buffer to be added to the five-year land supply?	7
Q3.7 Is there clear evidence to support the delivery of sites in the relevant five-year period on adoption?	7
Q3.8 Based on a requirement of 371 dwellings per year, would the Plan help to ensure a five-year supply of deliverable sites on adoption over the Plan Period?.....	7
Table 3.2 – Housing Trajectory at 1st April 2024	8
Figure 3.1 - Evidence Requested for Q2.10.....	11

Introduction

- 1.1 For clarity, the Council have pulled together a list of all the allocations referred to in the table in Matter 2. Table 3.1 below provides a summary as to their current status and any updates since the 1st of April 2024 that were not factored into the [2023-24 Statement of Five Year Housing Land Supply](#).
- 1.2 It should be noted that there are three housing trajectories referenced in Matters 2 and 3 and are clearly signposted. For the purposes of Matter 3: Housing Land Supply, the housing trajectory in question is contained in Table 3.2 at the end of this document.
- 1.3 The three trajectories referenced are:
 1. **Housing Trajectory at 1st April 2024:** containing all completions prior to 1st April 2024, a detailed supply (on a site by site basis) to the end of the Plan Period containing all sites with planning permission, all housing allocations, and a windfall allowance. This trajectory also details the number of dwellings expected to be completed outside the plan period (post 2033) and identifies which sites contribute to the Five Year Housing Land Supply. This is the one contained at Table 3.2 at the end of this Matter.
 2. **Illustrative LDF Housing Trajectory at 1st April 2024:** An update to Appendix C of the Submission Version AADMDPD which contains an overview of the housing supply to the end of the plan period (2033) by category (e.g. permissions on allocated sites, permissions on unallocated large sites, sites with no permission) (See Figure 2.1 of Matter 2).
 3. **Housing Trajectory for Allocated Sites at 1st April 2024:** An update to Appendix C of the Submission Version AADMDPD which contains all housing allocations, including actual completions to date (at 1st April 2024) and their anticipated trajectories (See Figure 2.2 of Matter 2).

Table 3.1 – Summary of Housing Allocations and their Status

Allocation	Status ¹	Planning Status	Developer	No. of Dwellings Allocated ²	Dwellings Complete at 1 st April 2024	No. of Dwellings in SYRHLS	NSDC Comments	Changes since 1 st April 2024
NUA/Ho/2 – (Residual)	NS	No Permission		86 (25)	5	0	Allocation capacity has been reduced to reflect the remaining undeveloped area of the allocation. 5 dwellings have already been completed on the small portion of the site. This leaves a residual of 20 dwellings.	
NUA/Ho/4	NS	22/01529/RMAM Pending 22/01528/RMAM Pending	NSDC		-4	0	4 dwellings have been demolished to enable development, so permission is now extant.	
NUA/Ho/5	NS	No Permission		200	n/a	0	Persimmon have confirmed their intention to deliver the site by way of email dated 01/06/2023.	
NUA/HO/6 – (Residual)	NS	No Permission		5	n/a	0	Previous permission for 8 dwellings has lapsed.	
NUA/HO/8	NS	20/00580/FULM	NCHA	66 (86)	0	87	Conditions being discharged (some already discharged) and applications to discharge further conditions have been registered. Increased capacity of allocation reflects the planning permission granted on the site.	The site has been cleared and levelled ready to commence building once all the pre-commencement conditions have been discharged.
NUA/HO/9	NS	No Permission		150	n/a	0		
NUA/HO/10	NS	22/02375/FULM Pending	NSDC	120 (170)	n/a	0	Increased capacity reflects increased site area. Application pending for 141 dwellings.	
NUA/MU/1		23/01282/OUTM Pending (PH1) 23/02281/OUTM Pending (PH2)	Lindum		Non-Residential	Non-Residential	Applications pending with areas covering the land swap proposed at Main Modification 17.	
NUA/MU/4	Com	N/A	-	-	87	-		Complete in May 2024
NUA/OS/1		No permission		270	n/a	0		
NUA/OS/2 (Formerly NUA/MU/3)		No permission		150	n/a	0		
CO/MU/1	UC	19/00072/RMAM 16/01807/RMAM 17/01092/RMAM	Gusto Homes	80	60 extra care units 91 dwellings complete	0		The site is now complete. The adjacent reserved land has consent and is under construction.
ST/MU/1	Com	No Permission for Retail	-	-	50	-		Residential Complete
SO/HO/2	Com	N/A	-	-	38	-		Complete

¹ NS – Not Started, UC – Under Construction, Com - Complete

² In Allocations & Development Management DPD (2013) – Number in brackets is the new figure proposed in AADMDPD.

SO/HO/4	NS	20/01190/OUTM 23/01836/RMAM	Cameron Homes	45	0	0	Conditions being discharged (Condition 18, 19 and 20 have been discharged so far).	Reserved Matters approved on 06.09.2024
SO/HO/5	NS	No Permission		60	0	0		Developer in active discussions with NSDC over the most appropriate access for site (PREAPP/00179/23 and PAFU/00269/23). Intention is to submit an application solely for access in advanced of further detail.
SO/HO/7	NS	No Permission		15 (18)	0	0	Additional Main Modification proposed to revert capacity back to 15 dwellings.	
OB/MU/1	UC	17/00595/FULM	Gleeson Homes	225	186	119		
OB/MU/2	NS	No Permission		120	0	0		
ED/HO/2	NS	21/02094/OUTM 24/01195/RMAM Pending	Morro Partnerships	50	0	0		Reserved Matters application submitted on 04.07.2024.
Bi/HO/1	NS	No Permission		20	0	0	Originally proposed for deallocation as no contact from landowner. However, new landowner has confirmed intention to develop site, so was reinstated at Regulation 19 stage.	
Bi/HO/2	UC	20/00475/FULM	Gleeson Homes	55 (136)	34	102	Increased capacity reflects increased site area in the permission.	
Bi/MU/1	UC	20/00873/FULM	Keepmoat Homes	75	48	55		
RA/HO/2 (Residual)	NS	No Permission (on residual)		190	0	0	A Pre-application enquiry was received in May 2023 for residential development on the site (PREAPM/00121/23).	
RA/MU/1	NS	No Permission		6	0	0	A Pre-application enquiry was received in October 2023 for residential development on the site (PREAPM/00240/23).	
CL/MU/1	NS	23/01846/FULM Pending 23/00832/FULM RTG Subject to S106	Harper Crewe	120	0	0		Application for residential element went to planning committee on 3 rd October with a recommendation for approval. This was approved subject to the signing of a S106.
BL/HO/1	NS	22/01459/FULM Subject to S106	Tune Developments obo NCHA	55	0	0		Application went to planning committee 05/09/2024 for 62 dwellings and has resolution to grant subject to S106.
BL/HO/3	UC	20/00475/FULM	Gleeson Homes	100 (81)	52	29	Reduced capacity to reflect number of dwellings permitted under 20/00475/FULM.	

Issue 1 – Whether the Plan will Provide for a Sufficient Housing Land Supply to Deliver Planned Growth over the Plan Period and Whether a Deliverable Five Year Supply of Housing will be Available Upon Adoption

Q3.1 Could the Council provide an up-to-date housing trajectory, having regard to the responses provided to Q2.10 above, including start dates, build-out rates, and completions for each site within the housing supply, supported by evidence including site proformas and Statements of Common Ground, correspondence with site promoters etc.?

A: Yes, a housing trajectory containing each site within the housing supply at 1st April 2024 has been included at Table 3.2. This trajectory also covers the remainder of the plan period and includes all (as yet undelivered) housing allocations, as well as sites with planning permission. This provides a detailed breakdown of the deliverable supply to the end of the plan period and beyond.

Evidence is provided for the sites listed in Q2.10 in Figure 3.1 unless the site have been completed or are under construction.

Supply over Plan Period

Q3.2 What assumptions have been made to inform the trajectory for the delivery of housing sites in terms of:

a. **The time taken from submission of a planning application to its determination.**

Please see below.

Site Size		Sample Size
100+ Dwellings	1.17yrs	11
0-99 dwellings	1.03yrs	19

b. **The time taken to determine reserved matters once outline planning permission has been granted.**

Of the sites in the sample above, those that originally obtained outline planning consent have been used to inform the table below:

Site Size		Sample Size
100+ Dwellings	1.59yrs	7
0-99 dwellings	1.52yrs	5

c. **The time taken from the grant of planning permission to housing starting on site.**

We don't monitor the time taken from the grant of planning permission to housing starting on site, however, we do monitor the grant of planning permission to first completion and these historic trends have been used to inform our housing trajectory and our assumptions are consistent with the evidence. See table below.

Site Size	Lead-In Time	Sample Size
100+ Dwellings	2.34yrs	11
0-99 dwellings	2.26yrs	19

d. The build-out rates for different size sites and number of sales outlets

Build-out rates in the District are regularly monitored. All sites bar Land South of Newark (NAP2a) and Fernwood (NAP2c) have been delivering from 1 sale outlet. The average build out rates in the District by site size are shown in the table below. These are used as a basis to inform the housing trajectory and our assumptions are consistent with the evidence.

Site Size	Average Annual Build Out Rate	Sample Size
SUE'S (3000+)	95	2
500-999 dwellings	46	1
100-499 Dwellings	42	8
0-99 dwellings	41	15

Q3.3 Will the Plan identify a sufficient supply of specific, deliverable sites for years 1 – 5 and for year 6 onwards of the Plan period?

A: Yes. The Plan identifies a sufficient supply of specific, deliverable sites for years 1-5 equating to 2,544 dwellings (exceeding the five year requirement of 2,185 [or 437dpa]). For years 6 onwards, the housing trajectory identifies a future committed supply of 6,549 dwellings to the end of the plan period. 6,503 dwellings have already been completed since 2013. This equates to 13,052 dwellings. The Amended Core Strategy identifies a requirement of 9,080 dwellings (or 454dpa) over the plan period to 2033. This equates to a supply which is 44% more than the Plan requirement.

Q3.4 What evidence is there to support the estimated supply and is it robust?

A: The evidence supporting the estimated supply includes permissions on allocated and unallocated sites, historical windfall delivery rates and expected future trends. All sites which contribute to the estimated supply are either allocated or have planning permission. The level of estimated supply is based on the evidence on lead-in times and build-out rates detailed above. These are based on past performance in the District since the start of the Plan Period, and therefore we consider the estimated supply to be both robust and reflect local circumstances. The five year supply is in full compliance with the [PPG](#). It only includes sites with outline consent in the five year supply where is 'clear' evidence that delivery will occur within five years (in all cases these are parcels which form part of a wider site that is already under construction) in line with the definition of '[deliverable](#)'.

Five Year Housing Land Supply

Q3.5 What is the relevant five-year period on adoption and what is the requirement?

A: The relevant five-year period on adoption will be 2024/25 to 2028/29. This is the period from the most recent [Five Year Land Supply Statement](#) published in July 2024.

As the Amended Core Strategy turned five in March 2024, the housing requirement must be measured against the Local Housing Need figure calculated using the Standard Method. This results in an annual requirement of **437 dwellings** per annum. This figure is lower than the housing requirement in the Amended Core Strategy or 454dpa and there is sufficient supply identified to meet the requirements of either figure.

Q3.6 Does past delivery and/or the Housing Delivery Test results have any implications for the appropriate buffer to be added to the five-year land supply?

A: No, for the [2022 HDT](#) (published in December 2023), NSDC has a rolling three-year housing target of 1,172 with completions of 2,193 units – which equates to 187%. Therefore, no buffer is required to be added to the housing requirement.

Q3.7 Is there clear evidence to support the delivery of sites in the relevant five-year period on adoption?

A: Yes, there is clear evidence to support the delivery of sites in the relevant five year period. This includes current planning permissions, progress on applications and agreements with developers. The five year housing land supply is in full accordance with the PPG. There are only three sites (Thoresby Colliery, Land south of Newark and Flowserve) included within the supply that require '[clear evidence](#)' for their inclusion, these all have outline consent. All three sites form part of wider sites which are already under construction and the Council considers this to be sufficiently clear evidence to include an allowance in the five year land supply (see Paragraphs 3.8, 3.9 and 3.12 of the [2023-24 Statement of Housing Land Supply](#)).

Q3.8 Based on a requirement of 371 dwellings per year, would the Plan help to ensure a five-year supply of deliverable sites on adoption over the Plan Period?

A: Yes. It is noted the requirement in the [2023-24 Statement of Housing Land Supply](#) has a requirement of 437dpa. The Plan would help to ensure a five-year supply of deliverable sites on adoption as it would total 2,185 dwellings over the five year period. The Council has a deliverable supply of 2,544 dwellings, exceeding the requirement. This surplus supports the Plan's ability to maintain a flexible and robust housing land supply throughout the Plan period. On adoption, the Council will have a 5.82 year housing land supply.

Table 3.2 – Housing Trajectory at 1st April 2024

[illegible][illegible]

Ref	Type	Parish/Ward	Address	Status	Developer	First Plot Commencement Date	G/B	Completions at 1st April 2024	Total residual number of dwellings under construction, permitted/allocated*	Total number of dwellings on site	Prior comps 13/14	Prior comps 14/15	Prior comps 15/16	Prior comps 16/17	Prior comps 17/18	Prior comps 18/19	Prior comps 19/20	Prior comps 20/21	Prior comps 21/22	Prior comps 22/23	Prior comps 23/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply	Post plan	Total in SYRHLS	
Sub Total									21	299	320	48	85	113	56	82	139	88	79	110	84	83	57	57	58	63	63	0	0	0	0	298	0	298

Residual Allocated Sites without Permission (in the Amended Core Strategy)

NAP2B	Allocation	Newark	Strategic Site (Land East of Newark)	NS			N/A	G	0	1,000	1,000																							
Sub Total									0	1,000	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	50	100	100	275	725	0

Residual Allocated Sites without Permission (in the Allocations & Development Management DPD)

Residual Allocated Sites without Permission (in the Allocations & Development Management DPD)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
N/A/NA/2	No Permission	Newark	Land south of Quibbells Lane (Residual)	NS			N/A		0	20	20											5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

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N/A/OS/1	No Permission	Newark	Tarmac Site, Hawton Lane, Newark	NS			N/A		0	270	270																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

Windfall Allowance

																							0	0	0	100	100	100	100	100	100	100	600		200
Sub Total																							0	0	0	100	100	100	100	100	100	100	600	0	200

Total Supply (gross)

									1,341	10,276	11,617	312	462	440	585	508	671	586	799	871	618	651	464	536	499	533	512	933	1,022	1,072	978	13,052	4,448	2,544
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Losses

											38	15	44	14	17	17	31	32	64	30	22												
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Total Supply (net)

									1,341			274	447	396	571	491	654	555	767	807	588	629	464	536	499	533	512	933	1,022	1,072	978	12,728	4,448	2,544
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Figure 3.1 - Evidence Requested for Q2.10

Emma Raine

Subject: FW: FW: NUA/HO/5 - Quibells Lane, Newark

From: [REDACTED]
Sent: Thursday, October 10, 2024 9:34 PM
To: Matthew Norton [REDACTED]
Subject: Fwd: FW: NUA/HO/5 - Quibells Lane, Newark

[CAUTION: This email originated from outside of the organisation. Do not click on links or open attachments unless you recognise the sender and know the content is safe]

Dear Matthew

As per the below email which has landed in my inbox, I am happy to confirm that we still have development of the site in mind and should be able to bring the development in within your ten year timescale

However it is not an easy or straightforward site to develop so progress may not appear to be immediately evident.

I hope this answer is satisfactory for the purpose and extent of your inquiry.

Kind regards

Andrew Rainbow

Managing Director

W A Rainbow and Sons Ltd

----- Original Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Tuesday, October 1st 2024, 08:55
Subject: FW: NUA/HO/5 - Quibells Lane, Newark

[See below...](#)

Regards

From: Emma Raine [REDACTED]
Sent: 30 September 2024 08:34
To: info [REDACTED]
Subject: RE: NUA/HO/5 - Quibells Lane, Newark

OFFICIAL

Apologies that should've said NUA/HO/2 – Quibells Lane

From: Emma Raine
Sent: Monday, September 30, 2024 8:29 AM
To: [REDACTED]
Subject: NUA/HO/5 - Quibells Lane, Newark
Importance: High

Dear Sir/Madam,

We are seeking further information on the delivery expectations of housing allocation [NUA/HO/5 – Quibells Lane, Newark] and would be grateful if you could answer the following questions?

- 1. Are you (or somebody else) going to develop the site for housing?
- 2. Is there any progress being made towards the submission of a planning application (where relevant)?
- 3. Has any progress been made with site assessment work (where relevant)?
- 4. Any other comments

The anticipated build programme in our housing trajectory is outlined below. This is in line with the deliverability indicators cited in Annex 2 of the NPPF. Do you agree with this assumption and if not, what do you think it should be?

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
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					5	20		
--	--	--	--	--	---	----	--	--

Kind regards,

Emma Raine MRTPI

Planner (Policy)

Planning Policy & Infrastructure Business Unit

Newark and Sherwood District Council

Working Days Monday - Friday

(01636) 650000



www.newark-sherwooddc.gov.uk



Emma Raine

Subject: FW: RE:NUA/Ho/4 Yorke Drive

From: Cara Clarkson [REDACTED]
Sent: Friday, October 4, 2024 4:33 PM
To: Matthew Norton [REDACTED]
Subject: RE: RE:NUA/Ho/4 Yorke Drive

OFFICIAL

Hi Matthew,

There is a current open planning application for reserved matters on this aforementioned app.

Following consultee feedback, we have undertaken an element of redesign which I am expecting to be resubmitted to planning in the coming week.

With a successful RM, we would hope to begin works by summer 2025 at the latest.

Please let me know if you require anything further,

Cara

Cara Clarkson
Business Manager Regeneration and Housing Strategy
Housing Health and Wellbeing
Newark and Sherwood District Council
Working days Monday to Friday

[REDACTED]
www.newark-sherwooddc.gov.uk



From: Matthew Norton [REDACTED]
Sent: Thursday, September 26, 2024 3:13 PM
To: Cara Clarkson [REDACTED]
Subject: RE:NUA/Ho/4 Yorke Drive

OFFICIAL

Dear Cara

With regard to the regeneration scheme at York Drive (DPD Ref NUA/Ho/4) I wonder if you could give me an understanding of progress on the scheme and next steps

Kind Regards

Matthew

Matthew Norton
Business Manager – Planning Policy & Infrastructure
Newark & Sherwood District Council



Castle House, Great North Road, Newark, Notts, NG24 1BY

<https://www.newark-sherwooddc.gov.uk/your-council/planning-policy/>



Emma Raine

Subject: FW: 2023 Strategic Housing and Employment Land Availability Assessment

From: Breed, George [REDACTED]
Sent: Thursday, June 1, 2023 12:12 PM
To: planningpolicy [REDACTED]
Subject: RE: 2023 Strategic Housing and Employment Land Availability Assessment

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Emma

I think the availability conclusion needs updating to within 5yrs rather than 10-15yrs.
The overall conclusion can be updated to reflect the schemes promotion by developer, engagement with County Highways has been carried out by our Transport Consultant with access proposed via Persimmon Homes Lavender Way development access. On Street Parking assessments support the use of both Snowdrop Ave and Lily Ln as means of access through to the allocation site.

Kind Regards

George Breed | Strategic Land Manager
Persimmon Homes Nottingham | Fountain House, Southwell Road West, Mansfield, Nottinghamshire NG18 4LE
[REDACTED] Web | persimmonhomes.com | charleschurch.com



From: planningpolicy [REDACTED]
Sent: 01 June 2023 12:00
To: Breed, George [REDACTED]
Subject: RE: 2023 Strategic Housing and Employment Land Availability Assessment

OFFICIAL

Hi George,

Thank you. I've had a bounce back from [REDACTED] in respect of NUA/HO/5. I assume the status of that site is that same as 21_0014?

Thanks,

Emma

File Note

NUA/Ho/6

DD Spoke to Mrs Briggs-Price (June 2017) regarding the southern part of NUA/Ho/6 which had a planning permission for 8 dwellings which lapsed in 15/16. Mr Briggs-Price wished the land to remain allocated and they would look towards developing the site at a later date, likely to be in the later part of the Plan Period when he retired.

DD June 2017

Emma Raine

Subject: FW: NUA/HO/8 – Land at Bowbridge Road, Newark

From: Claudine Edwards [REDACTED]
Sent: Tuesday, October 8, 2024 12:35 PM
To: Andrew Pidgeon [REDACTED]
Subject: FW: NUA/HO/8 – Land at Bowbridge Road, Newark
Importance: High

Regards

Claudine Edwards
New Business and Development Manager
Development
NCHA

[REDACTED]

From: Emma Raine [REDACTED]
Sent: Thursday, September 26, 2024 10:21 AM
To: Claudine Edwards [REDACTED]
Subject: NUA/HO/8 – Land at Bowbridge Road, Newark
Importance: High

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OFFICIAL

Dear Claudine,

We are seeking further information on the delivery expectations of housing allocation [NUA/HO/8 – Land at Bowbridge Road, Newark] and would be grateful if you could answer the following questions?

1. Are you (or somebody else) going to develop the site for housing? [Yes NCHA will finance and own the site, Mercer Building Solutions Ltd will build out the site as Contractor](#)
2. Is there any progress being made towards the submission of a planning application (where relevant)? [Planning was granted October 2021 for 87 units, we are currently discharging pre-commencement conditions to get the site started prior to planning expiring. The planning was subject to a long JR process raised by a neighbouring landowner hence the delay in starting on site.](#)
3. Has any progress been made with site assessment work (where relevant)? [Site surveys have been undertaken including drainage, contaminated land checks, arbs, ground report, coal mining search, ecological and archaeological searches. A drainage design strategy has just been submitted to the LA planning department as part of the final condition to discharge](#)
4. Any other comments – [Mercer have cleared the site of debris and some large stockpiles of soil left by previous site owners and levelled the site. We intend to officially start building once all pre-commencement planning conditions have been discharged, there is currently one discharge pending / with the planning department to assess. We would be due to PC approx. July 2026](#)

The anticipated build programme in our housing trajectory is outlined below. This is in line with the deliverability indicators cited in Annex 2 of the NPPF. Do you agree with this assumption and if not, what do you think it should be?

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	20	20 + 87	47					

Kind regards,

Emma Raine MRTPI

Planner (Policy)

Planning Policy & Infrastructure Business Unit

Newark and Sherwood District Council

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(01636) 650000

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Messages may be monitored for compliance purposes and to protect our business.

Nottingham Community Housing Association Limited is registered as a charitable social landlord under the Co-operative & Community Benefit Societies Act 2014, Number 7104

Registered Office 12-14 Pelham Rd Nottingham NG5 1AP

Emma Raine

Subject: FW: NUA/HO/10 - Lowfield Lane Update

From: Andy Dewberry [REDACTED]
Sent: Friday, September 27, 2024 1:44 PM
To: Emma Raine [REDACTED]
Cc: Edward Langtry [REDACTED]
Subject: RE: NUA/HO/10 - Lowfield Lane Update

OFFICIAL

Hi Emma,

A difficult question at present, as the planning date keeps going backwards. I think we are looking at November Committee as it stands. In normal circumstances, we would have been finalising procurement now and looking at a start on site by late spring early summer next year. However, we have not progressed with procurement as yet due to the uncertainty around the consent and not wanting to waste time and resources of our supply chain, which may impact upon them working with us on future schemes. Clearly the start date may also be affected by any conditions required by planning.

In addition to the above, I believe there will need to be further approvals by NSDC in terms of the final land value, which will only take place after any consent. I am not sure how long this will take as it does not directly involve Arkwood, possibly 2-3 months, maybe longer, which will further delay a quick commencement.

We are anticipating a build period of circa 42 months with a delivery rate of circa 40 units per annum. Therefore my best guess/estimate at present, is within a ranges from optimistic and starting summer 2025 and completing by the end of 2028 and more pessimistic starting late 2025 and completing mid 2029. As you know with development, optimism of everything going to plan is often just that.

Hope this helps.

Kind regards,
Andy

Andrew Dewberry
Managing Director
Arkwood Developments Limited
[REDACTED]



From: Emma Raine [REDACTED]
Sent: Thursday, September 26, 2024 12:57 PM

To: Andy Dewberry [REDACTED]
Subject: NUA/HO/10 - Lowfield Lane Update
Importance: High

OFFICIAL

Dear Andy,

We are seeking further information on the delivery expectations of housing allocation [NUA/HO/10]. For clarity this has nothing to do with the planning application and is about the allocation in the Plan. If permission is granted, could you confirm timescales for delivering the site?

Kind regards,

Emma Raine MRTPI
Planner (Policy)
Planning Policy & Infrastructure Business Unit
Newark and Sherwood District Council
Working Days Monday - Friday
(01636) 650000
[REDACTED]

www.newark-sherwooddc.gov.uk



REF (For Office Use Only):



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="Mr"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="Tim"/>	<input type="text" value="Bob"/>
Last Name	<input type="text" value="Parker"/>	<input type="text" value="Woollard"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="NSK Europe Ltd"/>	<input type="text" value="Planning and Design Group"/>
Address Line 1	<input type="text" value="Northern Road"/>	<input type="text" value="Pure Offices"/>
Line 2	<input type="text" value="Newark"/>	<input type="text" value="Lake View Drive"/>
Line 3	<input type="text"/>	<input type="text" value="Sherwood Business Park"/>
Line 4	<input type="text"/>	<input type="text" value="Nottingham"/>
Post Code	<input type="text" value="NG24 2JF"/>	<input type="text" value="NG15 0DT"/>
Telephone Number	<input type="text"/>	<input type="text" value=""/>
Email Address	<input type="text"/>	<input type="text" value=""/>

Name or Organisation:	<input type="text" value="NSK Europe Ltd"/>
-----------------------	---

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: 2.10 and 2.11
Amended AADMDPD Policy Number	X	Policy Number: NUA/MU/3 & NUA/OS
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 | <input type="checkbox"/> |
| (3) Effective | <input type="checkbox"/> |
| (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.

NSK Europe Ltd recognise that the release of land from their site in Newark for alternative forms of development has always been subject to the operational needs of the business and the unpredictability of the global economy. As part a multinational business with significant involvement in automotive industries across Europe, business planning has been significantly exposed to the impacts of Brexit; Covid; supply chain issues; and local and global economic uncertainty. It is also accepted that the timescales for delivery on the site is subject to closure of unrequired parts of the site, and / or the successful relocation of the NSK operations to a new site within Newark. While there remains a clear and committed intent to make more efficient use of the site through is partial or wholesale redevelopment it is recognised that the operational needs of the business, and consequent timescales for relocation, are subject to external non-planning influences, and never more so than the last five years.

The site remains undeniably suitable, highly sustainable and potentially available for redevelopment in the short to medium term. In fact, its regeneration is an imperative given the nature and constraints of the site. While NSK would like to be able to give greater certainty on the precise timescales for the site's rebirth, the business is ultimately a manufacturer and significant local employer rather than a developer. It is essential that it focusses on its core business while still planning and preparing for an inevitable alternative future. It is for these reasons that an allocation within the plan provides both short term security for the existing employer and long term certainty and security for the local business going forward.

We are reassured by the Council's response to our submissions to the Issues Paper in 2019, that the change to the plan in respect of the NSK site are a re-designation that imparts flexibility and recognises the opportunity that the site presents. It is expressly not a de-allocation. We are heartened that the re-designation is a sensible and pragmatic response to a degree of uncertainty, which neither the Council nor NSK can change, but ensures confidence in business planning and supports the clear intent of both landowner and the Council.

To that extent, we are content to accept the Council's position on the site, provided that it does not limit the 'opportunity' afforded by this incredibly sustainable location. We note that Paras 92 and 120 of the Framework advocates that Policies should encourage the delivery of mixed use sites, with Chapter 9 focussing on the potential to maximise site with sustainable transport opportunities.

For obvious reasons, the plan allocations focus on the delivery of housing, but that focus should not be at the exclusion of other appropriate uses, taking into account the highly sustainable location and the benefits of mutual supportive uses. Recognising the locational benefits of the site and in the context of the Framework guidance, a 'sound' plan would not inadvertently limit the 'opportunity' to residential development, but would actively encourage a range of appropriate uses, including employment, commercial, business, service, residential, leisure, community and educational uses. As it stands the policy is **not positively prepared and is inconsistent with national policy**

(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.

We consider that the following tracked changes are necessary for the plan to conform to the Framework and to ensure a sound plan

Policy NUA/OS Opportunity Sites

To ensure that the housing, ~~and~~ employment and other land use needs of the District are delivered over the plan period, sufficient sites have been allocated to more than meet the requirements. In accordance with Amended Core Strategy Spatial Policy 5 – Delivering the Strategy, the following opportunity sites have also been identified:

- NUA/OS/1 – Tarmac Site, Hawton Lane/Bowbridge Road, Newark (around 270 dwellings)
- NUA/OS/2 – NSK Factory (former NUA/MU/3) Northern Road, Newark (around 150 dwellings and compatible employment generating, commercial, leisure, education and community uses)

These sites all lie within the Urban Boundary and where it becomes clear through the monitoring process that delivery is not taking place at the rates required, the Council will actively seek to bring forward opportunity sites by working with landowners and developers to release sites earlier in the plan period.

The Council will keep these opportunity sites under review and may identify additional opportunity sites within the settlements central to delivering the Spatial Strategy through the annual Monitoring process.

2.10 These sites are not the subject of formal housing allocations as, although they are still considered developable, they are subject to uncertainty over timescales for delivery. These sites are however all within the Newark Urban Area and there is nothing to prevent these sites coming forward for housing development and compatible other uses at any point in the Plan Period providing any development proposals meet the requirements of the appropriate Development Management policies.

2.11 Measures which may be used to bring forward development on these sites could include securing alternative sites for an existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.

(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

11. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary.

Having sought changes to the plan and in accordance with Section 20 (6) of the Planning and Compulsory Purchase Act 2004

(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 | ✓ |
| Examination in Public hearing sessions | ✓ |
| Planning Inspector's recommendations for the DPD have been published. | ✓ |
| DPD has been formally adopted. | ✓ |

Signature: [REDACTED]

Date: 6 January 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:

Emma Raine

From: Planning 1 [REDACTED]
Sent: 26 September 2024 16:11
To: Emma Raine
Cc: Matthew Norton; Julia Lockwood
Subject: Re: SO/HO/5 - Lower Kirklington Road

[CAUTION: This email originated from outside of the organisation. Do not click on links or open attachments unless you recognise the sender and know the content is safe]

Dear Emma,

In response to your questions:

1 Yes the development would be constructed by a residential developer.

2 Yes. We are actively discussing the most appropriate access for this site through a pre-application process. When finalised it is intended to submit a planning application for solely the access in advance of the detailed wider development it will serve.

3 Various technical studies have been carried out but these will need to be updated for any new planning application

In terms of the build programme, this looks too pessimistic. Given the intention to progress the site in a policy compliant manner, I would hope that a build could begin in 2026/27.

I trust this assists.

Kind Regards
Mike

*Michael Evans MRTPI
Jigsaw Planning and Development Ltd*

[REDACTED] www.jigsawpd.co.uk

From: Emma Raine [REDACTED]
Sent: 26 September 2024 13:27
To: [REDACTED]
Cc: Matthew Norton [REDACTED]
Subject: RE: SO/HO/5 - Lower Kirklington Road

OFFICIAL

Dear Mike,

Sorry, for the confusion, it was a copy and paste error. I do mean SO/HO/5 and I've corrected the trajectory below. We are seeking further information on the delivery expectations of housing allocation [SO/HO/5 – Lower Kirklington Road] and would be grateful if you could answer the following questions?

1. Are you (or somebody else) going to develop the site for housing?
2. Is there any progress being made towards the submission of a planning application (where relevant)?
3. Has any progress been made with site assessment work (where relevant)?

The anticipated build programme in our housing trajectory is outlined below. This is in line with the deliverability indicators cited in Annex 2 of the NPPF. Do you agree with this assumption and if not, what do you think it should be?

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
						12	24	24

Kind regards,
Emma Raine MRTPI
Planner (Policy)
Planning Policy & Infrastructure Business Unit
Newark and Sherwood District Council
Working Days Monday - Friday
(01636) 650000

www.newark-sherwooddc.gov.uk



Emma Raine

Subject: FW: Re: OB/MU/2 Land between Kirk Drive, Stepnall Heights and Hallam Road

From: Cara Clarkson [REDACTED]
Sent: Friday, October 4, 2024 4:37 PM
To: Matthew Norton [REDACTED]
Subject: RE: Re: OB/MU/2 Land between Kirk Drive, Stepnall Heights and Hallam Road

OFFICIAL

Hi Matthew,

Thanks for your email.

The land between Kirk Drive, Stepnall Heights and Hallam Road (DPD Ref OB/MU/4) is still earmarked for development as part of a wider regeneration scheme to address some of the underlying inequalities within both estates – high levels of unemployment and health inequalities.

The adjacent site at the Dukeries, which borders the red line to the south of the site, is a school site currently undergoing a process with the Department for Education on a complete rebuild. Our redevelopment is therefore having to be cognisant of this school redevelopment prior to bringing the site forward for outline.

If you require any further information please do not hesitate to get in touch,

Cara

Cara Clarkson
Business Manager Regeneration and Housing Strategy
Housing Health and Wellbeing
Newark and Sherwood District Council
Working days Monday to Friday

[REDACTED]
[REDACTED]

www.newark-sherwooddc.gov.uk



From: Matthew Norton [REDACTED]
Sent: Thursday, September 26, 2024 3:25 PM
To: Cara Clarkson [REDACTED]
Subject: Re: OB/MU/2 Land between Kirk Drive, Stepnall Heights and Hallam Road

OFFICIAL

Dear Cara

With regard to the regeneration scheme at Land between Kirk Drive, Stepnall Heights and Hallam Road (DPD Ref OB/MU/4) I wonder if you could give me an understanding of progress on the scheme and next steps?

Kind Regards

Matthew

Matthew Norton
Business Manager – Planning Policy & Infrastructure
Newark & Sherwood District Council



Castle House, Great North Road, Newark, Notts, NG24 1BY

<https://www.newark-sherwooddc.gov.uk/your-council/planning-policy/>



REF (For Office Use Only):



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 AADMPD, 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	Mr	Mr
First Name	Mark	Christopher
Last Name	Sutheran	Wickham
Job Title (where relevant)		Planning Consultant
Organisation (where relevant)	Civitas SPV6 Limited	Christopher Wickham Associates
Address Line 1		35 Highgate High Street
Line 2		
Line 3		
Line 4		London
Post Code		N6 5JT
Telephone Number		<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Email Address		<div style="background-color: black; width: 150px; height: 1.2em;"></div>

Name or Organisation:	Civitas SPV6 Limited
-----------------------	----------------------

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		Paragraph Number:
Second Amended AADMDPD Policy Number	X	Policy Number: Policy/Bi/Ho/1
Second Amended AADMDPD Policies Map Amendments		Part of Policy Map:
Integrated Impact Assessment ¹		Paragraph Number:
Habitat Regulations Assessment		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 ☒

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

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.

The allocation of this housing site is fully supported by the owners who remain committed to delivering the site for residential development comprising approximately 20 dwellings. To this end, the owners are engaging actively with developers.

However, as currently set out, the policy states, under the second bullet point, that development of the site will be subject to phasing in relation to the implementation of the extant planning permission for residential development on adjacent land (to the north and west – i.e. Allocation Bi/Ho/2) but this stipulation is considered to be unnecessary given that development on the adjacent allocated site is now well underway.

(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.

The Policy should be changed to omit the second bullet point. This change will make the Policy sound because delivery of housing on this site allocation will no longer be subject to an unnecessary phasing restriction.

(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 checked="" type="checkbox"/>	<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.

N/A

(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 | <input checked="" type="checkbox"/> |
| Examination in Public hearing sessions | <input checked="" type="checkbox"/> |
| Planning Inspector's recommendations for the DPD have been published. | <input checked="" type="checkbox"/> |
| DPD has been formally adopted. | <input checked="" type="checkbox"/> |

Signature:

Date: 31st 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

Office Use Only

Date of Receipt:

Representation No:

File Note

RA/MU/1

Spoke to John Burrows on 2nd October 2024 at 15:30pm

Pre-planning stage

Couple more reports waiting before project manager submits a full planning application for 9 dwellings.

Emma Raine

From: Alan Davies [REDACTED]
Sent: 30 September 2024 13:35
To: Emma Raine
Subject: RE: CL/MU/1 - Clipstone Colliery

OFFICIAL

[CAUTION: This email originated from outside of the organisation. Do not click on links or open attachments unless you recognise the sender and know the content is safe]

Hi Emma,

Thanks for your e-mail. I can confirm the following:

Are you (or somebody else) going to develop the site for housing? Yes, and a planning application is currently live for this purpose.

Is there any progress being made towards the submission of a planning application (where relevant)? Yes, currently live.

Has any progress been made with site assessment work (where relevant)? Yes.

Any other comments. The housing trajectory below seems feasible, but delivery may begin one year earlier if other associated issues (such as using the wider site for sport) is resolved quickly.

I hope this helps,

Alan



Alan Davies BA (Hons) MSc MRTPI
Principal Planner

The Old Vicarage, Market Street
Castle Donington, DE74 2JB
[REDACTED]

SUTTON COLDFIELD | CASTLE DONINGTON

LinkedIn: <https://www.linkedin.com/company/cerda-planning-limited>

Disclaimer The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorised to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

From: Emma Raine [REDACTED]
Sent: 26 September 2024 11:00
Subject: CL/MU/1 - Clipstone Colliery
Importance: High

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

OFFICIAL

Dear Sir/Madam,

We are seeking further information on the delivery expectations of housing allocation [CL/MU/1 – Clipstone Colliery] and would be grateful if you could answer the following questions?

1. Are you (or somebody else) going to develop the site for housing?
2. Is there any progress being made towards the submission of a planning application (where relevant)?
3. Has any progress been made with site assessment work (where relevant)?
4. Any other comments

The anticipated build programme in our housing trajectory is outlined below. This is in line with the deliverability indicators cited in Annex 2 of the NPPF. Do you agree with this assumption and if not, what do you think it should be?

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
					30	30	30	30

Kind regards,

Emma Raine MRTPI
Planner (Policy)
Planning Policy & Infrastructure Business Unit
Newark and Sherwood District Council
Working Days Monday - Friday
(01636) 650000

www.newark-sherwooddc.gov.uk



Emma Raine

Subject: FW: BL/HO/1- Dale Lane, Blidworth

From: Andrew Pidgeon [REDACTED]
Sent: Tuesday, October 8, 2024 12:17 PM
To: Jill Sanderson [REDACTED]
Subject: RE: BL/HO/1- Dale Lane, Blidworth

OFFICIAL

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Hi Jill

Comments below 😊

Have added in the 62 units to the table

Hope that's enough info!

Andy

From: Jill Sanderson [REDACTED]
Sent: Tuesday, October 8, 2024 12:07 PM
To: Andrew Pidgeon [REDACTED]
Subject: FW: BL/HO/1- Dale Lane, Blidworth
Importance: High

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OFFICIAL

Andrew ... can you answer

From: Emma Raine [REDACTED]
Sent: Tuesday, October 8, 2024 11:55 AM
To: Jill Sanderson [REDACTED]
Subject: FW: BL/HO/1- Dale Lane, Blidworth
Importance: High

OFFICIAL

From: Emma Raine
Sent: Thursday, September 26, 2024 11:04 AM
Subject: BL/HO/1- Dale Lane, Blidworth
Importance: High

Dear Sir/Madam,


We are seeking further information on the delivery expectations of housing allocation [BL/HO/1 – Dale Lane, Blidworth] and would be grateful if you could answer the following questions?

1. Are you (or somebody else) going to develop the site for housing? [Yes NCHA will finance and own the site, Tune Construction Ltd will build out the site as Contractor](#)
2. Is there any progress being made towards the submission of a planning application (where relevant)? [Planning has been granted subject to an S106 agreement](#)
3. Has any progress been made with site assessment work (where relevant)? [Site surveys have been undertaken including drainage, arbs, ground report, coal mining search, ecological and archaeological searches](#)
4. Any other comments – [possession of the site is progressing through legals and we intend to start on site early in the new year and would be due to PC approx. July 2026](#)

The anticipated build programme in our housing trajectory is outlined below. This is in line with the deliverability indicators cited in Annex 2 of the NPPF. Do you agree with this assumption and if not, what do you think it should be?

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
		62			10	15	15	15

Kind regards,

Emma Raine MRTPI
Planner (Policy)
Planning Policy & Infrastructure Business Unit
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Messages may be monitored for compliance purposes and to protect our business.

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Registered Office 12-14 Pelham Rd Nottingham NG5 1AP