



# 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 9<sup>th</sup> 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.

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## PART A- Personal / Agent Details

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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="Darrell"/>	<input type="text" value="Anthony"/>
Last Name	<input type="text" value="Walker"/>	<input type="text" value="Northcote"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Executive Director"/>
Organisation (where relevant)	<input type="text" value="Lindens Farm Ltd"/>	<input type="text" value="TOWN-PLANNING.CO.UK"/>
Address Line 1	<input type="text"/>	<input type="text" value="South View, 16 Hounsfield Way"/>
Line 2	<input type="text"/>	<input type="text" value="Sutton on Trent"/>
Line 3	<input type="text"/>	<input type="text" value="Newark"/>
Line 4	<input type="text"/>	<input type="text" value="Notts"/>
Post Code	<input type="text"/>	<input type="text" value="NG23 6PX"/>
Telephone Number	<input type="text"/>	<input type="text" value="REDACTED"/>
Email Address	<input type="text"/>	<input type="text" value="REDACTED"/>

Name or Organisation:	Lindens Farm Ltd
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## PART B- Representation(s)

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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: 2.45
Amended AADMDPD Policy Number		Policy Number:
Amended AADMDPD Policies Map Amendments		Part of Policy Map:
Integrated Impact Assessment <sup>1</sup>		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 2021 (NPPF).

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<sup>1</sup> 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 checked="" type="checkbox"/> |
| (2) Justified                       | <input checked="" type="checkbox"/> |
| (3) Effective                       | <input checked="" type="checkbox"/> |
| (4) Consistent with national policy | <input checked="" 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.

Sutton on Trent - Village Envelope

Sutton on Trent is a village of unusual character in that it is a settlement made up of numerous but distinct parts. Whilst it has a main core that has been defined for many years, that core is punctuated by a number of large open areas. Although the recent development by Charles Church on ST/MU/1 has removed one of the largest open areas.

The main core is surrounded by a large number of open areas, including traditional orchards beyond which there are then large areas of village which are currently considered part of the open countryside. These areas are home to large parts of the village community and their exclusion from the village boundary potentially prevents their redevelopment or consolidation through appropriate infill.

Approximately 100 dwellings and commercial premises form the part of the village outside of the defined village envelope; this accounts for just under a fifth of the number of premises in the overall village. It is considered that the character, form and layout of Sutton on Trent as a village is unique within the District and as such it requires a modified approach to the designation of a village boundary. These more outlying parts of the village include residential, industrial, recreation, tourism and agricultural uses. These are integral land uses to the future success of the settlement as a defined Principal Village. The current village envelope means that in fact parts of Sutton on Trent are deemed unsuitable for development; where in fact if the village was otherwise classed as an 'other settlement' under Spatial Policy 3 of the Core Strategy then such areas would be likely to be deemed suitable for development. This is an inconsistent approach which should be addressed. At present the outlying parts of Sutton on Trent as a Principal Village but outside of the settlement boundary are treated more harshly in policy terms in relation to new development to outlying parts of villages and hamlets covered by Spatial Policy 3 in the Amended Core Strategy. This is resulting in perverse planning decision making as in sustainability terms the outlying parts of Sutton on Trent which are more sustainable for example in relation to infill housing are less favourably considered than a similar infill proposal would be considered in a village without any services or facilities.

The perverse planning position is amplified by the LPA choosing to continue with a separate Core Strategy and Allocations & Development Management Policies DPD.

The LPA has sought to argue that as this is a local plan review it is inappropriate to review the settlement boundary. This is illogical as the purpose of a local plan review is to amend and review appropriate parts of the DPD. Settlement boundaries for other settlements have been amended.

The village boundary should include the areas shown in the attached document in order to properly reflect the actual defined settlement of Sutton on Trent.

Whilst the village has a main core that has been defined for many years, that core is punctuated by a number of large open areas that form an integral part of the overall form, structure, character and appearance of this Principal Village.

To the north of the main core is an area of recently enhanced and expanded employment, beyond which is the village Sports facilities. Sutton on Trent as an overall village does not have a nucleated form, it is an expansive settlement measuring around 1.8km from the southern extent along Great North Road to the northern extent around the Sports Ground. It measures some 1.5km from the western extent around Mercia Garden Products to the Holmes to the east. A footprint of some 2.7 square km is a large footprint for a settlement of the population that Sutton on Trent has.

The area of Sutton on Trent focussed around Main Street, Great North Road, Shires Way, Floral Villas and Carlton Lane forms the southern 'gateway' into the village. This area contains Roy Walker Furniture, the Lindens Farm Caravan Site, the Lindens Fishing Lake, Hadleys Fine Meats, the Petrol Filling Station and MOT Garage along with some 50+ dwellings. The number of dwellings in the village excluded from the current settlement boundary at around 100 in total is the scale of a settlement in itself. That southern gateway to the village contains historic parts of the village as identified by the Conservation Area. Areas of the village outside of flood zones 2 and 3 are extremely limited.

It is considered that the character, form and layout of Sutton on Trent as a village is unique within the District and as such it requires a modified approach to the designation of a village boundary and to the choice of any site(s) for future development. The more outlying parts of the village include residential, industrial, recreation, tourism and agricultural uses. These are integral land uses to the future success of the settlement as a defined Principal Village. The village boundary should include these areas in order to properly reflect the actual defined settlement of Sutton on Trent.

Sutton on Trent has a low density of development due to its spread out nature, that density has been increased in some parts through infill development and through development in rear gardens. This windfall infill nature of development has been a typical feature of the village and this is what accounts for the relatively high level of commitment over the years.

The DPD has no published settlement boundary methodology against which the settlement boundary can be tested. Consequently, the settlement boundary is not justified or effective in delivering the role of Sutton on Trent as a Principal Village. As such the DPD is inconsistent with the Amended Core Strategy and conflicts with the NPPF and in particular paragraph 79 as it fails to promote sustainable development in rural areas by allowing housing to be located where it will enhance or maintain the vitality of the rural community of Sutton on Trent as a Principal Village. The NPPF requires planning policies to identify opportunities for villages to grow and thrive, especially where this will support local services. The settlement boundary conflicts with the NPPF in this regard.

(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 settlement boundary should be amended to cover the existing physical extent of the village as shown on a scan of the suggested alteration to the settlement boundary we suggest indicated in the accompanying plan.

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

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

To exercise the legal right to be heard and to be able to fully explain our position.

(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: 07/12/2022

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

Email: [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info)

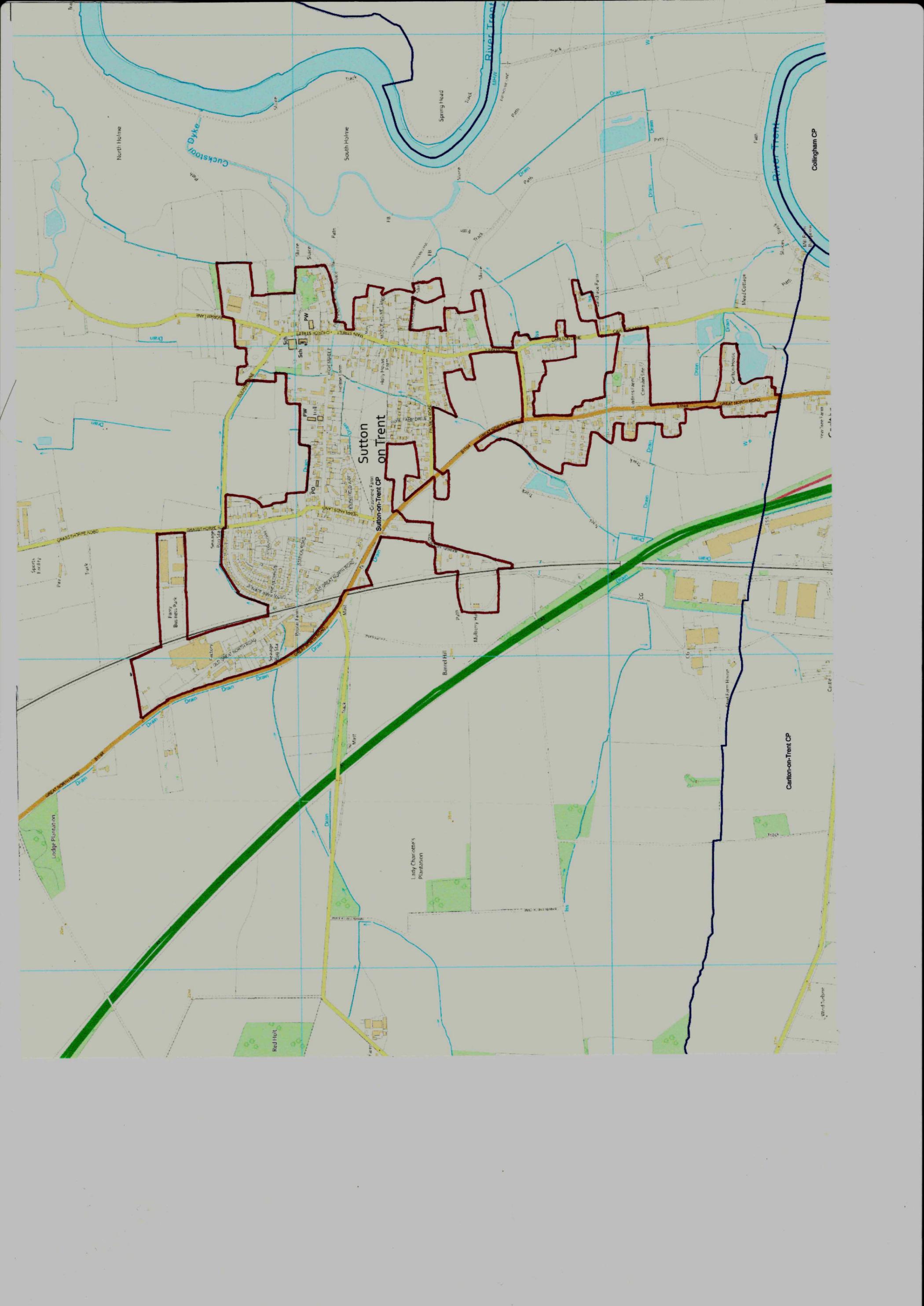
Post: Planning Policy & Infrastructure Business Unit  
Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark  
NG24 1BY

Information is available at:  
<https://www.newark-sherwooddc.gov.uk/aadm-representation/>

Office Use Only

Date of Receipt:

Representation No:



North Holme

Cuckstoo Dyke

South Holme

Spring Head

River Trent

Collingham CP

Sutton  
on Trent

Sutton-on-Trent CP

Carlton-on-Trent CP

Lady Charlotte's  
Plantation

Red Hill

Perry  
Bus Stop

Barrel Hill

Mulberry Hill

St. Paul's Church

St. James' Church

St. Peter's Church

St. Mary's Church

St. John's Church

St. Andrew's Church

St. George's Church

St. Michael's Church

Seaside

Seaside