



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 AADM DPDP'). 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 AADM DPDP 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 AADM DPDP; 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="REDACTED"/>
Email Address	<input type="text"/>	<input type="text" value="REDACTED"/>

Name or Organisation:	NSK Europe Ltd
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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: