

Shelley Sayers

---

**From:** staple excavators [REDACTED]  
**Sent:** 06 November 2023 12:35  
**To:** planningpolicy  
**Subject:** Development Plan Document: Second Publication Stage Representation Form  
**Attachments:** Representation-Form---Printed.doc

**[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]**

---

Hello,  
I have attached my completed Second Publication Stage Representation Form as requested and I would like my previous Representation of November 2022 to be superseded by this one, and therefore not to be submitted to the Planning Inspector.  
Thank you.

Yours sincerely,

N.M.Dessurne  
Newstead Lodge  
Bullpit Lane  
Balderton  
Newark  
NG243NA



# Development Plan Document (DPD)

## Second Publication Stage Representation Form

REF (For Office Use Only):

### 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 6<sup>th</sup> 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 AADMDPD, 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

First Name

Nicholas

Last Name Dessurne

Job Title (where relevant) Farmer

Organisation (where relevant) Dessurne & Son

Address Line 1 

---

Newstead Lodge

Line 2 Bullpit Lane

Line 3 Balderton

Line 4 Newark

Post Code NG243NA

Telephone Number



Email Address



Name or Organisation:

---

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: Appendix C: Monitoring..... Housing Trajectory for Allocated Sites
Second Amended AADMDPD Policy Number		Policy Number:
Second Amended AADMDPD Policies Map Amendments		Part of Policy Map: 2_Newark South Proposals
Integrated Impact Assessment		Paragraph Number: Appendix 1_11: Transport
Habitat Regulations Assessment		Paragraph Number:
Statement of Consultation		Paragraph Number:
Supporting Evidence Base		Document Name: TI 3_Transport Study Final 2010 TI 4_Transport Final  Page/Paragraph: (TI 3)_5: Impacts of Growth (TI 4)_2: Existing and Committed Transport Conditions

4. Do you consider the DPD to be LEGALLY COMPLIANT? \_YES

Yes

No

5 Do you consider the DPD to comply with the Duty-to-Cooperate? \_YES

Yes

No

6. Do you consider the DPD to be SOUND? \_NO

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).

7. The DPD is not sound because it is not: JUSTIFIED or EFFECTIVE

(1) Positively Prepared

(2) Justified

(3) Effective

(4) Consistent with national policy

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 AADMDPD makes clear the housing trajectory numbers, and for Fernwood which is one of the three main allocations, the growth can only lead to serious problems with transport to and from Newark. The trouble with the development of Fernwood is that the only way to travel to Newark is over the A1, via the bridge along the B6326. There will be another alternative at some point when the road to the North of Fernwood called Hollowdyke Lane is reconnected, which passes underneath the A1 near Main Street, Balderton. However, this will be no solution because it leads to the road between Balderton and Coddington, with Main Street to the left and the bridge over the East Coast Mainline railway to the right.

We only have to look at Map 2 in the Policies Map or Image 1 in the TI 4 Transport Study to see the problem with excess traffic over the B6326 bridge, as this is the link between the two roundabouts that serve the slip roads onto the A1. Any congestion at the roundabouts will lead to traffic backing up the slip roads onto the A1 and cause serious issues if the first

---

lane of the A1 is brought to a halt. Surely, the integrity of the A1 must be paramount.

(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.

One solution I could propose, would be to slip Barnby Road onto the A1 at the bridge over the A1 near to the Barnby Road/ Coddington Road junction. This would not completely solve the problem but would help in several ways, firstly, it would give some help to congestion at Fernwood by allowing the alternative route along Hollowdyke Lane to be used at a greater extent because the constraint of Coddington Road would be reduced, even though the bridge over the railway would not be helped, the problem of traffic ending up in the village of coddington would be eliminated. Secondly, It would give an alternative access route to Newark Town centre via Barnby Road, albeit, with the constraint of Barnby Road railway crossing, which however, would act as a traffic modulator as I have found, living along Bullpit Lane. Thirdly, it would allow better access for all the residents and all the businesses that live and operate along Barnby Road and Bullpit Lane, as this is becoming increasingly difficult; refer: TI 3\_5: Impacts of Growth, and it can only get worse.

(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.  YES, I wish to participate at the oral Examination

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

---

I would like to participate in discussions at the oral Examination to ascertain the feasibility of what I have outlined above, not just for myself ( I have a farming business and a machinery business along Bullpit Lane), but on behalf of all the other businesses in the aforementioned vicinity who are as concerned as I am, for the future access to our Businesses.



(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. YES

Examination in Public hearing sessions. YES

Planning Inspector's recommendations for the DPD have been published. YES

DPD has been formally adopted. YES

Signature:



Date:

6 November 2023

Please return this form by 5pm on 6<sup>th</sup> November 2023 to one of the addresses below:

Email: [planningpolicy@newark-sherwooddc.gov.uk](mailto:planningpolicy@newark-sherwooddc.gov.uk)

Post: Planning Policy & Infrastructure Business Unit

Newark & Sherwood District Council

Castle House

Great North Road

Office Use Only

Date of Receipt:

