



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**NEWARK & SHERWOOD ALLOCATIONS &
DEVELOPMENT MANAGEMENT DPD**

MATTER 3 – HOUSING
(Issues: 8 to 11)

**Statement on behalf of Newark & Sherwood
District Council**

November 2012

Issue: 8 Is the amount of land allocated for housing sufficient to meet needs? If not, how will the Plan ensure that an appropriate housing land supply will be maintained in the medium and longer terms? Will they provide for an appropriate housing mix, including affordable housing, provision for gypsies and travellers, in the right locations?

- 8.1 The Council is satisfied that it has allocated sufficient land to meet the housing needs of the District in general conformity to the provisions of the Core Strategy (CS)(LDF10). Whilst there is a small shortfall in the overall numbers allocated District wide, when compared to the original start point of 14162 as set out in Appendix D of the CS this only amounts to just under 0.75%. This is not considered to be prejudicial to the soundness of the overall strategy.
- 8.2 In any event, as outlined in the Housing Position Statement (EB10) and in the chart provided in relation to the Inspectors Initial Question 8, the Council is satisfied that sufficient flexibility exists within the medium and longer terms, including additional provision which could be brought forward from outside of the Plan period. The Council will continue to monitor the performance of housing delivery, as set out in the Monitoring Framework at Appendix C of the Plan, and take action as may be appropriate to bring forward supply.
- 8.3 It is worth noting that one of the contingent SHLAA sites has very recently been subject to a resolution to grant permission for 74 dwellings within the Newark Urban Area and is anticipated to commence shortly using Homes and Communities Agency funding. This application is for 56 affordable and 18 market dwellings.
- 8.4 The proposed allocations sit within the wider LDF policy framework. The Council has a large amount of housing needs information and seeks to secure from developers an appropriate mix of new dwellings as set out at Core Policy 3 in the CS. This general approach has been supplemented in the Nottingham Fringe Area and the Southwell Area by policies which seek to secure particular local housing needs. Together this will ensure that an appropriate mix of dwellings will be secured on allocated sites. Affordable Housing will be secured on sites across the District in line with Core Policy 1 of the CS. This policy sets an overall target of 30% although the actual delivery on the ground will depend on individual site characteristics. Whilst matters of viability are an issue in certain circumstances, the Council's proposed approach which is addressed in Matter 2, the Council's Funding Statement (EB38) and various other points in the Council's Matter statements provides for an effective approach for Affordable Housing provision.
- 8.5 As set out in the proposed amendments to the Plan (ADM1), the District Council has met and exceeded the requirement for additional gypsy and traveller pitches as required in the Core Strategy. These requirements were derived from the Gypsy and Traveller Needs Assessment for Nottinghamshire (EB4). Given the large increase in pitch provision (93 pitches) and the changes in Government Policy, Newark & Sherwood District Council is working with other authorities in Nottinghamshire to prepare a new needs assessment. It is proposed that this evidence base will inform the preparation of a new Gypsy and Traveller DPD for Newark and Sherwood which

will set out a 5 year supply and 10 and 15 year horizon for pitch provision based on the most up-to-date evidence. In the interim the District Council has estimated, using the existing GTAA as a base, that the five year pitch provision is 21 pitches. The District Council is currently pursuing the purchase of an existing site (which already has the benefit of planning permission) to meet demand over the next five years. The Council's Cabinet has endorsed the use of Compulsory Purchase powers if required. In these circumstances it has not been proposed to include site provision within the Plan.

Issue: 9 Are the allocated sites viable and deliverable for the first 5 years, having regard to the provision of the necessary infrastructure, affordable housing, environmental constraints and development management policies? Is the Plan sufficiently flexible to enable delivery given the current market conditions?

- 9.1 Overall the proposed allocation sites are viable in most locations as identified in the Viability Assessments submitted to the examination hearing (EB39). It is also worth noting that for the assessments for the 0-5 year delivery sites in the Mansfield Fringe and Ollerton areas that indicate negative viability, it is the abnormal site development costs that make up the vast majority of the negative impact. The Council has tried to take a reasonable view on land value (as a reasonable authority) to ensure landowners obtain sufficient return for sites to come forward. However on sites that have significant abnormal cost to bring land up to a developable standard, then these costs should be deducted from the purchase land value, making the development much more viable.
- 9.2 For those sites identified as having viability issues, they tend to be spread over a number of 5 year periods and in all but one of these cases the balance of the development will occur in the second or third five year tranche. As part of the negotiations on individual applications, the use of contingent deferred payments could be utilised to deliver affordable housing and other infrastructure in later phases.
- 9.3 It is worth noting that whatever assumptions are made in the Viability Assessments (EB11 & EB39) development is still being undertaken in these locations. In Rainworth (in the Mansfield Fringe) two housing permissions have been delivered over the past two years with open space provision and 25% affordable housing (overall dwelling numbers totalling 166 dwellings). Currently on a site in Clipstone an outline permission for 420 dwellings is being partially developed at present (with 219 dwellings) with negotiations on a reserved matters application for a further 201 dwellings on the rest of the site. 30% of the dwellings are Affordable and this scheme is also due to deliver additional community infrastructure. A further 180 dwellings meeting similar requirements is being delivered elsewhere in Clipstone.
- 9.4 Further details can be found in the Council's Funding Statement (EB38) and Viability Assessment (EB39). Overall we believe that the proposals in the Plan are viable and that with appropriate support the proposals can be delivered.

Issue 10: Are alternative proposals that have been put forward in representations appropriate and deliverable? Have they been subject to sustainability appraisal compatible with that for the Plan?

- 10.1 This section deals with the alternative proposals that have been put forward in representations only in general terms. Site specific details are covered in Matter 5 under the appropriate area.
- 10.2 A total of 28 sites which are not included as parts of the Plan have been put forward for inclusion by Representors. These are detailed in the 'Schedule of Rejected Sites subject to Representations Q10' submitted in response to the Inspector's Initial Questions. Please note that an amended copy of this document is included at Appendix 1 (the text in italics was previously omitted in error). Of the omission sites, 19 have been subject to sustainability appraisal as they were identified as Alternative or X, Not Suitable Sites, in the Allocations and Development Management Options Report (ADM16).
- 10.3 Of the 9 sites which have not been subject to sustainability appraisal, 2 are in Walesby which is not one of the settlements central to the delivery of the Spatial Strategy. The other 7 are either sites/locations where no specific deliverable location was identified and ownership details and intentions were not provided; or sites submitted at Publication stage for the first time.
- 10.4 Those sites which were identified as X sites as part of the Allocations and Development Management Options Report (ADM16) were not considered to be appropriate for the reasons detailed in the document.
- 10.5 Some of the sites were previously identified as Alternative or 'AS' sites. These sites were identified as being possible viable and potentially deliverable alternatives as part of the Allocations and Development Management Options Report (ADM16). However, no details submitted as part of the consultation on the Options Report moved these sites into the preferred category for taking forward.

Issue: 11 Are the locations identified the most appropriate when considered against all reasonable alternatives?

- 11.1 As considered above, some of the Alternative or 'AS' sites included within the Options Report Stage of the Plan could represent deliverable sites. However, in terms of meeting the Vision and Strategic Objectives of the Adopted Core Strategy they are not considered to be the most appropriate or sustainable solution. Further detail on individual sites will be provided in the appropriate areas of Matter 5.
- 11.2 As detailed in Matter 2, Issue 4, the Plan has been founded on the outcome of the Sustainability Appraisal (ADM6) and Habitat Regulations Assessment (ADM7) processes, a proportionate, robust and sound evidence base and taking account of stakeholder consultation input. Specifically in terms of the site selection process this has followed a robust methodology, as detailed in Appendix B of the Plan, which has drawn upon available evidence in order to identify the sites that are the most appropriate and sustainable for meeting the needs of the District to 2026 and beyond. A crucial element of the Plans preparation has therefore been the appropriate

assessment and testing of the proposed approach and potential alternatives to this. As a result it is considered that the Plan represents the most appropriate strategy when considered against reasonable alternatives.

Appendix 1

Question 10 - Rejected Sites subject to Representations

Site Name	Options Report Ref	SHLAA Ref	SA Ref	SFRA Ref	Additional Sites
NEWARK AREA					
Newark Urban Area					
Representor 72: Adj NUA/MU/3					
Representor 213: HoPP Northgate	HoPP	08_0652	(AS) (Employment) Land Off North Gate (Incorrectly Referenced - Should say Retail)	8 – North Gate	Additional Site 2
Collingham					
Representor 131:	Co/AS/1	08_0292	Co/AS/1		
Representor 191	X11(Co) and Co/AS/2	08_0002, 08_0174, 08_0397, 08_0402, 08_0006, 08_0149	X11(Co) and Co/AS/2		
Representor 211:	Co/AS/2	08_0006, 08_0149	Co/AS/2		
Sutton on Trent					
Representor 15: Land along Grassthorpe Road, to the north of the village.					
Representor 142: Land along Grassthorpe Road, adjacent to Parry Business Park.					
Site Name	Options Report Ref	SHLAA Ref	SA Ref	SFRA Ref	Additional Sites
SOUTHWELL AREA					
Southwell					
Representor 49: Land off Kirklington Road	X5 (So) part of	08_0117	X5 (So) part of		
Representor 59, 163, 198, 207, 239: Land off Crew Lane	So/AS/3	08_0330, 08_0078	So/AS/3		
Representor 136: Off Halam Road	So/Ho/1	08_0378	So/Ho/1		
Representor 179: Land off Crew Lane			Alternative Site 4 (X) (Mixed Use) Land at Crew Lane / Fiskerton Road		Additional Site 4
Representor 180, 183, 194, 197, 198, 204, 207: Adj So/Ho/6		08_0580			
Farnsfield					
Representor 141:	Fa/AS/1 and Fa AS/2	08_0508, 08_0509	Fa/AS/1 and Fa AS/2		
Site Name	Options Report Ref	SHLAA Ref	SA Ref	SFRA Ref	Additional Sites
NOTTINGHAM FRINGE AREA					
Lowdham					
Representor 25, 32, 35, 45, 47 & 82 : Lo/Ho/2 and adjacent land	Lo/Ho/1 and X6(Lo)	08_0539	LO/HO/2 (LO/HO/1)	35 – Land off Barker Ridge / Ridge Hill / Barker Hill/ North of Epperstone Rd	
Representor 182:	Lo/MU/1 and X5 (Lo)		Lo/MU/1 and X5 (Lo)	34 – Land off Southwell Road	
Representor 189:	X2 (Lo)		X2 (Lo)	35 – Land off Barker Ridge / Ridge Hill / Barker Hill/ North of Epperstone Rd	
Site Name	Options Report Ref	SHLAA Ref	SA Ref	SFRA Ref	Additional Sites
SHERWOOD AREA					
Ollerton & Boughton (Walesby)					
Representor 206: Oakham Poultry Farms, Walesby					
Representor 212: Land off Retford Road, to the north of Walesby	08_0308				
Edwinstowe					
Representor 52: Land at Ollerton Road, Edwinstowe	Ed/AS/3	08_0116	Ed/AS/3		
Representor 57: Extension to Ed/Ho/1					

Representor 77: Extension to Ed/Ho/2	X11(Ed)	08_0138	X11		
Bilsthorpe					
Representor 50: Land at Bilsthorpe	Bi/AS/6	08_0085	Bi/AS/6	33 – Land South of Bilsthorpe / Land off Scarborough Rd / West of New Rd	
Site Name	Options Report Ref	SHLAA Ref	SA Ref	SFRA Ref	Additional Sites
Mansfield Fringe Area					
Rainworth					
Representor 66: former Rufford Colliery	X5(Ra)		X5		
Site Name	Options Report Ref	SHLAA Ref	SA Ref	SFRA Ref	Additional Sites
Clipstone					
N/A					
Blidworth					
Representor 56: Off Butler Drive	Bl/Ho/4	08_0303	Bl/Ho/4		
Representor 71: Off New Lane	X5 (Bl)	08_0007	X5 (Bl)		
Representor 181: Off Dale Lane	X8 (Bl)		X8 (Bl)		
Representor 190: land to the north of X8 (Bl)					
Representor 192: Allotments off Appleton Road					

Please be aware that the results for these sites are only documented in the SA of the Options Report