

Response to Inspectors Questions 26 February 2013

The Inspector stated: A sustainability appraisal would be a good idea as it fundamentally changes NUA/MU/3.

The Modification's Document includes a review of the modifications with regard to the Sustainability Appraisal.

The Inspector stated: Also a viability assessment to ensure it is still viable.

An Update to the Viability Assessment will be completed shortly however it will not be available until next week.

The Inspector asked: Whether the modifications have any knock on effects on housing or employment for Newark?

Impact on NUA/MU/3

Because of the reduction in retail floor space we are proposing, in terms of housing, that the 150 dwellings will be a minimum and that more housing could be accommodated on the site. In terms of employment as you will recall the policy as amended by the Final Proposed Modifications sets out that the level of employment growth will be determined as part of the production of a Master Plan. This will therefore remain the situation.

In both instances this will assist in greater flexibility in provision of dwelling numbers and employment land rather than require any amendment to the rest of the plan or the trajectories, other than proposed.

Wider Impact

The land at Northgate which is the subject of the appeal decision now has the benefit of dual permissions as indicated on the Policies Map. Whilst permission has recently been granted for retail on this site, the land still has the benefit of a residential permission which remains extant as a material start has been made. This land could therefore be brought forward for housing or retail development.

As the appeal on the Northgate site was pending, none of the housing on the Northgate site was included within the 5 year Land Supply figures. As there is still an extant housing permission, there is no change to the existing commitments and completions figures until such time as the alternative retail permission is implemented. Whilst the implementation of the retail permission would remove 189 dwellings from the Newark supply, this is not considered to be so significant in to impact upon the soundness of the Plan. Already this year (2012/13) over 60 dwellings have been granted permission in the Newark Urban Area on sites which were previously unidentified. In any event, the District Council has already committed to review the position with regard to progress of implementation of the allocations and policies in 2015/16 and any remedial action can be taken at this stage if necessary.