

HEARING STATEMENT

Newark and Sherwood District Council Allocations and Development Management Policies Development Plan Document

Hearing Statement of Ben Holmes on behalf of Bloor Homes Ltd

MATTER 3: HOUSING

Question 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 Core Strategy was adopted prior to the publication by the Government of the NPPF. It includes housing requirements based on the Regional Strategy which set minimum requirements for housing delivery in the Plan period. It designates Southwell as a service centre but, following an assessment of capacity, it allocates only 15% of service centre growth to the Town. This is notwithstanding the conclusion that Southwell “*has a serious housing need which is perpetuated by high local house price*” (Para 4.13 of the Core Strategy).
- 8.2 The NPPF now requires local planning authorities to meet the full, objectively assessed needs of their areas, unless there will be significant or demonstrable harm in doing so or other policies in the NPPF indicate otherwise.
- 8.3 Housing provision in Southwell has been suppressed in the Core Strategy due to perceived capacity constraints. However the work undertaken by the Council in preparing the Allocations and Development Management DPD clearly indicates that a greater level of growth can be accommodated in Southwell without significant and demonstrable harm to the settlement. Additional sites should be allocated for development in Southwell to help to tackle the significant housing needs in the Town.
- 8.4 Additional allocations would not be contrary to the Core Strategy given that the housing figures are minimum requirements. They would provide greater flexibility and greater certainty in relation to delivery in accordance with the objectives of the NPPF.

Question 9: Are the allocated sites viable and deliverable for 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 The Plan is insufficiently flexible to enable delivery of the full housing requirement, as a result it is unsound because it does not meet the requirements of the NPPF.
- 9.2 Additional sites should be allocated to provide flexibility and a greater level of certainty that the housing needs of the area will be met in full.

Question 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 In relation to Southwell alternative proposals for land west of Allenby Road have been put forward and are appropriate and deliverable (see details under Question 11 and Question 19). The site has been tested by the Council and deemed to be sustainable and suitable for development.

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

- 11.1 The allocated sites are not appropriate having regard to the availability of reasonable alternatives. It does not represent the most appropriate strategy to contribute to the sustainable development of the District.
- 11.2 In relation to Southwell, the allocation decisions place too much weight on the results of the Southwell Gateway Site Assessment (which itself is flawed) at the expense of a balanced judgement taking into account all relevant criteria and the evidence available.
- 11.3 Land west of Allenby Road in Southwell, is sustainable and suitable for development. It is more appropriate than a number of existing 'allocated' alternatives and should be allocated for residential development.
- 11.4 A detailed statement on this matter is set out in response to question 19.