



Newark and Sherwood Amended Core Strategy DPD

MATTER 13 – Core Policy 3

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

January 2018

Question 13: Is Core Policy 3 sufficiently flexible?

13.01 The Policy provides a flexible approach to securing an appropriate mix, type and density of new housing in the District. The policy content responds to recommendations from the Housing Needs & Market Assessment (2014) (HOU/6) and draws on demand evidence from over 9,000 households across the study area. A number of Representors [11, 22, 41] are concerned that the policy does not properly represent the requirements of the NPPF and local housing need, in particular the removal of the bullet point related family housing of 3 or more bedrooms.

13.02 The market appears to have no issue in submitting initial schemes which place an emphasis on 3 plus bed units, but schemes including a significant element of smaller unit types (2 beds or less) are rarer and are often the result of protracted negotiation. Policy seeks to place an emphasis on smaller unit types in the knowledge that they will inevitably form part of a broader mix including a significant proportion of 3 bed plus units. It is considered that the policy provides a sound and appropriate basis for negotiations around housing mix to take place, but that this emphasis could be made clearer. To that end a main modification **(MM/04) is proposed to be clear that other needs are not excluded.**

Amend third paragraph to read:

The District Council will seek to secure new housing development which adequately addresses the housing need of the District, ~~namely~~ including but not limited to:

13.03 If MM/04 is included the District Council believe that appropriate safeguards over localised housing need, information and viability have been included within the policy and that taken as a whole the policy is not prescriptive over mix, and allows for flexibility.