

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 2: GENERAL ISSUES

Question 4: Is the Plan based on a sound process of sustainability appraisal including testing of reasonable alternatives, and does it represent the most appropriate strategy in the circumstances?

- 4.1 The Plan is not based on a sound process of sustainability appraisal including testing of reasonable alternatives and it does not represent the most appropriate strategy in the circumstances.
- 4.2 In particular the site allocation decisions for Southwell are not justified based on the evidence available. The process has placed disproportionate weight on the conclusions of the Southwell Gateway Sites Assessment. Furthermore the Southwell Gateway Site Assessment document is flawed because it focusses too narrowly on a small number of issues and has clearly been prepared 'retrospectively' to justify allocation decisions.
- 4.3 A more rounded, balanced and objective appraisal of alternatives would conclude that land west of Allenby Road, Southwell should be allocated for development. This was the conclusion of the Council when it assessed the suitability of alternative sites in the Allocations and Development Management Options Report.
- 4.4 A more detailed statement on this issue is set out under question 19.
- 4.5 Land west of Allenby Road should be allocated for development.

Question 5: Is the Plan deliverable having regard to viability of allocated sites and the requirements of development management policies?

- 5.1 The Plan does not have sufficient flexibility to ensure that the housing requirements are met within the Plan period. In this regard it does not accord with the requirements of the NPPF which requires local planning authorities to ensure that their housing needs are met in 'full'.
- 5.2 The Plan relies too greatly on a small number of large sites and does not allocate sufficient sites to allow for the delay in the delivery of sites or for non-implementation.
- 5.3 Additional sites should be allocated to provide greater flexibility and to ensure that the housing requirements are met in full.