

**NEWWARK AND SHERWOOD SUBMISSION SITE ALLOCATIONS &  
DEVELOPMENT MANAGEMENT DPD**

**Examination in Public: Hearing Statement  
December 2012**

**Matter 3 (8)(9)(10) Housing**

**Land north of Southwell Road, Farnsfield (Fa/AS/2)  
Representor ID: 141**

Submission by  
**Paul O'Shea BA (Hons) PG dip TP MRTPI  
Hollins Strategic Land**



**Matter 3 Housing / Representor 141 / P O'Shea Hollins Strategic Land****Matter 3 (8) Is the amount of land allocated for housing sufficient to meet needs?**

1. The amount of land allocated fails to meet the full objectively assessed housing needs in areas which have a significantly high demand for both market and affordable housing. We refer to our statement on Matter 1 (1) and Matter 5 (19).

**Matter 3 (9) Are the allocated sites viable and deliverable for the first 5 years? Is the Plan sufficiently flexible to enable delivery?**

2. The Council has not provided a defined list of sites that are considered 'deliverable' as defined by the NPPF i.e. in that they must be available for development now. Recent appeal decisions concluded that for a site to be considered deliverable it must have a planning permission.
3. The Viability Assessment assumes costs of the policy requirements of the Development Plan (eg Affordable Housing, CIL and Infrastructure Contributions) will be extracted from the residual land value. This is unrealistic as it will fall short of values at which landowners are willing to sell in the first instance.
4. The plan is not sufficiently flexible in that it does not appropriately plan for the housing needs in areas that have significantly high demand for new homes. There is a need to go beyond planning for the minimum provision and address needs/demand in areas which have significant shortfalls and to ensure flexibility and certainty in delivering housing in the right locations as well as responding to market signals and local needs.

**Matter 3 (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?**

5. We refer to our statement on Matter 5 (19) which set out reasonable and robust reasons to include Alternative Site (Fa/AS/2), given it is the most sustainable site and is deliverable. It has been subject to SA which concluded it is the most sustainable site in the settlement.