

**Newark & Sherwood Allocations and Development Management DPD
Examination**

Inspector – Mr Hayden Baugh-Jones BA(Hons) DipLA MA CMLI

Programme Officer - Ms Kerry Trueman

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Mr M Norton
Business Manager – Planning Policy and Infrastructure
Newark & Sherwood District Council
Castle House
Great North Road
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12 March 2025

Dear Mr Norton,

**Newark & Sherwood Allocations and Development Management
DPD Examination**

Firstly, I would like to thank the Council, Ms Trueman and the staff at your offices for the efficient and effective arrangements made to host the hearings in November 2024, for the work undertaken and the constructive approach over their course.

The Main Modifications sent to me cover all matters except those related to affordable housing and Gypsy, Roma and Traveller accommodation. Having considered these two matters, I have the following observations:

Affordable housing

The Whole Plan Viability and CIL Assessment (May 2021) (WP1) indicates that the level of affordable housing necessary to meet needs is deliverable including through the provision of the allocated housing sites. There is a yearly net shortfall of 243 affordable units, which is significantly higher than previously assessed up to 2014. Given the date of the Viability Assessment, it would assist me to know whether there are any current factors that might now have an impact on the deliverability of affordable housing over the plan period.

Gypsy, Roma and Traveller accommodation

I note the two modelled scenarios for calculating the five-year supply and the concomitant supply figures. These are based on calculations up to January 2024. It would assist me if the Council could provide an update for year 2024-2025 setting out any changes to the supply position.

However, the position in relation to the various pitch allocations at the Tolney Lane site, appears somewhat precarious, particularly given the heavy reliance placed on allocations there. I am concerned that the delivery of pitches here may be held up because of the need to implement flood alleviation works. It is not entirely clear from the Plan, how these works are to be funded and whether they would be carried out in a suitable timeline for the Tolney Lane allocations to be realised. This uncertainty has the potential to affect the five-year supply.

I would therefore be grateful if the Council would set out the timeline for:

1. The envisaged flood alleviation works.
2. How those works will be funded.
3. Whether there could be any effects on the viability of other housing development, including those where affordable housing would be provided, if monies are to be collected through the Community Infrastructure Levy.
4. The likely timeframe for permissions being granted for the Tolney Lane allocations.

Other parties should please note that at this stage I am not seeking a response from anyone other than the Council on the matters covered in this letter.

If the Council has any queries on the contents of this letter, please let me know via Ms Trueman. This letter should be put on the Examination web site.

Yours sincerely

Hayden Baugh Jones

INSPECTOR