

**Inspector's revised matters and issues for examination at  
hearings**

**MATTER 1 – COMPLIANCE AND PROCEDURAL**

1. Has the Plan been prepared in accordance with relevant legal requirements, including the Duty to Co-operate and the procedural requirements of the National Planning Policy Framework?
2. Is the Plan in general conformity with the RSS and consistent with the National Planning Policy Framework? Does it reflect the National Planning Policy Framework's presumption in favour of sustainable development?

**MATTER 2 – GENERAL ISSUES**

3. Is the Plan consistent with the Core Strategy and is it capable of meeting its objectives?
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?
5. Is the Plan deliverable having regard to viability of allocated sites and the requirements of development management policies?
6. Is there sufficient flexibility to cope with changes to individual sites which might render them undeliverable for the purposes envisaged by the plan?
7. Are appropriate arrangements in place to ensure proper monitoring of the Plan?

**MATTER 3 – HOUSING**

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?
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?
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?

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

#### **MATTER 4 – RETAIL/EMPLOYMENT/MIXED USE**

12. Are the detailed requirements for each of the allocations clear and justified and will they ensure delivery within the planned timescale? Have site constraints, viability considerations been adequately addressed? Are the boundaries and extent of the sites correctly defined?
13. Are the amounts of land allocated for different uses clearly justified? Is there a reasonable prospect of the safeguarded land being used for that purpose within the life of the Plan
14. Are the locations identified the most appropriate when considered against all reasonable alternatives?

#### **MATTER 5 – SITE SPECIFIC ISSUES**

##### Newark Area

15. Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the historic environment, flooding and local services? Has satisfactory provision been made in respect of transport and other infrastructure requirements?
16. Would the mixed use allocations (NUA/MU/1) prejudice development of other allocated sites?
17. The Plan relies on one site (NUA/MU/3) for most of its new retail floor space to be provided towards the latter part of the Plan period. What happens if it cannot be delivered - is the plan flexible enough to cope with this? Is this the best approach to deliver retail development in the area? Is the boundary of the site appropriate? Is there sufficient clarity in the wording of the policy to guide future development within the suggested timescale? Is there a better, more readily available site which would give greater certainty to the delivery of retail floor space?
18. Is the location and size of the Main Open Areas appropriate and is it justified? Would the policies provide sufficient protection from future development in these areas?

##### Southwell Area

19. Would the scale, density and greenfield location of allocated sites be appropriate and contribute to the sustainable development of the District?

Newark and Sherwood District Council Allocations and Development Management  
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20. Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the historic environment, flooding and biodiversity? Has satisfactory provision been made in respect of transport and other infrastructure requirements?
21. Is there uncertainty over funding and delivery of the by-pass and, if so, is the Plan sufficiently flexible to cope with this?

Nottingham Fringe Area

22. Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the Green Belt and flooding? Has satisfactory provision been made in respect of transport and other infrastructure requirements?
23. Would the scale, density and greenfield location of allocated sites be appropriate and contribute to the sustainable development of the District?

Sherwood Area

24. Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on flooding, biodiversity and local amenity? Has satisfactory provision been made in respect of transport and other infrastructure requirements?
25. Are the detailed requirements for the mixed use and employment sites, including retail uses, clear and justified and will they ensure delivery within the planned timescale?
26. Are the housing sites in Ollerton and Boughton deliverable given the requirements of the Core Strategy policies relating to affordable housing and the development management policies set out in the Plan?

Mansfield Fringe Area

27. Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the Green Belt, biodiversity, historic environment and flooding? Has satisfactory provision been made in respect of transport and other infrastructure requirements?
28. Are the housing sites deliverable given the requirements of the Core Strategy policies relating to affordable housing and the development management policies set out in the Plan? Is the amount and type of retail/employment development justified and deliverable?
29. Have the policies for Blidworth and Rainworth been prepared positively in terms of the duty to cooperate with neighbouring

planning authorities and is this ongoing. How do the policies relate to plans and strategies of neighbouring local authorities?

## **MATTER 6 – DEVELOPMENT MANAGEMENT POLICIES**

### General matters

30. Are the policies consistent with the National Planning policy framework and the Core Strategy?
31. Are they aimed at positively promoting the strategy that the Council is seeking to implement?

### Specific Policies

32. DM3 – this policy affects a number of other policies within the Plan including site allocations and policy DM2. Is it based on up to date information? If not, how does this affect the viability of sites in the current market conditions? Does it comply with the NPPF paragraphs 203 – 205 relating to planning obligations and CIL regulation 122?

### Additional matters

## **MATTER 7 - Strategic Policies for the Purposes of neighbourhood Planning**

33. Are the criteria correct for the identification of strategic policies? Should other policies, such So/Ho/4, So/Pv, So/Wh be included as strategic policies.
34. Has the potential of each site to deliver strategic outcomes been fully considered during the preparation of the Allocations and Development Management DPD.
35. Is there a conflict with the NPPF and the Localism Act 2011.

## **MATTER 8 - Gypsy and traveller provision**

36. Is the Council's approach to Gypsies and Travellers set out in paragraphs 18 and 19 of Appendix B effective. Should it be clearer in setting out timescales/where the sites are with planning permission and how likely they are to be delivered. How will this be monitored?

Please publish this document on the Council's website.

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