

Statement of Anthony Robert Jackson, Jackson Design Associates

Representing Mr and Mrs R Gombos, Owners of Land at Ollerton Road, Edwinstowe

1. This statement relates to a specific site on Ollerton Road, Edwinstowe which is NOT a preferred site in the Allocations and Development Management DPD. The site is within the Sherwood Area. This statement sets out why I request changes to Proposals Map 10 (Paragraph 5: Sherwood Area - Edwinstowe) to include this site as one of the proposed housing sites. It is my view that this part of the Plan is not sound as it is not consistent with national policy to deliver sustainable development. The plan fails to deliver the most sustainable site prior to considering less sustainable sites. My proposed changes to the Plan are explained in this statement and summarised in paragraph 28.
2. Whilst this is a site specific statement it also has relevance to Matter 1; paragraph 2 and Matter 3; paragraph 11.
3. In respect of Matter 1; paragraph 2 I do not believe that the Plan has a presumption in favour of sustainable development in Edwinstowe as this specific site is more sustainable than the proposed sites.
4. In respect of Matter 3; paragraph 11, I do not believe that the locations identified in Edwinstowe are the most appropriate when considered against alternatives.
5. In line with the guidance notes this statement is brief and does not repeat and explain technical submissions already made to N&SDC through the consultation process. A plethora of technical design/appraisal reports and studies have been submitted throughout the consultation period to demonstrate that the site is both available and technically deliverable. For completeness and to allow cross referencing these documents are listed in Appendix 2.
6. The site was one of the alternative sites considered by Newark & Sherwood District Council in their draft in 2011.
7. Section 5.16 (policies ED/Ho/1 and ED/Ho/2) relate to TWO sites in Edwinstowe which are proposed as sites suitable to meet the housing needs of the village. The basis of my position is that, whilst these two sites are not necessarily unsuitable for housing, the order of sites coming forward for residential development should support the most sustainable sites first and those which have the least impact on the village. It is my view that this site is more sustainable and has less impact on the village.
8. Included within the studies is a Landscape and Visual Impact Assessment (dated January 2012) which concludes that *"overall.....the proposed development would not cause unacceptable landscape and visual impacts"*. The relevance of this is the comments made by N&SDC in the assessment of the site concerned about potential visual impact.
9. The site is 1.4 hectares and has the capacity to contribute up to 35 dwellings towards meeting the housing needs within Edwinstowe. The SHLAA indicated that the site could deliver 29 dwellings. The highway assessment confirms the entrance arrangements would accommodate up to 35 dwellings without requiring third party land.
10. Unlike the other two sites, this site is largely unused and is essentially 'waste land' to the rear of the owner's main residence. The site has been used as general amenity space by my clients, for storage of containers, a play area for their children as amenity space linked to their house and more recently accommodates an access track to a mobile phone mast to the north of the site, which was installed in 2004. The site has been subject to periodic fly tipping which is a regular management issue for the owners
11. The site has no other economic use. It is not useable farm land and it does not have a public amenity value.
12. The southern part of the site, which would accommodate the site entrance, is already within the village envelope, albeit the majority of the site is currently outside the existing village boundary.
13. The site has been promoted as a potential development site to the local authority since the mid-1990s.
14. Indeed there were pre-application discussions with N&SDC in the late 1990s to discuss the potential of two dwellings being granted on the land which is already within the village envelope. This is the area of land that would also form the entrance to the wider development of the site. The informal opinion of the case officer at the time was that the proposal for two dwellings would be acceptable in principle and in line with policy.
15. The owners chose not to proceed with the two potential dwellings as they would have prevented the future installation of an access road to service the site and took the decision not to "land lock" the site and to leave the access available.

Their decision was made following discussions with Mr Burt in the policy department at N&SDC. He shared the owner's view that, as and when N&SDC consider further housing sites with Edwinstowe, this site could well be one that contributed towards future housing needs. His words at the time were that their long term approach was "laudable" as most people would have pursued the short term return from two building plots.

16. Visibility splays to accommodate future development were agreed with the highways department which required the realignment of a boundary wall to the property to the west of the entrance. Those works were agreed with the Highway Authority and implemented on site.
17. An assessment was submitted to N&SDC which demonstrates the sustainability of the site and its close proximity to local facilities.
18. The following are examples of the extensive facilities available within 10 minutes walk of the site:
 - Primary School
 - Bus stops
 - GP surgery/health centre
 - Creche
 - Public houses
 - Restaurant
 - A wide range of shops in the village centre
 - Church
 - Business (employment) centre
19. The other two sites do not have anything like this range of facilities within a ten minute walk.
20. Furthermore a physical walk test was undertaken in the village by the same person walking at a consistent speed and recorded the following walk times from each of the sites to the village centre:-
 - Ollerton Road site to village centre – 6 minutes
 - Preferred site ED/HO/1 – 17 minutes
 - Preferred site ED/HO/2 – 14 minutes
21. I hope that that all of the technical studies undertaken and documents submitted during the consultation stage demonstrate that not only is this site available and deliverable but would create a sustainable site which is already partly within the village envelope and would generate the development of an unused site which has no other amenity or economic benefit to residents of Edwinstowe.
22. It would be a discreet development off an established highway with very limited impact on the village. Unlike the other two sites, this site would not be prominent.
23. The two preferred sites ED/HO/1 and ED/HO/2 are both open farm land and significantly more prominent sites at the southern and western gateways to the village. Whilst it may be appropriate for these sites to be considered suitable for residential development, I would propose that developing a more sustainable, less visually intrusive site closer to the village centre as the priority site is a valid and more appropriate approach.
24. Site ED/HO/2 is particularly prominent in an elevated position to the southern side of Edwinstowe at a principle entrance to the village on the B6030. It would extend the development envelope of Edwinstowe right up to the B6030 and would erode the existing green buffer that exists along that road when travelling from the Mansfield District towards Ollerton.
25. In order to achieve sufficient, deliverable housing land to meet the 121 dwellings required in Edwinstowe, N&SDC have concluded that they will require the release of new housing land outside of the village envelope. I agree with that conclusion. That being the case the MOST sustainable sites should be considered first, providing they are available and deliverable.
26. On this basis it is my view that a more sustainable approach would be:-
 1. To bring forward the most sustainable of these sites on Ollerton Road to contribute 35 dwellings;
 2. To bring forward site ED/HO/02 which would contribute 50 dwellings;
 3. To bring forward ED/HO/1 in part only to contribute 36 dwellings.

27. The benefits of this approach are:-

1. It is the most sustainable solution to accommodating the additional dwellings;
2. It brings forward the site closest to the village centre, part of which is already in the village envelope;
3. It reduces the size of the site which is furthest from the village centre;
4. It would allow site ED/HO/1 to be reduced in size which creates the opportunity for a landscape buffer between the edge of the village and the B6030;
5. The landscape buffer would help protect the green corridor along this road and also limit the visual impact of site ED/Ho/1 in an elevated part of Edwinstowe;
6. It allows the land to the north of the Ollerton Road site (also owned by Mr and Mrs Gombos) to become a wildlife and landscape area, which could benefit the Robin Hood Visitor Centre planned on the open fields immediately to the north of the village.

28. My conclusion therefore is not to state that sites ED/HO/1 and ED/HO/2 are inappropriate for development, as clearly release of some land outside the village envelope is required. However, I do believe it would be inappropriate to develop these two greenfield sites in priority over the Ollerton Road site and would respectfully request that consideration be given to classifying the Ollerton Road site as a preferred site and amending the development capacity of ED/HO/1 and Proposals Map 10 as below:-

| | | | |
|--------------------|---|---------|-----------|
| Ollerton Road Site | - | 29 - 35 | dwellings |
| ED/Ho/2 | - | 50 | dwellings |
| ED/Ho/1 | - | 36 - 42 | dwellings |

121 dwellings

29. I believe that if these changes are made to the Plan the requirements of Matter 1; paragraph 2 and Matter 3; paragraph 11 would be consistent with residential land allocations in Edwinstowe.

Anthony R Jackson

28th November 2012

APPENDIX I

SUMMARY OF DOCUMENTS SUBMITTED TO N&SDC DURING THE CONSULTATION STAGES OF THE PLAN

1. Documents submitted as part of the SHLAA process

- JDA letter to N & SDC (11.02.03)
- JDA letter to N & SDC (15.03.07)
- Development Appraisal (Dec 2007)
- JDA letter to N & SDC (02.05.08)
- JDA letter to N & SDC (27.05.09)

2. Documents submitted as part of the draft Allocations and Development Management Options Report consultation exercise in November 2011:-

- JDA letter (24.11.11)
- Supporting Statement (Nov 2011)

3. Documents submitted as part of the Allocations and Development Management DPD consultation exercise in July 2012

- Representation Form (18.07.12)
- JDA covering letter (18.07.12)
- JDA Site Masterplan 06/1509/500
- JDA Design and Access Statement (June 2011)
- JDA Landscape and Visual Impact Assessment (Jan 2012)
- ASC Transport statement (Dec 2011)
- CBE Consulting Habitat Survey and Ecological Appraisal (Dec 2011)
- CBE Consulting Tree Survey (Dec 2011)

These documents should form part of the overall assessment of the Ollerton Road site, and, as requested in the guidance notes, their contents are not repeated and this statement provides a broad overview addressing the key issues.