

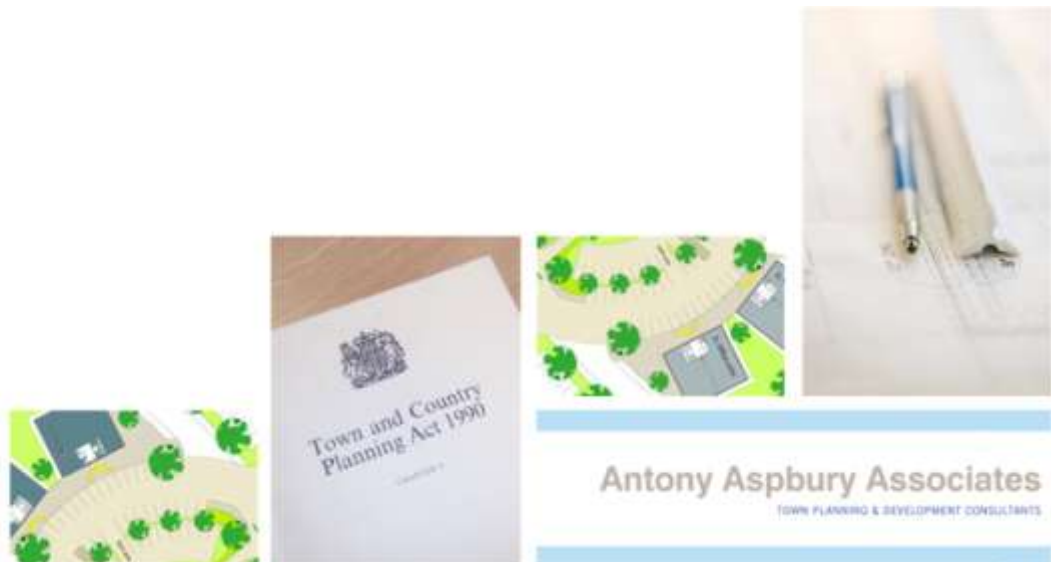


**NEWARK AND SHERWOOD SITE ALLOCATIONS AND DEVELOPMENT
MANAGEMENT DPD EXAMINATION**

MATTER 5 - SITE SPECIFIC ISSUES- SOUTHWELL AREA

**REPRESENTOR NUMBER – 176
MILLER HOMES LIMITED**

DECEMBER 2012



MATTER 5 – SITE SPECIFIC ISSUES – SOUTHWELL AREA

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

The overall amount of housing allocated to Southwell through the Core Strategy and distributed via the Site allocations DPD (421 dwellings) is relatively modest compared to the overall size of the settlement (c 7,000) and the higher level of housing provision proposed for Ollerton/ Boughton and Clipstone two of the other three Service Centres in the settlement hierarchy. The relatively modest provision on relatively small sites reflects the historic character and sensitivity of the town and the need to integrate new development carefully with the existing urban framework.

Southwell is a thriving town with excellent facilities and few if, any genuinely available previously developed sites that offer an alternative to the greenfield allocations in the DPD. The allocated sites themselves are well distributed around the town and can readily access and support local facilities and services as well as the extensive range of town centre facilities for a town of this size. The Council's Infrastructure Delivery Plan summary for Southwell at Appendix E of the Core Strategy identifies only the provision of additional primary and secondary school places within existing schools and localised health contributions to support the increased population, alongside a sewage treatment works upgrade for the town.

The overall level and distribution of housing provision appears therefore to be easily assimilated into the physical and social infrastructure of the town and will contribute to sustainable development in the settlement.

- 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?*

From the viewpoint of our clients interests in the proposed allocation at Nottingham Road, Southwell (So/Ho/3), the detailed site policy context clearly provides appropriate safeguards and imposes specific requirements to ensure that new built development minimises potential effects upon the historic environment, flood risk and biodiversity interests. Policy So/PV provides an additional context which requires demonstration that development will not negatively impact from a visual perspective upon Southwell's principal heritage assets.

From a transport infrastructure standpoint, it is understood that the delivery of the proposed scale housing and employment allocations in the DPD is not dependent upon the implementation of the Southwell by- pass. Appendix E of the Core Strategy references the

potential need for two longer term improvements in the town centre from the Infrastructure Delivery Plan to be implemented between 2020 and 2026, yet these will not restrain development on the preferred sites in the DPD.

In terms of other infrastructure requirements, I would re-iterate the comments made in response to question 19 and the requirements for additional classroom provision at existing schools to be funded by developers and an upgrade to the Southwell sewage treatment works to be funded and delivered by Severn Trent Water.

We consider in summary that the individual site development policy for the Nottingham Road site reflects site specific issues and that these are being addressed by Miller Homes as potential site developer. Moreover, there are no substantive wider infrastructure issues which should prevent development of this site in the short term.

- 21 *Is there uncertainty over funding and delivery of the by-pass and, if so, is the Plan sufficiently flexible to cope with this?*

It is understood that the delivery of the proposed housing and employment allocations within this Site Allocations DPD is not dependent on the construction /operation of a Southwell bypass. The Employment allocation policy So/E/1 is drafted to ensure that any development on this site does not prevent the subsequent implementation of the route. Thus this plan is flexible in accommodating the by-pass in the event that future funding is available.