

Statement of Anthony Robert Jackson, Jackson Design Associates

Representing Mrs P Dutton, Land South of Stony Field Lane and Scarborough Road, Bilsthorpe

1. This statement relates to a specific site in Bilsthorpe 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 11 (Paragraph 5: Sherwood Area - Bilsthorpe) 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 24.
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 Bilsthorpe 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 Bilsthorpe 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 1.
6. The site is accessed via Mallard Close, the recent new housing development built by Peveril Homes to the east of the site. The road layout and highway capacities of Mallard Close were designed specifically to service this larger proposal in due course. The site was one of the alternative sites considered by Newark & Sherwood District Council in their draft in 2011.
7. Of particular relevance is the "Supporting Statement" dated November 2011 which was submitted as part of the N&SDC draft Allocations and Development Management Options Report. This statement clearly identifies the proposed site in red on page 4 and the land to the west that has been removed from the proposals outlined in blue. This document summarises very clearly the site credentials and also confirms that, in line with visual impact concerns raised by N&SDC, a large part of the site (approx 50%) was removed from the proposal. Having reviewed the concerns raised by N&SDC I concluded that their concerns regarding visual impact were valid on the western part of the site
8. Section 5.21 (policies Bi/MU/1, Bi/Ho/2 and Bi/Ho/1/Ho/2) relate to THREE sites in Bilsthorpe which are proposed as sites suitable to meet the housing needs of the village. The basis of my position is that, whilst these three 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.
9. Included within the studies is a Landscape and Visual Impact Assessment (dated February 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, which has been overcome by the removal of the land to the west of the site.
10. The site is 4.5 hectares and has the capacity to contribute between 100 and 135 dwellings towards meeting the housing need within Bilsthorpe. The highway access via Mallard Close was designed to service this residential development. Access rights are secured and no third party land is needed to access the site.
11. Unlike the other three sites, this site is unused. The land has been farmed in the past however its topography and close proximity to the village rendered it unsuitable for agriculture as the site was regularly used for nuisance activities such as motorbikes, fly tipping and as a general congregation area for young people.
12. The site has no other economic use and is a maintenance problem to the community. Indeed N&SDC granted planning permission for the building of a new village hall outside the village envelope adjacent this site. One of the reasons that this location was chosen is that it sites directly between Old and New Bilsthorpe, so would be accessible by both parts of the village. Old and New Bilsthorpe are often seen as two separate communities.

13. An assessment was submitted to N&SDC which demonstrates the sustainability of the site and its close proximity to the local facilities.
14. Within a 10 minute walk of the site all of the following facilities are available:
- Primary School
 - Bus stop
 - GP surgery/health centre
 - Cash Machine/Post Office
 - Public House
15. Within 30 minutes travel by public transport all of the following further facilities are available:
- Retail areas
 - Employment Centres
16. In addition to the sustainable nature of the site it also has one key attribute that is unique to this site in Bilsthorpe. Unlike the other proposed sites which reinforce the separation of Old and New Bilsthorpe, this site sits centrally between both communities, being neither one nor the other and thus continues a pattern of development in the centre of Bilsthorpe and would continue the theme of connecting both sides of the village.
17. I hope 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 and would generate the development of an unused site which has no other amenity or economic benefit to residents of Bilsthorpe.
18. It would be a discreet development off an established highway with very limited impact on the village. Unlike the other three sites, this site would not be prominent at gateways into the village, extending the visual spread of the village into the countryside.
19. Furthermore this site can ALSO deliver the following community benefits which the other sites cannot:-
- additional land would be provided to Crompton View Primary School to create additional space and future expansion opportunity;
 - the creation of a new, well designed and safe vehicular entrance to the Primary School from the site, the existing entrance being narrow, difficult to use and dangerous. This was a key issue raised by the Head Teacher at the school when considering the development.
20. The three preferred sites Bi/MU/1, Bi/Ho/2 and Bi/Ho/1/Ho/2 are all open farm land and significantly more prominent sites at the 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.
21. In order to achieve sufficient, deliverable housing land to meet the 147 dwellings required in Bilsthorpe, N&SDC have concluded that they will require the release of new housing land outside 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.
22. 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 Land South of Stony Field Lane and Scarborough Road;
 2. To bring forward the mixed use site Bi/MU/1 which could provide the balance of the housing requirement along with the other proposed use;
 3. Not to bring forward sites Bi/Ho/1 and Bi/Ho/2 which are less sustainable sites.
23. 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 which continues the recent pattern of development spanning both Old and New Bilsthorpe;
 3. It avoids the need to allocate sites on the outer edge of the village and which are the furthest from the village facilities;
 4. It creates additional community improvements to the school access and space.

24. My conclusion therefore is not to state that sites Bi/MU/1, Bi/Ho/2 and Bi/Ho/1/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 three greenfield sites in priority over the land south of Stony Field Lane/Scarborough Road site and would respectfully request that consideration be given to classifying the this site as a preferred housing site and amending the development capacity of Bi/MU/1 and Proposals Map 11 as below:-

Stony Field Lane /Scarborough Road site	-	100 - 135 dwellings
Bi/MU/1	-	7 - 47 dwellings (plus other mixed uses)
Bi/Ho/1	-	not allocated
Bi/Ho/2	-	not allocated
		<hr/>
		147 dwellings

25. 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 Bilsthorpe.

Anthony R Jackson

28th November 2012

APPENDIX I

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

I. Documents submitted as part of the SHLAA process

- JDA letter to N & SDC (11.02.03)
- JDA letter to N & SDC (19.02.07)
- Development Appraisal (June 2007)
- JDA letter to N & SDC (23.04.08)
- JDA letter to N & SDC (08.05.08)
- JDA letter to N & SDC (03.02.09)
- JDA letter to N & SDC (26.05.09)

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 (November 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
- JDA Design and Access Statement (Feb 2012)
- JDA Landscape and Visual Impact Assessment (Feb 2012)

These documents should form part of the overall assessment of the Stony Field Lane / Scarborough 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.