

**Statement of Anthony Robert Jackson, Jackson Design Associates**

**Representing Mr and Mrs J Calthrop, Owners of Land at Kirklington Road, Southwell**

1. This statement relates to a specific site on Kirklington Road, Southwell which is NOT a preferred site in the Allocations and Development Management DPD. The site is within the Southwell Area. This statement sets out why I request changes to Proposals map 6 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 a more sustainable site prior to considering less sustainable sites. My proposed changes to the Plan are explained in this statement and summarised in paragraph 13.
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 believe the Plan has taken a reasonable approach to the presumption in favour of sustainable development in Southwell, however I believe it could be improved by increasing its flexibility by including this specific site IN ADDITION to all the other sites proposed.
4. In respect of Matter 3; paragraph 11, again I believe the Plan has taken a reasonable approach to the site locations identified in Southwell. They are generally the most appropriate when considered against alternatives. However I believe the Plan could be improved by including this specific site IN ADDITION to all the other sites proposed.
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. The ability of this site to deliver housing is outlined in the Development Appraisal dated January 2008.
6. The site has no other economic use. It is not useable farm land and it does not have a public amenity value. It is an overgrown, unused piece of wasteland in a sustainable location within walking distance of the town centre.
7. In order to achieve sufficient, deliverable housing land to meet the 290 dwellings required in Southwell, 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.
8. Moreover Southwell is a very sensitive area and inappropriate development could have an amplified impact on the Town. It is a unique town in the area, with a prominent Minster, an historic town centre and a plethora of listed buildings and a substantial conservation area. Southwell has several key approach roads from both the Mansfield, Nottingham and Newark directions. All proposed sites on the outer edge of the Town need to be designed with sympathy to their location. Southwell must have sensitive development if it is to retain that "jewel in the crown" status as a tourism destination in the area.
9. Given the challenges in reaching a judgment as to new housing sites in Southwell, I believe N&SDC have largely achieved an appropriate and sensible solution. I believe the approach of releasing several sites around the town, thus diluting the impact of development, is the best solution. In my view it is certainly preferable to one larger urban expansion which could have significantly changed the character of the town.
10. However the one change that I seek to the Plan is the inclusion of this site as a residential site. The rationale and benefits would be:-
  - The development boundary would extend to Kirklington Road, which is a very natural and defensible boundary, rather than the awkward indent to the boundary as currently proposed.
  - This site is in a more sustainable location than some of the other sites being proposed and in line with the NPPF's presumption in favour of sustainable development, should be considered. The most sustainable sites should be included within the Plan.
  - The site is discreet and not visually prominent.
  - Whilst the site would deliver a relatively modest number of units, it would go some way to providing relief to the more challenging and visually prominent sites.

- It would add flexibility to the Plan if other sites fail to deliver the number of units anticipated.
11. The site itself is described in detail in the Development Appraisal. I acknowledge that the present vehicular access would limit the amount of development and that had been a constraining factor when the site was assessed by N&SDC. However the Development Appraisal included three master plan options demonstrating potential highway access solutions. If the site is included within the Plan it is my belief that one of these solutions could then be concluded to enable the site to be delivered. The highway access solution also has the potential to be an integral part of a wider development, including a small area of land to the west, which links to the proposed housing site ref So/Ho/4.
  12. If this site is included IN ADDITION to the currently proposed sites then it can only add more flexibility to the successful delivery of the housing strategy, without carrying any risk in the unlikely situation that the site was not then delivered.
  13. In conclusion therefore I am requesting that proposals map 6 be amended to include this site either by extending housing site So/Ho/4 or by a standalone allocation. I believe this would be an approach entirely consistent with the objective of bringing forward the most sustainable sites and contributing to the confidence/flexibility in the housing delivery strategy for Southwell.

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Anthony R Jackson

28th November 2012