

**Statement of Anthony Robert Jackson, Jackson Design Associates**  
**Land at Wellow Road, Ollerton, (ref:OB/Ho/1)**

1. The site is shown on proposals map 9 and is covered by policy OB/Ho/1. This site is approximately 5.8 hectares and is proposed as a preferred housing site in the Allocations and Development Management DPD. The site can deliver between 122 and 150 dwellings towards the housing requirement for Ollerton and Boughton.
2. In relation to this part of the Plan (Policy OB/Ho/1) it is my view that the plan is sound and I am not seeking any changes to the plan. I am mindful that in the guidance notes (paragraph 17) representations should be limited to those seeking changes. However the purpose of this statement is in relation to the "Inspectors revised matters and issues for examination", Matter 5 - Site Specific Issues - Sherwood Area.
3. Firstly in relation to item 24 my statement provides evidence to show the development will have appropriate safeguards in respect of flooding, biodiversity and local amenity and satisfactory provision has been made for transport and other infrastructure.
4. Secondly in relation to item 26 my statement provides evidence to demonstrate that the site is deliverable within the requirements of the Core Strategy Policies relating to affordable housing and development management policies.
5. For these reasons I considered it appropriate to submit this statement, even though I am not seeking a change to the plan.
6. 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 in detail.
7. This statement does however summarise key issues to enable a broad overview in relation to items 24 and 26 to be explained.

**Matter 5 - item 24: Appropriate safeguards in respect of flooding, biodiversity and local amenity and satisfactory provision for transport and other infrastructure.**

8. In relation to this specific site a number of studies have been undertaken to ensure that the site can provide the appropriate safeguards and can comply with the relevant policies. These are summarised below:-
  - a) **Highways Assessment** – Armstrong Stokes & Clayton have prepared a detailed transport statement which confirms the suitability of the proposed entrances to the site and assesses the impact of the development on the wider road network in the area. The conclusion is that the access solution is acceptable and there is no adverse impact on the wider road network. The transport statement has been submitted to and agreed with the Highways Authority.
  - b) **Flood Risk** - The site has been reviewed against the EA flood maps and is NOT in an area at risk of flooding.
  - c) **Habitat, Ecological and Arboriculture** - Chris Barker of CBE Consulting has undertaken a habitat and ecological survey and reached the conclusion that there are not any ecological or habitat issues that would either prevent or constrain development.
  - d) **Archaeological** - Archaeological Project Services have undertaken an archaeological desktop study and concluded there are no known areas of interest within the site.
  - e) **Masterplan** - A master plan has been prepared demonstrating how the site could be developed to provide a good mix of housing for Ollerton, INCLUDING AFFORDABLE HOUSING, along with on site public open space and landscape buffers. The master plan has been supported by a Design and Access statement, Landscape and Visual Impact Assessment and Planning Statement.
  - f) **Contamination** - A desktop "enviro-search" study has been undertaken and there are no identified issues
  - g) **Infrastructure** - An infrastructure study has concluded sufficient capacities for all services including water, gas, electricity, telecoms and sewage.

**Matter 5 - item 26: Deliverability of housing sites given the requirements of the Core Strategy Policies relating to affordable housing and the Development Management Policies**

9. Assessments have been undertaken to confirm both the deliverability and economic viability of bringing the site forward INCLUDING making provision for the delivery of affordable housing. The conclusion is that the site is economically viable.
10. In terms of economic viability and in particular in relation to affordable housing in Ollerton, it is fair to say that it is generally more difficult to balance the economic viability of schemes in Ollerton as house prices are generally lower than elsewhere in the District. I have first hand experience of this, my business having been based in Ollerton for nine years and having been involved in several housing schemes in Ollerton. The view that I, and the future Developer, have reached is that this site is able to be economically delivered INCLUDING the provision of affordable housing subject to the criteria explained below: -
- Land owners need to have a realistic expectation of land values in the Ollerton area. My experience is that they are somewhat lower than elsewhere in the District. If land owners have unrealistically high expectations then schemes are likely to be unviable;
  - CIL contributions for new residential development in Ollerton need to remain at zero to support the commercial viability/deliverability of schemes;
  - Proposed sites for housing should have minimal abnormal development characteristics to assist commercial viability;
  - Section 106 contributions need to be sensible to avoid the site becoming economically unviable.

Within that framework my view is that this site is economically deliverable.

11. Furthermore a housing developer, Birch Tree Homes, who are a Mansfield based housing developer and have a proven track record over many years in north Nottinghamshire, are proposing to develop this site, starting with phase 1, in summer 2013 (subject of course to the site being allocated). Phase 1 will comprise the first five acres to the west of the site and will deliver in the region of 40 dwellings which will be a mix of 2 and 3-bedroom bungalows, 3 and 4-bedroom family homes and 30% affordable housing. Birch Tree Homes anticipate the entire site being developed over 5 years starting in 2013.
12. The site is currently subject to an on-going formal pre-application process with N&SDC.
13. I hope this statement assists the Inspector in having confidence that the site is economically deliverable, subject to the constraints that I outlined in paragraph 10, and can contribute to both the open market and affordable housing requirements of Ollerton and Boughton.

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Anthony R Jackson  
28th November 2012