

Jigsaw Planning and Development Limited

Office 29A
Minster Chambers
Church Street
Southwell
Nottinghamshire
NG25 0HD



Southwell Neighbourhood Plan

**Amended Southwell Neighbourhood Plan Regulation 16
Consultation 18th December 2024 to 19th February 2025**

Comments and Representations.

Contact Details:

Name: Mrs Celia Guise
Address: The Beacon, Lower Kirklington Road, Southwell NG25
Postcode: NG25 0DX

If you have appointed someone to act on your behalf please enter their details here:

Name: Michael Evans MRTPI
Organisation: Jigsaw Planning and Development Ltd.
Address: Office 29A, Minster Chambers, Church Street, Southwell,
NG25 0HD

Email address: [REDACTED]

Telephone [REDACTED]

**Please enter your comment or comments on the Submission
Amended Southwell Neighbourhood Plan, together with any
suggested amendments below. For each comment made, please**

indicate to which part of the plan the comment relates (e.g. policy, chapter and/or paragraph number).

POLICY SS5 - LOWER KIRKLINGTON ROAD (So/Ho/5) Policy

Introduction and Overview

In submitting the following positive comments regarding this allocation, the desire is to work closely with the Town, District and County Councils to deliver a quality scheme, in compliance with relevant planning policy. It is recognised that to date, a satisfactory proposal has not been sensitively formulated in terms of this important gateway site. The opportunity now exists to recalibrate the approach taken and work in collaboration with all relevant parties in order to achieve a quality development by incorporating the many opportunities the site can deliver.

The following specific comments are offered.

SS5.1 Land off Lower Kirklington Road has been allocated on the Policies Map for residential development providing around 60 dwellings.

SS5.2 In addition to the general policy requirements in the Core Strategy, Neighbourhood Plan, and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the preparation of a design brief for the whole allocated site which appropriately addresses the following:

- I. Cooperation with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate measures to ensure that there is adequate capacity in the local drainage network to serve the development;

COMMENT

This is accepted as a necessary component of any future planning application and will be formulated in conjunction with the relevant drainage and flood authorities.

- II. Appropriate design, density and layout which addresses the site's gateway location and manages the transition into the main built-up area. In order to assimilate the development, provision should be made, in accordance with the landscape character, for the retention and enhancement of the site's existing landscape screening. Wherever possible, the layout should retain existing mature trees and vegetation on the site, based on a thorough survey of the quality and health of trees within the site;

COMMENT

Any future planning application will strive to retain as much of the important landscape features as part of a comprehensive layout and design. A full arboricultural survey will be undertaken together with the new requirement for biodiversity net gain assessment.

- III. Preparation of an appropriate transport assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact of the site's access on the Lower Kirklington Road / Kirklington Road junction, the achievement of acceptable visibility and the provision of appropriate mitigating measures;

COMMENT

This is accepted as a necessary component of any future planning application and is an important matter which has already been under considerable discussion with the District and County Council (as highways authority). The most appropriate solution for highway access to the site will be a balance of considerations of necessary highway safety whilst acknowledging the desire to achieve a sensitive design solution. The visual context of the edge of Southwell has changed dramatically, given the commencement of development of the new housing site currently under construction and the now implemented highway measures.

- IV. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;

COMMENT

This is accepted as a necessary component of any future planning application and will be formulated in conjunction with the relevant drainage and flood authorities

- V. Provision of appropriate landscape buffering to the Southwell Trail within the design and layout of any planning application. A buffer strip must be left between the north western boundary of the site, the Southwell Trail and the boundary footpath and the boundaries of individual building plots. Arrangements are to be put in place for the maintenance of the strips and hedges for the lifetime of the development;

COMMENT

The principle of providing landscape buffers can be incorporated into any comprehensive landscaping and biodiversity net gain plans. The association with the Southwell Trail can be a positive asset in the overall layout.

- VI. Development will be required to seek to maintain and enhance the current provision of Rights of Way which traverse the site including avoiding them being diverted onto estate roads, but wherever possible routed through landscaped or open space areas, to ensure a contribution to the Green Infrastructure. The scheme must offer pedestrian and cycle access onto the Southwell Trail from both ends of the site;

COMMENT

The existing rights of way and connection to the Southwell Trail can be a positive asset to the overall layout.

- VII. Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required, reflecting the high archaeological potential of the site;

COMMENT

This is accepted as a necessary component of any future planning application and will be formulated in conjunction with relevant specialist consultees.

- VIII. The provision of an open space/play area as a focal point of the development.

COMMENT

The integration of public open space will be an important component of any layout. The precise details of this will need to be assessed given the desire to also create a strong link in greenspace terms between the urban

edge and the Southwell Trail. The principle of quality open space provision is supported.

- IX. Maintenance of key existing landscape features such as hedges and landscape planting for the lifetime of the development.

COMMENT

Any future planning application will strive to retain as much of the important landscape features as part of a comprehensive layout and design. A full arboricultural survey will be undertaken together with the new requirement for biodiversity net gain assessment..Such plans will then be required to incorporate long term retention and maintenance.

- X. The impact on the Kirklington/Lower Kirklington junction of both this site and site SS4 taken together and after consultation with the Highways Authority

COMMENT

This ambition is strongly supported. However, it is regrettable that this has not to date been applied during consideration of the access arrangements for the development of site SS4. Proposals for site SS5 will strive to achieve the optimum solution for appropriate access to the site and discussions with the highway authority will continue on this basis. The involvement of the Town Council in this matter would be a welcome perspective on how best to achieve a safe but sensitive solution to future access arrangements.

Please indicate if you wish to be notified that the District Council intends to 'make' (formally adopt) the Amended Southwell Neighbourhood Plan subsequent to examination and referendum.

YES via Agent