

SUBMISSION AMENDED SOUTHWELL NEIGHBOURHOOD PLAN

Representation Form

This form should be used to comment on the Submission Amended Southwell Neighbourhood Plan. If you wish to comment (known as making a representation) completed Representation Forms should be returned by email to planning.policy@nsdc.info or by post to: Planning Policy & Infrastructure, Newark & Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY by **5pm on 19th February 2025**.

Please note that all respondents must complete their personal details as it is not possible for representations to be considered anonymously. Respondents should also note that representations are not confidential and that they will be published on the Newark & Sherwood website and copies will be placed at appropriate venues across the District for public inspection (we will redact email and telephone numbers however). Further copies of this form can be obtained by downloading at:

<https://www.newark-sherwooddc.gov.uk/planningpolicy/neighbourhoodplanning/>

or by telephoning us on 01636 650000.

PRIVACY NOTICE

Apart from your comments below, the personal information you have provided will only be used by Newark & Sherwood District Council in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 and will not be shared with any third party.

The basis under which the Council uses personal data for this purpose is to undertake a public task.

The information that you have provided will be kept in accordance with the Council's retention schedule, which can be found at:

<https://www.newark-sherwooddc.gov.uk/dataprotection/>

Please note the Council cannot accept anonymous responses. All representations received will be made available for public inspection and therefore cannot be treated as confidential. They will also be:

- Published in the public domain;
- Published on the Council's website;
- Shared with other organisations for the purpose of developing/making the Amended Southwell Neighbourhood Plan
- Made available to the independent Examiner to examine the Amended Southwell Neighbourhood Plan; and
- Used by the independent Examiner to contact you regarding the Examination of the Neighbourhood Plan.

When making representations available on the Council's website, the Council will remove all telephone numbers, email addresses and signatures.

By submitting your Response Form/representation, you agree to your personal details being processed in accordance with these Data Protection Terms.

Your **Contact Details:**

Name: John Martindale

Organisation: Private

Address: 66 Westhorpe
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Postcode: NG25 0NG

Email address

[REDACTED]

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

Name:

Organisation:

Address:

Postcode:

Email address:

Telephone:

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).

I helped produce the original Southwell Neighbourhood Plan and also the now Modified version I write to comment on some of the areas which I feel need especial consideration.

Changes are needed to the original plan to take account of the increasing pressures on the parish particularly from the need to mitigate climate change and flooding.

There is also a need to reassess housing need, give better protection for the natural environment and ecology whilst conserving the historic character of Southwell for the benefit of visitors and the well being of local residents.

The Modified Plan has taken a considerable time to reach fruition and obviously requires checking to ensure it is still up to date on material elements within it. For example, the National Planning Policy Framework was changed in December 2024 and the paragraphs evidenced in support of the policies within the Plan need to be amended to take account of that change.

Whilst the original Plan was broadly successful in achieving the objectives within it there have been some significant failures Examples include:-

a) Failure to ensure that developers abide by Policies E1 “ Flood Risk Assessment and Mitigation” and E2 Flood Resilient Design ,particularly in the need for drainage and flood mitigation measures to be developed in conjunction with the Lead Local Flood Authority.

eg Land to the rear of the Vineries at Kirkling ton Road

. Policies E1 and E2 have been modified in the new document with agreement from the Lead Local Flood to give updated detailed guidance to planners and developers on measures to ensure drainage and flood mitigation will meet current standards.

b)Failure of Policy E4 “Public Rights of Way and Wildlife Corridors “ to achieve access routes which are useful as wildlife corridors and attractive to use by the public. The most spectacular example of this is on the southern boundary of the Allenby Road Estate where a well used , attractive footpath ,bounded by wildlife friendly vegetation has been degraded through development to little more than barren transit corral

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Before development ,Allenby Road

After development, Allenby Road

. Photos are available

As a solution to this problem Policy E4 - Public Rights of Way (PROW)and Wild life Corridors has been modified to give specifications for Rights of Way t on development sites based on those incorporated in the Nottinghamshire County Council Developer Strategy but with detail to ensure that the strips either side of the hard surface are wildlife friendly. The hard surface specification has been changed from tarmac in the County Council specs to a water permeable surface as requested at public consultations to attempt to stop PROWs becoming run off conduits at times of heavy rain.

- c) Failure to adequately protect trees on development sites or make provision that they do not become a nuisance or safety hazard at maturity.

The problem became evident in the retention of mature trees between the Riddings development and what is now the Allenby Road site. The properties adjacent to these on the Riddings development suffer from over hanging limbs, which are a safety hazard, whilst the trees themselves cause nuisance from shading and leaf drop.

On the other hand there is evidence that trees in the Conservation Area have either died or are suffering severe stress from development encroachment.

The modifications to Policy E1 Green Infrastructure and Biodiversity attempts to give clearer guidance to planners and developers through specification not only to increase biodiversity in a landscape and historic concept. In the case of trees and large shrubs this includes guidance on Root Protection Areas to ensure these are not encroached during and post development and on canopy size when they reach maturity so that they do not ultimately become a nuisance or safety hazard.

The examples above demonstrate the need for the provision of better guidance to Planners developers and the community by referencing Plan policies to preferred national British Standards or local accredited standards

This level of specification is operated by at least one Authority eg Doncaster Metropolitan Borough Council. It is also interesting to note that developers and their technical advisers happily use British Standards in, for example, their Arboricultural Assessments so the concept is well established in the Planning world.

It is argued that the inclusion of specifications in policies is too restrictive and will not meet all circumstances. This can be overcome by either the Planning Officer or developer providing a satisfactory reason why the policy or elements within it should not be adhered to.

This gives transparency and confidence that policies have been properly considered.

This principle is adopted within the NPPF eg when placing responsibility on Planners to ensure Standards is adhered to in drainage and flooding issues,

This facility could be covered within the Neighbourhood Plan with an overall explanatory statement rather than one in each policy which could be couched in terms of "should" rather than "must"

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.