

TECHNICAL FILE NOTE**AUTHOR:** Sara Howe BA (Hons) PGDipLA CMLI
Director (Influence-cla Ltd)Site 7 –Land east of Kirklington Road, Southwell.

This technical file note has been produced in response to Newark and Sherwood District Council (NSDC) 'Southwell Gateway Sites Assessment' May 2012, and should be read in conjunction with INCLA_N106 VP01-VP02 Visualisations and INCLA_N106.102 completed by Influence-cla Ltd.

NSDC define a methodology for the assessment of the gateway site options, based around a number of criteria which test the sites suitability in gateway terms;

- **Level of encroachment into the countryside** - would the site present an isolated encroachment into the countryside;
- **Openness of the site** – availability of views into or across the site was considered and important constraint to the sites openness;
- **Prominence** – an important element in integrating sites, with the topography of the site central to this;
- **Presence of existing screening** – the level of existing boundary treatments and how they contribute to the integration. Is further mitigation required and can be implemented successfully;
- **The potential for the future successful assimilation of the site** – an overall conclusion based on the four criteria above.

Each site identified in the 'Southwell Gateway Sites Assessment Report' has been assessed against these criteria. See below NSDC key concerns against the criteria.

The site visit was carried out in November 2012 and therefore the views submitted are representative of a winter view and worst case scenario.

NSDC Concerns**Level of encroachment****NSDC Southwell Gateway Sites Assessment**

'Kirklington Road and existing residential development adjoining the site, this surrounding context is not considered to present the potential for an isolated encroachment into the countryside'

Openness**NSDC Southwell Gateway Sites Assessment**

"extensive and mature boundary treatments along the sites western boundary restricts views into the site from Kirklington Road"

"A point along Kirklington Road, where the landscape screening reduces opening out and offering views to the south of the site". (NSDC Fig 26)

"the northern and western extents of the site are visible from the Lower Kirklington Road/Kirklington Road junction" (NSDC Fig 30)

Prominence

NSDC Southwell Gateway Sites Assessment

“..considered to have a low level of prominence.....landscape screening both internal and external restricting visibility apart from a few outlined locations. The introduction of buffering..would however mitigate for this”

Presence of existing landscape screening

NSDC Southwell Gateway Sites Assessment

“extensive and mature existing screening along its perimeter and external screening along Kirklington Road and Norwood Park”

Potential for future assimilation of site into its surrounding context

NSDC Southwell Gateway Sites Assessment

“..the main issue...concerns the potential loss of the semi-rural character of the northern stretch of Kirklington Road”

“the configuration of the site could necessitate a layout which would make development in the thinner section of the site visible along Kirklington Road”

“..a location south of the site where the screening along Kirklington Road opens out and views into the south of the site can be obtained. Whilst the northern and western extents of the site can be viewed from near to the Lower Kirklington/Kirklington Road junction.”

“Therefore key to assimilating the site into its surrounding context will be the mitigation of these issues. It is considered that the provision of significant level of landscape buffering to the sites west and north would address these concerns and therefore provide for the sites future assimilation”

Conclusion

NSDC Southwell Gateway Sites Assessment

*“The provision of significant landscape buffering to the west of the site, to help retain the semirural character of Kirklington Road, in combination the sites surrounding context and the presence of existing screening provides the potential for the successful future assimilation of the site. **The site is therefore considered suitable in gateway terms and the findings above should inform the writing of the proposed policy approach for the site”***

Influence comments

Influence have produced a layout plan (INCLA_N106.102 Site Layout) and two visualisations (INCLA_N106 VP01-VP02) demonstrating how an efficient layout can be achieved on the site, with appropriate mitigation specifically on the northern and western extents of the site which can be viewed from the junction of Kirklington/Lower Kirklington Road and at the point along Kirklington Road where views are offered to the south.

Site Layout (INCLA_N106.101)

This plan shows a development proposal consisting of 72 residential units, a mix of 33 x two, 32 x three and 7 x four bed units. The layout is an L-shaped configuration, the site accessed from a single point on Lower Kirklington Road. The development proposals aim to retain the key existing trees and hedgerows on site and, in full, the mature boundary hedgerow along Kirklington Road.

The boundary to the western edge of the site and Lower Kirklington Road is strategically vital in retaining the 'countryside edge' to the development. All the proposed units back onto the road, with 8 metre long gardens and buffer planting, behind the existing hedge (within the site boundary) This buffer planting substantiates the existing hedge, mitigates views into the site and protects the rural character. The planting mix should be representative of species prominent or recommended in the area and the layout should be carefully designed and implemented as a 'natural' boundary.

Site Visualisations (INCLA_N106 VP01-02)

Influence completed two visualisations from viewpoint locations representative of the approach from Lower Kirklington Road/junction of Kirklington and Lower Kirklington Road and the southern end of Kirklington Road. These locations were highlighted as key to the assimilation of the site into its surrounding context, in the NSDC gateway report.

VP01 - representative of the approach from Lower Kirklington Road and the junction to Kirklington Road (Fig 28 and Fig 29)

It is considered by Influence that Kirklington Road defines the rural edge of Southwell, therefore this view is selected as it represents the impact upon the receptor as they approach the town. Approaching Southwell from Lower Kirklington Road, the receptor begins to experience visually, the built form of the town to a minor degree, with glimpses of Brooklyn House and Arnold House. However they are making the transition from the rural edge to the town edge. Once at the junction the receptor is experiencing an increase in existing built form, including the houses to the north of Lower Kirklington Road.

The visualisations demonstrate that without mitigation proposed built form is visible from this location on the north western extent of the site, but following the implementation of the proposed landscape buffer planting, there are only glimpsed views available of the proposed units.

VP02 - representative of the southern approach from Kirklington Road (Fig 26)

The NSDC Gateway Assessment considers that there is '*a location south of the site where the screening along Kirklington Road opens out and views into the south of the site can be obtained*' VP02 replicates the view submitted (Fig 26) which represents this view.

Without mitigation, a view of the two bedroom units to the south of The Vineries, is available over the existing hedge.

The visualisation demonstrates that once the landscape buffer has been implemented, views of these proposed houses can be mitigated.

Influence conclusions

Influence considers that the submitted Layout Plan and Visualisations demonstrate that the proposed development proposals provide a significant amount of mitigation to identified sensitive views. Therefore the site can successfully be assimilated into the surrounding context.