



SOUTHWELL CIVIC SOCIETY

NSDC Allocations & Development Management DPD Examination in Public

Site So/Ho/3

Submission on 13th September on behalf of Southwell Civic Society.

1. This submission is made by Michael Struggles BSc. C.Eng., MICE, FIHT, Planning Secretary, Southwell Civic Society.
2. This is the most important gateway site in the town and is coincident with the commencement of the Conservation Area.
4. The Society asserts that the proposal is unsound because of the conflict between the requirements for *“the retention and enhancement of the sites existing landscape screening”* and *“the provision of suitable access off Nottingham Road”*.
5. Any proposed access would lie between the Minster School / Leisure Centre entrance and the Halloughton Road junction and needs to be assessed both in terms of the affect upon the site screening and highway safety.
6. This is a highly dangerous position to site a junction being so close to the very busy and confusing School/Leisure/Sheltered Housing entrance. This is the only entrance to the School with over 1,600 pupils plus teachers and support staff all entering and leaving around the same time. It is irresponsible to introduce an additional junction at this location. Good practice is always to minimise junctions with major roads.
7. In order to check the feasibility of the proposal, a junction was designed using the requirements and standards laid down in the Nottinghamshire C.C. “Highway Design Guide for Residential Development”. This showed that to provide the site lines required all of the boundary hedge fronting onto Nottingham Road would have to be removed. This is in direct conflict with the requirement to retain and enhance the screening of the site.

If absolute minimum standards were adopted then approximately a quarter would be removed depending upon the exact position chosen. There are no constraints from buildings etc. so from a highway point of view there is no reason to lower standards. It would be morally indefensible to reduce standards so close to the School entrance especially onto an A class road.
8. No matter what standard is applied there would be an unacceptable removal of the screening to the site.
9. The Civic Society believes that the allocation is unsound due to the conflicting requirements between screening the site and providing direct access off Nottingham Road.

Southwell Civic Society - Continuation

- 10 We did not object to the original proposal to access the site from the existing entrance off Halloughton Road and allocation should be subject to the same condition as So/Ho/2 condition iii.
- 11 If the problem is perceived to be that it is unacceptable to access both So/Ho/2 and So/Ho/3 from Halloughton Road then So/Ho/2 should not be allocated.
- 12 If the entrance to the site from Halloughton Road is unacceptable to the Highways Department under any circumstances then there is no alternative but to remove So/Ho/3 from the allocation.