

Land off Lower Kirklington Road, Southwell, NG25 0DX

Proposed Access Arrangements

Jigsaw Planning and
Development Ltd

Planning Background

Allocated site for residential development in both the current NSDC Local Plan (SOHO5) and Southwell Neighbourhood Plan.

Several planning applications have failed or been withdrawn.

Most relevant tested at Appeal and rejected in June 2020. Included a signal-controlled junction at Lower Kirklington Road / Kirklington Road.

Rejected due to concerns regarding the sensitive edge of town location and the transition into open rural countryside.

Inspector found that traffic lights would introduce urban features at the edge of the town resulting in an abrupt, conspicuous and incongruous visual intrusion in key gateway location.

Other deficiencies were also found in the application.

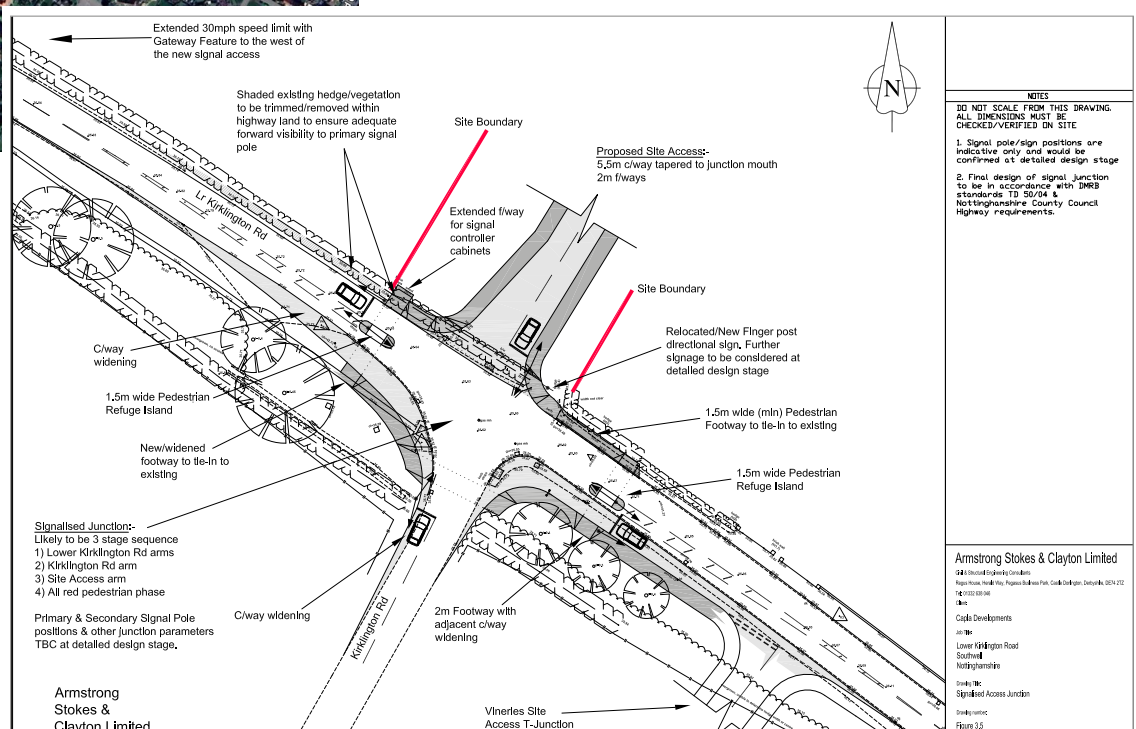


What has materially changed since the 2020 Appeal?

1. New Bramley Fields development opposite The Beacon under construction. Its access has compromised the provision of a staggered junction from Lower Kirklington Road into to this allocated site.
2. Revised 2024 NPPF published with strong impetus on housing growth. Revised housing trajectories for NSDC - now has only a 3.7 year housing supply. Tilted balance supporting housing proposals applies.
3. The nature of the edge of settlement changed dramatically since the construction of a mini roundabout and associated highway structures. Comparison between now existing mini roundabout and proposed traffic lights visually much less significant.
4. Landowner is committed to delivering a policy compliant application in terms of design, housing mix, affordable housing, landscape and open space as confirmed in the Neighbourhood Plan consultation response.

Question?

Is the visual impact of traffic lights provided here in this comparison, so harmful as to prevent the delivery of an allocated housing site?





Existing
Lower Kirklington Road inbound from Kirklington



Proposed
Lower Kirklington Road inbound from Kirklington



Existing
Kirklington Road outbound from Southwell



Proposed
Kirklington Road outbound from Southwell



Existing
Kirklington Road outbound from Southwell



Existing
Kirklington Road outbound from Southwell