



## **Southwell Gateway Sites Assessment**

**May 2012**

## Introduction and Context

A particular issue which arose from the consultation on the Options Report stage (3<sup>rd</sup> October – 25<sup>th</sup> November 2012) of the Allocations & Development Management Development Plan (ADMOR) was the importance and sensitivity of sites located on the periphery of Southwell. Particular concern was expressed over the sensitivity and in some cases the appropriateness of these locations.

Gateway locations are important in defining the transition from the open countryside into the main built up area of settlements and as a result these sites can often occupy important and sensitive locations which help to define the character of an area. Existing residential development in such locations also often reflect a lower density that gradually increases towards the centre of the settlement. As a result the successful assimilation of new development into such locations can often depend on whether the site characteristics can provide the appropriate conditions for sensitive development to take place.

Given the constraints present within the centre of the Town and as there are insufficient suitable sites for allocation within the existing settlement boundary (as defined in the Local Plan) to meet the level of future development identified for Southwell, the identification of 'gateway sites' is a necessary element of the future development approach for the Town.

As a result it was therefore crucial that a comprehensive and consistent approach for assessing these sites was developed and applied in order to inform the site selection process moving towards the Publication stage of the DPD.

## Methodology

The methodology developed for the assessment of gateway site options is based around the application of a number of criteria which test the suitability of the site in gateway terms. These criteria reflect those site characteristics and features which are considered to be critical to the successful integrating the site into the settlement framework. The criteria are as follows:

- 1) Level of encroachment into the countryside:** The purpose of this criterion was to help establish whether the site would present an isolated encroachment into the countryside. It was considered that sites which were well related to the settlement and which offered the potential for a compact extension to the settlement boundary would provide the best opportunities for successful integration.
- 2) Openness of the site:** The openness of the site was also considered as an important element in being able to successfully assimilate the site. The availability of views into or across the site was considered to be a particular constraint in this regard
- 3) Prominence:** The level of prominence of a site is also an important element in integrating a gateway site, with the sites topographical conditions being central to this. The topography of a site may be such that the successful integration of development may not be possible due to its likely visibility etc.

**4) Presence of existing screening:** The presence of existing boundary treatments to the site can be a vital element of integrating the development of the site into its surrounding context. The lack of existing landscape screening may necessitate its provision, however there can be the potential that the level of screening necessary and the time which it would take to establish itself could have the opposite effect to that desired and in some cases draw attention to the site.

**5) The potential for the future successful assimilation of the site:** Drawing on the previous 4 criterion this aims to make an assessment over the potential for the site to be successfully assimilated into its surrounding context.

In undertaking these assessments other relevant elements of the Local Development Framework evidence base have been drawn upon including:

- The Strategic Housing Land Availability Assessment (SHLAA);
- The Landscape Character Assessment (LCA); and
- The Southwell Landscape Setting Study.

Further details of these studies can be viewed on the LDF Evidence Base webpage:

<http://www.newark-sherwooddc.gov.uk/evbase/>

For further information please contact:

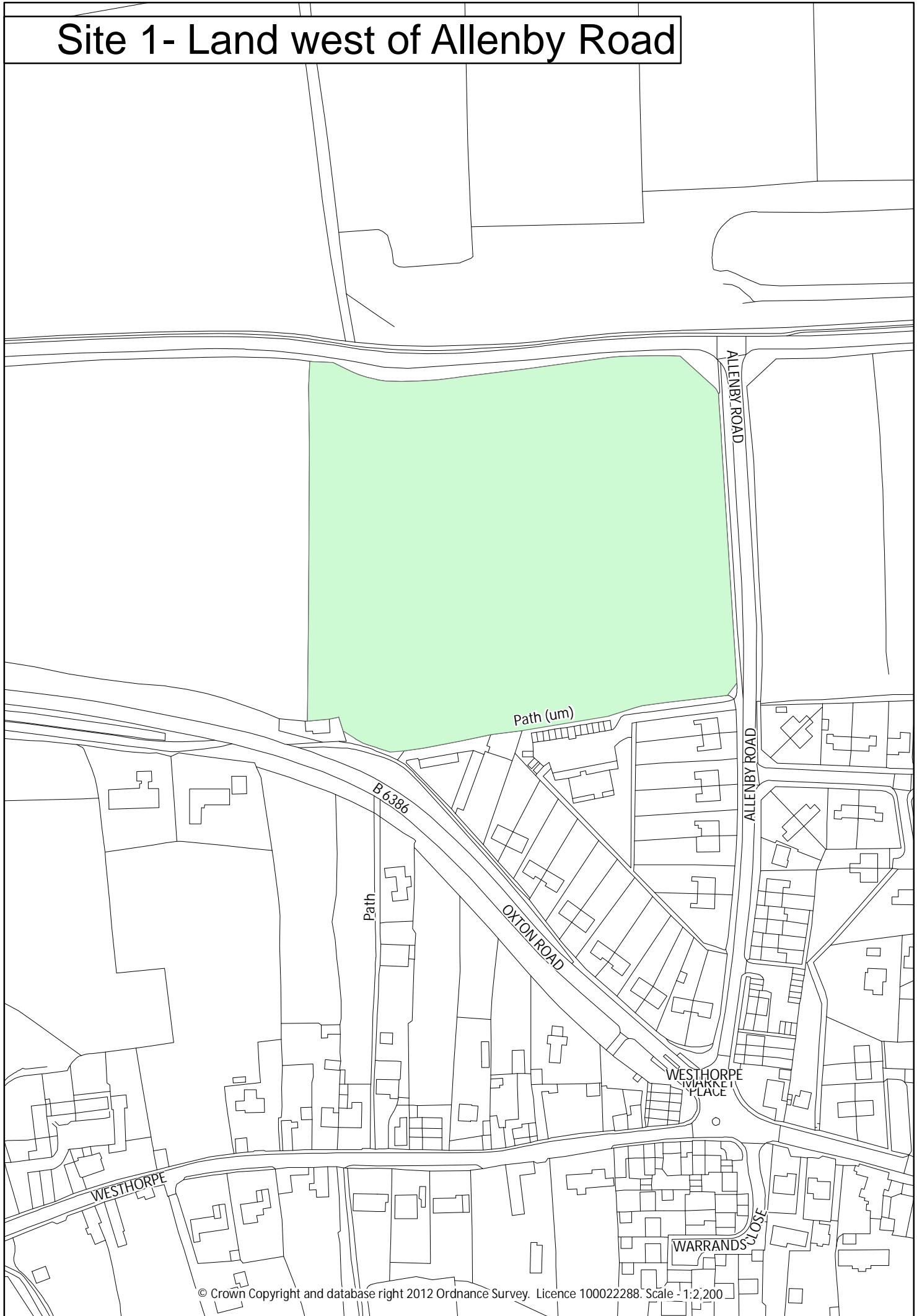
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## **Site 1 – Land west of Allenby Road**

# Site 1- Land west of Allenby Road



### Site 1 Land west of Allenby Road

Gateway Impact Assessment	
Options Report Site Reference	So/Ho/1
Publication DPD Site Reference	N/A
SHLAA Site Reference(s)	08_0387
Site Address	Land west of Allenby Road
Site Description	<p>The site is located between Allenby Road to the east and Halam Road to the north. The sites southern boundary adjoins the Local Plan settlement boundary, though in its eastern extent the site is separated from the boundary by Allenby Road and site So/Ho/2*. The sites surrounding context includes arable fields to the west and a small amount of existing low density residential development to its south along Allenby and Oxtan Roads. The sites identified western extent appears to conform to a crop division rather than a more physical natural or man-made barrier. There is a level of existing screening to the site along its boundaries with Halam and Allenby Roads and its southern boundary. The site however possesses no existing screening along its western boundary. The topography of the site steadily rises from its north (adjacent to Halam Road) up to its southern extent.</p>
Landscape Character Assessment	
Policy Zone	MN PZ 38 Halloughton Village Farmlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Actions	<p>The actions across the entire Policy Zone concern the conservation and reinforcement of hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern / boundaries where these have been lost and introduce more hedgerow trees. Reinforce with new planting to replace post and wire fencing.</p> <p>These actions could be incorporated into the policy approaches for sites allocated within the Policy Zone.</p>
Southwell Landscape Setting Study	
<p>The site is located outside of the view cones of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The designation does not seek to definitively identify the extent of views or settings and proposals outside of the designation may still present the potential to detrimentally impact on the views of and across the principal heritage assets of the Town.</p> <p>As a result beyond the areas defined within the view cones, proposals which have the potential to negatively impact on the views of the heritage assets will not normally be acceptable. The level of impact would depend on issues such as scale, height and location and the scope for mitigation etc.</p> <p>Therefore any proposal would need to demonstrate that there would be no negative impact.</p>	

Gateway Impact Criterion	
<b>1. Level of encroachment</b>	<p>Though the site adjoins the Local Plan settlement boundary to the south it is separated from the settlement by Allenby Road and site So/Ho/2.</p> <p>The sites western boundary as identified does not conform to a physical natural or man-made barrier which would naturally define the extent of the site.</p> <p>It is therefore considered that Allenby Road may, at the present time, provide a more appropriate limit to the growth of the settlement in this location, and in moving forward also provide a more defensible boundary in the long-term.</p>
<b>2. Openness</b>	<p>The site is considered to be particularly open when viewed from Halam Road on the approach to the Town with the whole site being visible. The lack of a natural or physical boundary to its western extent which would provide for a level of screening is a significant factor in this openness. The topography of the site is also important in this respect with it rising steadily towards the south.</p>
<b>3. Prominence</b>	<p>In combination with the lack of a physical barrier and screening to the sites western extent the sites topography leads to a high level of prominence. This topography rises significantly to the south of the site, with the result that development in this part of the site would likely to be particularly prominent on the approach to the Town along Halam Road.</p> <p>Furthermore the difference in site levels between the south and north of the site could also limit the effectiveness of existing screening along the sites northern boundary to Halam Road.</p>
<b>4. Presence of existing landscape screening</b>	<p>The site has a level of existing screening along Allenby Road and its southern boundary. However there is no current screening along its western boundary whilst the topography of the site may also limit the effectiveness of the current screening along its northern boundary on Halam Road.</p>
<b>5. Potential for future assimilation of site into its surrounding context</b>	<p>The lack of existing screening to the sites western extent and the fact that this boundary does not conform to any natural or man-made physical barrier present particular obstacles to assimilating the site into its surrounding context.</p> <p>As a result in order to mitigate for the impact of the site on the gateway location new screening would need to be introduced to the west of the site. However there is the potential that the level of boundary treatment necessary to screen the site would be so extensive and take such a length of time to establish itself that it could have the opposite effect to that desired, and actually draw attention to the site. This would be a particular danger if fast growing non-native planting was introduced.</p> <p>This contrasts, markedly, with other potential options where a</p>

	<p>good level of screening already exists and where convincing and effective boundary treatments could be introduced to supplement where appropriate.</p> <p>It is therefore considered that the assimilation of the site into its surrounding context may be more difficult to achieve than with other potential options.</p>
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#### Conclusion

**The site is both open and prominent with no natural screening to the west. It is therefore considered that the potential for the assimilation of the site into the surrounding landscape character and context would be more difficult to achieve than with other gateway site options.**

**\*Please note that all site references refer to those within the Allocations & Development Management Options Report**



**Fig 1. Halam Road approach (1)**



**Fig 1. Halam Road approach (2)**





Fig 3. Views across site





**Fig 4. Existing screening to Halam Road**



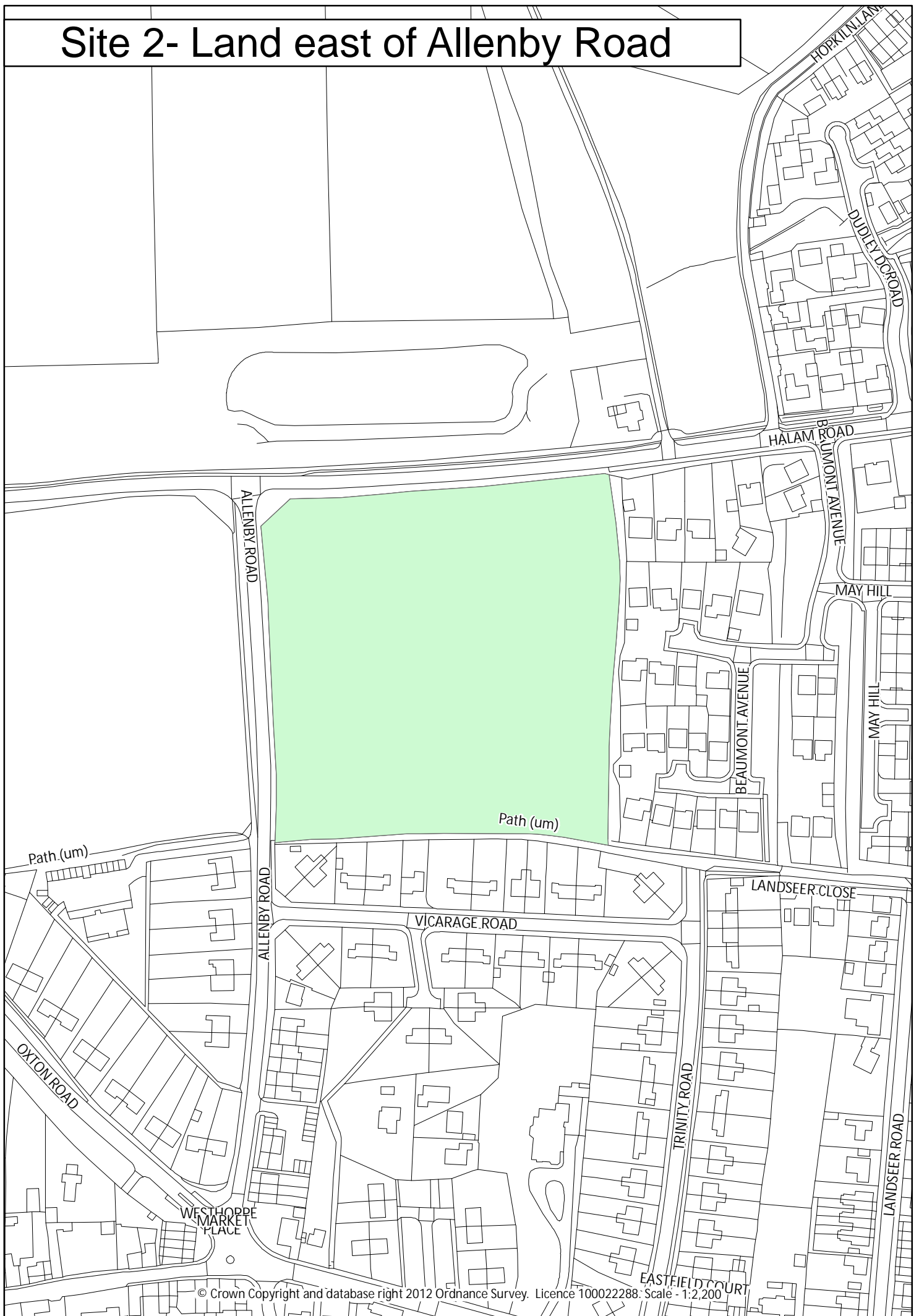


**Fig 5. Site topography**



## **Site 2 – Land east of Allenby Road**

# Site 2- Land east of Allenby Road



## Site 2 Land east of Allenby Road

Gateway Impact Assessment	
Options Report Site Reference	So/Ho/2
Publication DPD Site Reference	So/Ho/1
SHLAA Site Reference(s)	08_0030
Site Address	Land east of Allenby Road
Site Description	<p>The site is located between Allenby Road to the west and existing residential development to the south and east. The site is immediately adjacent to the Local Plan settlement boundary with its southern and eastern extents adjoining. The sites surrounding context is provided by the dense residential development to the east (Beaumont Avenue), residential development to the south (Vicarage Road) and by Norwood Park to the north of Halam Road.</p> <p>The site is well screened with mature boundary treatments on all sides of the site; including both a TPO'd tree line along the east and also one running through the site. The topography of the site rises from its north up to its southern extent bordering Vicarage Road.</p>
Landscape Character Assessment	
Policy Zone	MN PZ 38 Halloughton Village Farmlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Actions	<p>The actions across the entire Policy Zone concern the conservation and reinforcement of hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern / boundaries where these have been lost and introduce more hedgerow trees. Reinforce with new planting to replace post and wire fencing.</p> <p>These actions could be incorporated into the policy approaches for sites allocated within the Policy Zone.</p>
Southwell Setting Study	
<p>The site is located outside of the view cones of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The designation does not seek to definitively identify the extent of views or settings and proposals outside of the designation may still present the potential to detrimentally impact on the views of and across the principal heritage assets of the Town.</p> <p>As a result beyond the areas defined within the view cones, proposals which have the potential to negatively impact on the views of the heritage assets will not normally be acceptable. The level of impact would depend on issues such as scale, height and location and the scope for mitigation etc.</p> <p>Therefore any proposal would need to demonstrate that there would be no negative impact. Though it is considered that, with the sites surrounding context and the presence of existing mature</p>	



and extensive boundary treatments providing the potential for the successful future assimilation of the site, this could be satisfied.

#### **Gateway Impact Criterion**

<b>1. Level of encroachment</b>	The site immediately adjoins the Local Plan settlement boundary and is surrounded by residential development to its east and south. Allenby Road confines the site, providing a physical barrier to its extent as well as a defensible boundary moving forwards. Given this surrounding context the site is not considered to present the potential for an isolated encroachment into the countryside.
<b>2. Openness</b>	The site is well screened by mature hedgerows and trees which surround the site and prevent the internal areas from being visible from the approaches along Halam and Allenby Roads.
<b>3. Prominence</b>	<p>The sites topography rises towards the south though the extensive nature and height of the existing boundary treatments and the existence of residential development to the east and south limit the prominence of the site.</p> <p>In terms of the impact of the topographical conditions on the prominence of any future development it is considered that these boundary treatments could also provide the basis for the future screening of development.</p>
<b>4. Presence of existing landscape screening</b>	The site is surrounded by mature and extensive screening which incorporates trees and hedgerows.
<b>5. Potential for future assimilation of site into its surrounding context</b>	The site is adjoined by existing residential development to the east and south, with that to the east in particular being of a density reflective of modern standards. This relationship to the Main Built-up Area and the fact that the site is contained within Halam and Allenby Roads can provide the basis for the successful future assimilation of the site. This is further emphasised with the presence of existing mature and extensive boundary treatments which already effectively screen the site and that could be supplemented where necessary.

#### **Conclusion**

**The sites surrounding context and the presence of existing mature and extensive boundary treatments provide 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.**

**Fig 6. Halam Road approach**





**Fig 7. Allenby Road Junction**





**Fig 8. Existing screening Allenby Road**



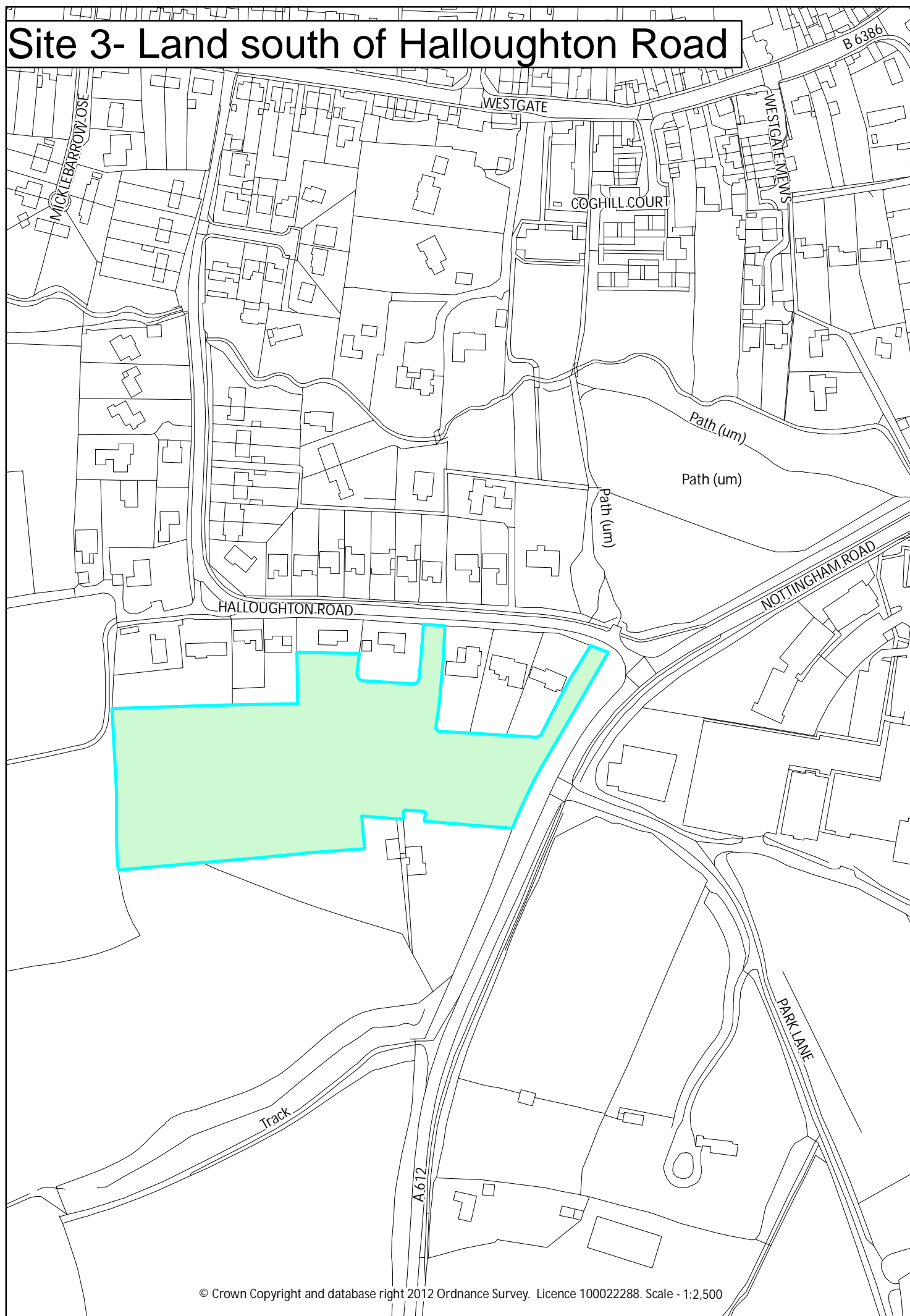


Fig 9. Existing screening Halam Road



## **Site 3 – Land south of Halloughton Road**

# Site 3- Land south of Halloughton Road



### Site 3 Land south of Halloughton Road

Gateway Impact Assessment	
Options Report Site Reference	So/Ho/3
Publication DPD Site Reference	So/Ho/2
SHLAA Site Reference(s)	08_0386
Site Address	Land south of Halloughton Road
Site Description	<p>The site is located to the south of Halloughton Road and adjoins Nottingham Road by its eastern extent. The site is immediately adjacent to the Local Plan settlement boundary with its northern boundary adjoining. The sites surrounding context is provided residential development to the north (Halloughton Road), Nottingham Road to the east and arable fields to the south and west.</p> <p>The site is well screened with mature and extensive boundary treatments along its eastern (adjacent to Nottingham Road), southern and western extents. The site also benefits from existing landscaping outside of the site, which in particular screens the site on the approach along Nottingham Road, such screening includes a belt of mature trees along the track between Springfield House and The Thatched Cottage.</p> <p>The topography of the site slopes to the A612 with a slight fall to the east. Outside of the site itself the land rises to the west towards Cundy Hill.</p>
Landscape Character Assessment	
Policy Zone	MN PZ 38 Halloughton Village Farmlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Actions	<p>The actions across the entire Policy Zone concern the conservation and reinforcement of hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern / boundaries where these have been lost and introduce more hedgerow trees. Reinforce with new planting to replace post and wire fencing.</p> <p>These actions could be incorporated into the policy approaches for sites allocated within the Policy Zone.</p>
Southwell Landscape Setting Study	
<p>The site is located within the southern view cone of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The approach to the Town along the A612 provides views of both the Holy Trinity Church and the Minster. Whilst views across these two heritage assets are also available from the higher ground to the west of the site from 'Cundy Hill'.</p> <p>The proposed policy approach provided for through Policy So/PV would therefore require any</p>	



development proposal concerning the site to demonstrate that it would not negatively impact on the views of the heritage asset.

The sites location within the southern view cone does not therefore preclude development but requires the above demonstration to be provided. Taking account of the current level of screening that the site benefits from and its topographical profile it is considered that subject to the provision of an appropriate scheme and the inclusion of suitable mitigation measures that this requirement could be satisfied.

#### **Gateway Impact Criterion**

<b>1. Level of encroachment</b>	The site immediately adjoins the Local Plan settlement boundary along its entire northern boundary (adjacent to Halloughton Road). The site is confined to the area between the existing residential development at Halloughton Road and Springfield House. The size and arrangement of the site would provide the opportunity for a compact expansion which is well related to the current Local Plan settlement boundary. Given this context the site is not considered to present the potential for an isolated encroachment into the countryside.
<b>2. Openness</b>	<p>The site is particularly well screened along its eastern and southern extents with extensive and mature boundary treatments insitu. In addition as previously mentioned the site also benefits from screening provide by landscape features outside of the sites perimeter. As a result the site is not visible on the important approach to the Town along Nottingham Road.</p> <p>The topographical profile of the surrounding higher land to the west (Cundy Hill) may provide more open views into the site. However with the existence of a level of existing landscape screening along the sites western boundary improvements could be provided as part of the development of the site to mitigate for this.</p>
<b>3. Prominence</b>	The sites topographical conditions and extensive and mature boundary treatments leads to a low prominence of the site. Whilst the topographical profile of the surrounding higher land to the west (Cundy Hill) may provide more open views into the site, the existing landscape screening along the sites western boundary could be improved as part of the development of the site in order to mitigate for this.
<b>4. Presence of existing landscape screening</b>	The site has mature and extensive screening along its eastern and southern boundaries whilst there is also landscape screening along its western boundary which could be improved, if necessary, as part of the development of the site. The site also benefits from screening outside of its extents, particularly the belt of mature trees along the track between Springfield House and The Thatched Cottage.
<b>5. Potential for future assimilation of site into its surrounding context</b>	The site is adjoined by existing residential development to the north and the size and arrangement of the site would provide the opportunity for a compact expansion which is well related to the current Local Plan settlement boundary. The site already benefits from extensive and mature boundary treatments, particularly to the eastern and southern boundaries which effectively screen the

	site whilst that to the west could be supplemented where necessary. These conditions could provide the basis for the successful future assimilation of the site.
<b>Conclusion</b>	
The sites surrounding context and the presence of existing mature and extensive boundary treatments provide 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.	

**Fig 10. Nottingham Road approach (1)**





**Fig 11. Nottingham Road approach (2)**





Fig 12. Existing screening Nottingham Road (1)





**Fig 13. Existing screening Nottingham Road (2)**





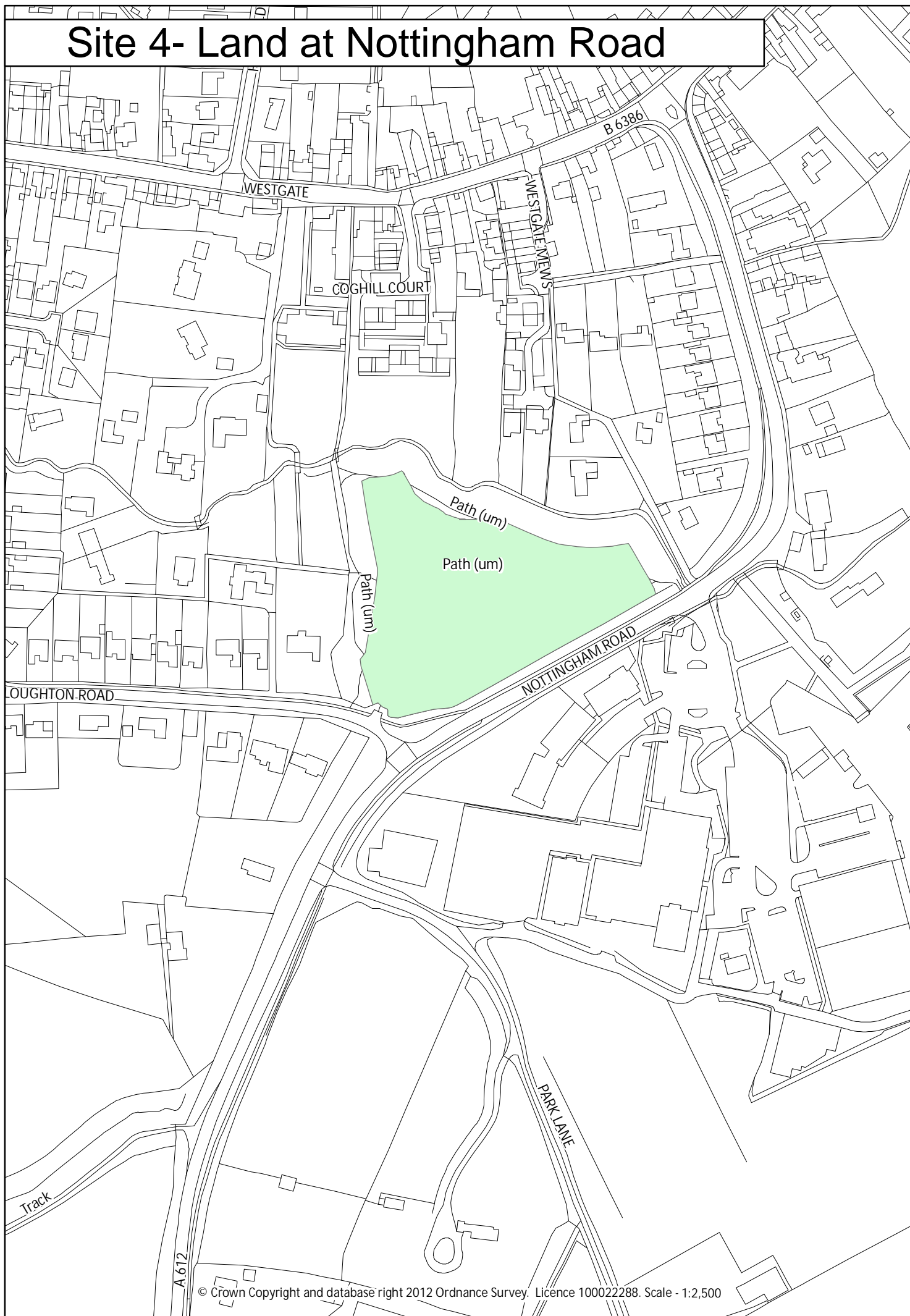
Fig 14. Halloughton Road Junction



## **Site 4 – Land at Nottingham Road**



# Site 4- Land at Nottingham Road



#### Site 4 Land at Nottingham Road

Gateway Impact Assessment	
Options Report Site Reference	So/Ho/4
Publication DPD Site Reference	So/Ho/3
SHLAA Site Reference(s)	08_0182
Site Address	Land at Nottingham Road
Site Description	<p>The site is within the Local Plan settlement boundary and is located to the north east of Halloughton Road with the Minster School to the south east. The sites surrounding context is provided residential development to the north and west and the Minster School to the south.</p> <p>The site is well screened along its northern, eastern and southern extents by mature and extensive tree lines. At the present time there is however no screening along the western boundary.</p> <p>The topography of the site is higher than land to its south, the internal topography of the site is undulating with a gentle slope to the east.</p>
Landscape Character Assessment	
Policy Zone	N/A
Policy	N/A
Landscape Condition	N/A
Landscape Sensitivity	N/A
Actions	N/A
Southwell Landscape Setting Study	
<p>The site is located within the southern view cone of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The Holy Trinity Church is located directly to the north of the site with views of the Church available across the site from various locations in the Town. Further views across the site of the Holy Trinity Church and also the Minster exist from higher ground to the west of the site (the 'Cundy Hill' area). Whilst the approach to the Town along the A612 provides views of both the Holy Trinity Church and the Minster.</p> <p>The proposed policy approach provided for through Policy So/PV would therefore require any development proposal concerning the site to demonstrate that it would not negatively impact on the views of the heritage asset.</p> <p>The sites location within the southern view cone does not therefore preclude development but requires the above demonstration to be provided. Taking account of the current level of screening that the site benefits to its northern, eastern and southern extents and the provision of an appropriate scheme which includes new boundary treatments and significant landscape buffering to the west of the site in order to protect views of the Holy Trinity Church it is considered that this requirement could be satisfied.</p>	
Gateway Impact Criterion	
1. Level of encroachment	N/A the site is wholly within the Local Plan settlement boundary
2. Openness	The site is particularly well screened along its northern, eastern

	<p>and southern extents with extensive and mature boundary treatments insitu.</p> <p>The lack of existing screening along the sites western boundary may provide more open views into the site. However this could be mitigated for through the introduction of new screening and a significant level of landscape buffering, which would also enable views of the Holy Trinity Church to be retained..</p>
<b>3. Prominence</b>	<p>Whilst if unscreened the sites topographical conditions, with the site being higher than land to the south, could lead to the site being more prominent the extensive and mature boundary treatments along the southern extent mitigate for this and screen the site from Nottingham Road.</p> <p>Though there is a lack of screening along the sites western boundary which could make the site more prominent when viewed from this location. The introduction of new screening and a significant level and landscape buffering along this boundary could mitigate for this.</p>
<b>4. Presence of existing landscape screening</b>	<p>The site has mature and extensive screening along its northern, eastern and southern boundaries. Though there is currently a lack of such screening along the west this could be improved and significant landscape buffering introduced as part of development to mitigate for this.</p>
<b>5. Potential for future assimilation of site into its surrounding context</b>	<p>The site is adjoined by existing residential development to the north and west and can be considered as being located within the Main Built-up Area. The site already benefits from extensive and mature boundary treatments, particularly to the northern, eastern and southern boundaries which effectively screen the site whilst in the west new screening and significant landscape buffering could be provided in order to protect the views of the Holy Trinity Church. These conditions could provide the basis for the successful future assimilation of the site.</p>
<b>Conclusion</b>	
<p><b>The sites surrounding context along with the presence of existing mature and extensive boundary treatments and the potential for introduction of new screening and significant landscape buffering to the west provide 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.</b></p>	



**Fig 15. Halloughton Road Junction**





**Fig 16. Existing screening Nottingham Road (Eastwards)**





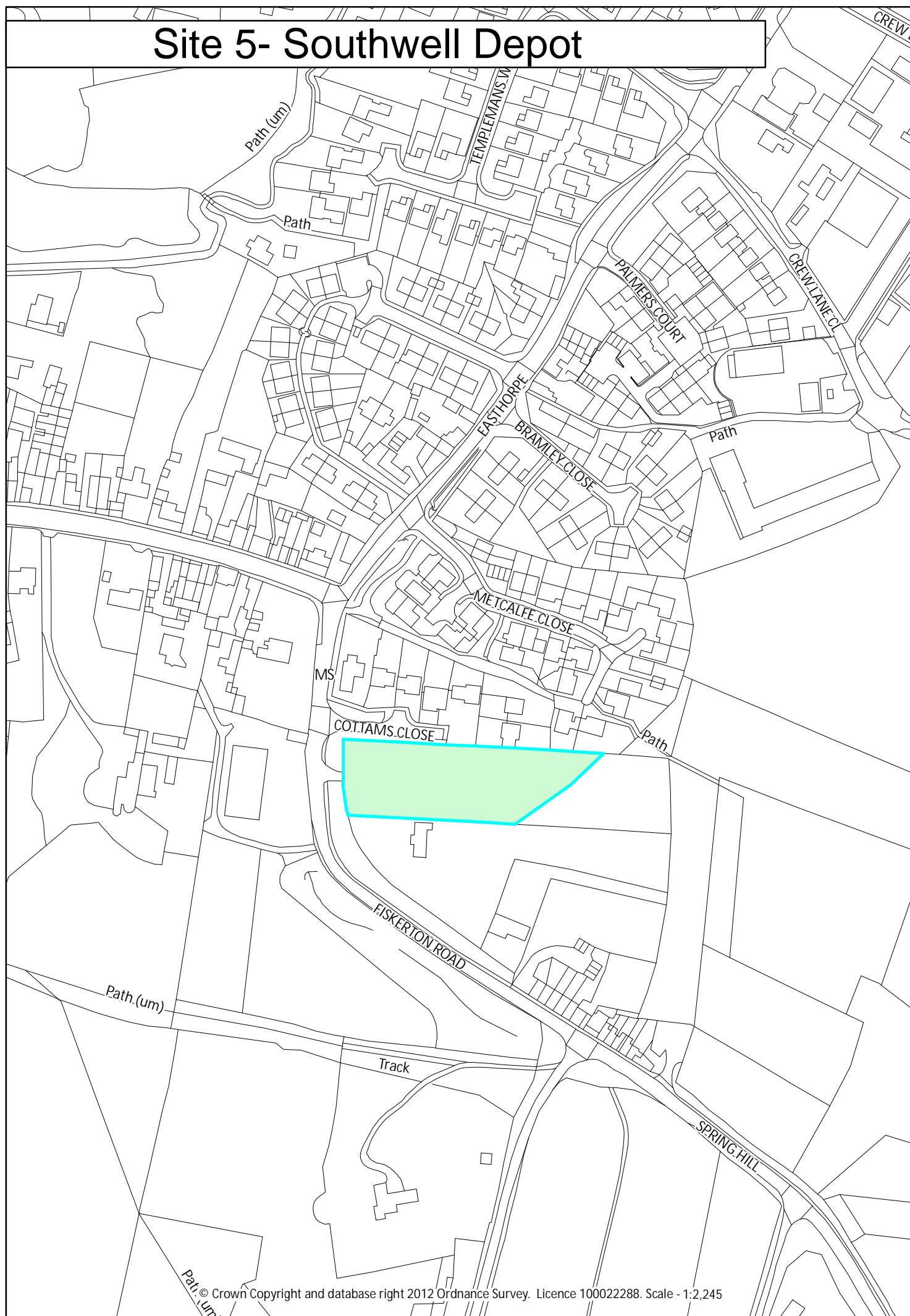
Fig 17. Existing screening Nottingham Road (Westwards)





## **Site 5 – Southwell Depot**

# Site 5- Southwell Depot



### Site 5 Southwell Depot

Gateway Impact Assessment	
Options Report Site Reference	So/Ho/5
Publication DPD Site Reference	So/Ho/7
SHLAA Site Reference(s)	08_0366
Site Address	Southwell Depot
Site Description	<p>The site is within the Local Plan settlement boundary and is located off Fiskerton Road to the south of Metcalfe Close. The sites surrounding context is provided by residential development to the north and west with countryside to the south accommodating a range of uses including a small number of dwellings and allotments etc.</p> <p>The site is screened along its southern and eastern boundaries and its topography is flat.</p>
Landscape Character Assessment	
Policy Zone	N/A
Policy	N/A
Landscape Condition	N/A
Landscape Sensitivity	N/A
Actions	N/A
Southwell Landscape Setting Study	
<p>The site is located outside of the view cones of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The designation does not seek to definitively identify the extent of views or settings and proposals outside of the designation may still present the potential to detrimentally impact on the views of and across the principal heritage assets of the Town.</p> <p>As a result beyond the areas defined within the view cones, proposals which have the potential to negatively impact on the views of the heritage assets will not normally be acceptable. The level of impact would depend on issues such as scale, height and location and the scope for mitigation etc.</p> <p>The site is located adjacent to the Conservation area and to the south east of the Minster and any proposal would need to demonstrate that there would be no negative impact. However taking account of the relative size of the site, its topographical profile and the existence of and potential for further boundary treatments it is considered that this could be satisfied.</p>	
Gateway Impact Criterion	
1. Level of encroachment	N/A the site is wholly within the Local Plan settlement boundary
2. Openness	The site is screened along its southern and eastern boundaries, whilst the site is bordered by residential development to the north. This restricts the openness of the site.
3. Prominence	The size and arrangement of the site restrict its prominence as does the flat topography and existence of boundary treatments to the south and east.
4. Presence of existing landscape screening	The site has existing screening along its southern and eastern boundaries. This screening could however be supplemented as part of development to further restrict views into the site.



<b>5. Potential for future assimilation of site into its surrounding context</b>	<p>The site is adjoined by existing residential development to the north and can be considered as being located within the Main Built-up Area. The site already benefits from boundary treatments to the south and east. In addition the size and arrangement of the site along with its topography restrict the prominence of the site. These conditions could provide the basis for the successful future assimilation of the site.</p>
<b>Conclusion</b>	
<p><b>The sites surrounding context along with the presence of existing boundary treatments provide 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.</b></p>	

**Fig 18. Approach towards site along Fiskerton Road**





Fig 19. Existing Depot site entrance



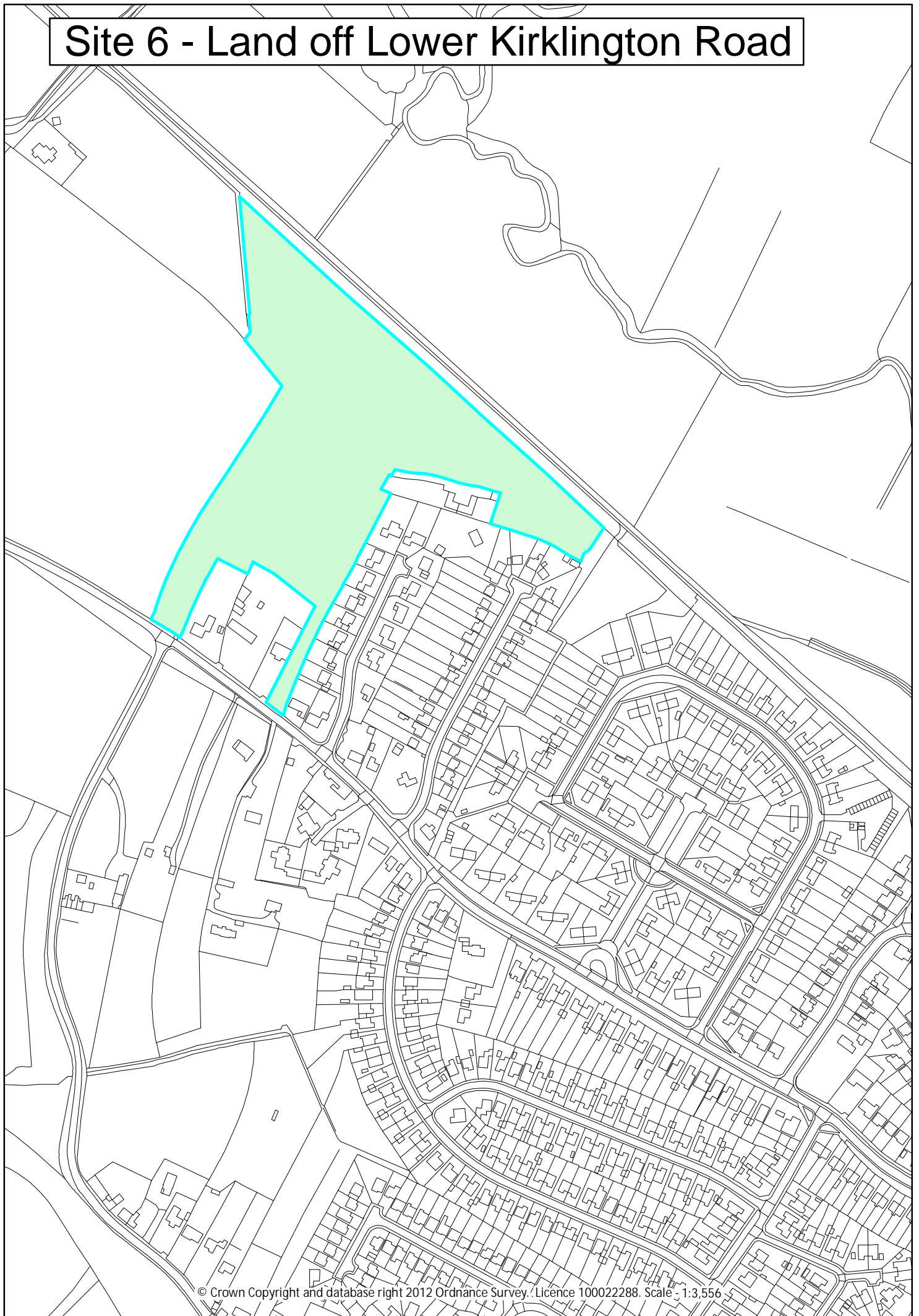


Fig 20. View of site looking northwards down Fiskerton Road



## **Site 6 – Land off Lower Kirklington Road**

# Site 6 - Land off Lower Kirklington Road





### Site 6 Land off Lower Kirklington Road

Gateway Impact Assessment	
Options Report Site Reference	So/Ho/6
Publication DPD Site Reference	So/Ho/5
SHLAA Site Reference(s)	08_0197 and 08_0577
Site Address	Land off Lower Kirklington Road
Site Description	<p>The site adjoins the settlement boundary along its eastern and southern boundaries and is located off Lower Kirklington Road. The sites surrounding context is provided by existing residential development on Orchard Close to the east and a small amount of low density residential development off Lower Kirklington Road. To the west of the site are fields in agricultural use, whilst to the north is the Southwell Trail. The site is well screened around its perimeter, particularly in its north-eastern section where there are mature tree lines. The topography of the site slopes gently to the east.</p>
Landscape Character Assessment	
Policy Zone	MN PZ 38 Halloughton Village Farmlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Actions	<p>The actions across the entire Policy Zone concern the conservation and reinforcement of hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern / boundaries where these have been lost and introduce more hedgerow trees. Reinforce with new planting to replace post and wire fencing.</p> <p>These actions could be incorporated into the policy approaches for sites allocated within the Policy Zone.</p>
Southwell Landscape Setting Study	
<p>The site is located outside of the view cones of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The designation does not seek to definitively identify the extent of views or settings and proposals outside of the designation may still present the potential to detrimentally impact on the views of and across the principal heritage assets of the Town.</p> <p>As a result beyond the areas defined within the view cones, proposals which have the potential to negatively impact on the views of the heritage assets will not normally be acceptable. The level of impact would depend on issues such as scale, height and location and the scope for mitigation etc.</p> <p>The site is located adjacent to the northern view cone, which centres on the Minster, and any proposal would need to demonstrate that there would be no negative impact. However taking account of the sites topographical profile and the existence of and the potential for further boundary treatments it is considered that this could be satisfied.</p>	

Gateway Impact Criterion	
<b>1. Level of encroachment</b>	<p>The site immediately adjoins the Local Plan settlement boundary and is bordered by residential development to its east. The bulk of what could be considered as the 'developable area' of the site is located to the rear of a group of existing dwellings fronting onto Lower Kirklington Road.</p> <p>Even at its furthest eastern point the proposed site does not extend far beyond the furthest extent of the Local Plan settlement boundary with the shape of the site providing the potential for a expansion to the settlement boundary which is well related to the Main Built-up Area and that provides for a defensible boundary moving forwards.</p> <p>Given this context the site would not present the potential for an isolated encroachment into the countryside.</p>
<b>2. Openness</b>	<p>The surrounding context of the site reduces its openness with the dwellings fronting onto Lower Kirklington Road restricting views into the site. Whilst the height of the hedgerows along the approach to the Town on Lower Kirklington Road further obscure views of the site until what could be considered as the entrance point to the Town is reached.</p> <p>However the nature of the site means that most of its eastern extent is observable from the junction of Maythorne Lane with Lower Kirklington Road. Though the presence of extensive and mature boundary treatments located on the eastern edge of the site prevent there from being open views into the site. These boundary treatments could be supplemented where necessary to further restrict views into the site.</p>
<b>3. Prominence</b>	<p>The site is considered to have a low level of prominence with the surrounding context of built development and high hedgerows along Lower Kirklington Road restricting the visibility of the site. Whilst in addition the sites topographical profile is flat and there exists extensive and mature screening to the most visible extent of the site (that to the east).</p>
<b>4. Presence of existing landscape screening</b>	<p>The site has extensive and mature existing screening along its eastern extent and also to the remainder of its perimeter, including the Southwell Trail.</p>
<b>5. Potential for future assimilation of site into its surrounding context</b>	<p>The site is adjoined by existing residential development to the east, whilst the main bulk of developable area of the site is located to the rear of dwellings which front onto Lower Kirklington Road. The visibility of the site along the approach to the Town on Lower Kirklington Road is restricted by the presence of high hedgerows. The most visible extent of the site is its eastern boundary which can be viewed from the junction with Maythorne Lane. The site does however already benefit from extensive and mature boundary treatments on its eastern boundary which effectively screen the site and that could be supplemented where necessary.</p>

	<p>The site is adjacent to the Southwell Trail, a former railway line with Local Nature Reserve status, which provides sustainable access links between the Town and surrounding villages. As a result it is important that the views obtainable from the Trail, which provides a point of access to the Town, and its current character are retained. It is considered that this could be achieved through the provision of landscape buffering between the developable area of the site and the Trail.</p> <p>It is felt that the conditions and mitigation measures outlined above could provide the basis for the successful future assimilation of the site.</p>
<b>Conclusion</b>	
<p><b>The sites surrounding context along with the presence of existing boundary treatments provide 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.</b></p>	



**Fig 21. Maythorne Lane**



Fig 22. Lower Kirklington Road approach (1)





**Fig 23. Lower Kirklington Road approach (2)**



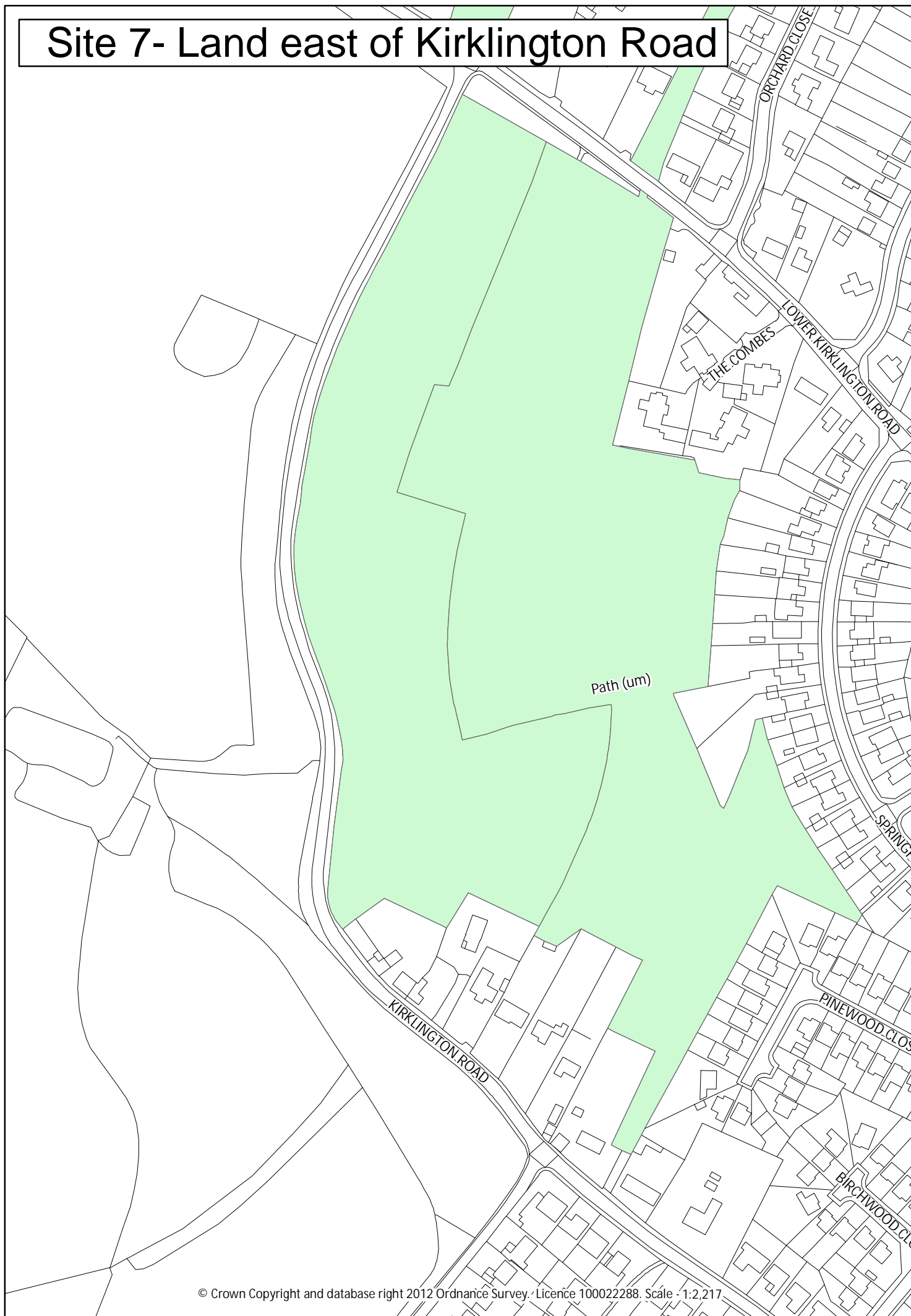


Fig 24. Town entrance



## **Site 7 – Land east of Kirklington Road**

# Site 7- Land east of Kirklington Road





### Site 7 Land east of Kirklington Road

Gateway Impact Assessment	
Options Report Site Reference	So/AS/2 and X5(So)
Publication DPD Site Reference	So/Ho/4
SHLAA Site Reference(s)	08_0578, 08_0408, 08_0404, 08_0291 and 08_0117
Site Address	Land east of Kirklington Road
Site Description	<p>The site is located to the east of Kirklington Road adjacent to the Local Plan settlement boundary. The surrounding context is provided by low density existing residential development fronting onto Lower Kirklington Road and to the south of the site on Kirklington Road. An orchard is situated in the south east of the site and also to its south.</p> <p>The extent of the site is confined by Kirklington Road with this stretch of the Road possessing a pleasant semi-rural character which is further contributed to by Norwood Park situated to the west.</p> <p>The site is screened along its perimeter by a combination of hedgerows and trees. Further screening is also provided by the extensive and mature boundary treatments to Norwood Park. The topographical profile of the site is flat.</p>
Landscape Character Assessment	
Policy Zone	MN PZ 38 Halloughton Village Farmlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Actions	<p>The actions across the entire Policy Zone concern the conservation and reinforcement of hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern / boundaries where these have been lost and introduce more hedgerow trees. Reinforce with new planting to replace post and wire fencing.</p> <p>These actions could be incorporated into the policy approaches for sites allocated within the Policy Zone.</p>
Southwell Landscape Setting Study	
<p>The site is located outside of the view cones of the proposed Southwell Protected Views designation (Policy So/PV within the Publication DPD). This designation seeks to protect views of and across the principal heritage assets of the Town (including the Minster, Holy Trinity Church and Thurgarton Hundred Workhouse).</p> <p>The designation does not seek to definitively identify the extent of views or settings and proposals outside of the designation may still present the potential to detrimentally impact on the views of and across the principal heritage assets of the Town.</p> <p>As a result beyond the areas defined within the view cones, proposals which have the potential to negatively impact on the views of the heritage assets will not normally be acceptable. The level of impact would depend on issues such as scale, height and location and the scope for mitigation etc.</p>	

Therefore any proposal would need to demonstrate that there would be no negative impact. However taking account of the sites topographical profile and the existence of and the potential for further boundary treatments and landscape buffering it is considered that this could be satisfied.

#### **Gateway Impact Criterion**

<b>1. Level of encroachment</b>	Kirklington Road confines the site, providing a physical barrier to its extent as well as a defensible boundary moving forwards. With existing residential development adjoining the site this surrounding context is not considered to present the potential for an isolated encroachment into the countryside.
<b>2. Openness</b>	<p>The surrounding context of the site reduces its openness with the extensive and mature boundary treatments along the sites western boundary restricting views into the site from Kirklington Road. As previously mentioned the site further benefits from screening outside of its boundaries with Norwood Park providing a high level of screening to the sites western extent and the tree lines and hedgerows along the east side of Kirklington Road further adding to this.</p> <p>There is however a point along Kirklington Road which is key to the character of the area, just south of the row of cottages, where the landscape screening reduces opening out and offering views of the south of the site (Fig 26). The provision of landscape buffering along the south west of the site could mitigate for this and also assist in retaining the semi-rural character of this section of Kirklington Road.</p> <p>In terms of the approach to the Town along Lower Kirklington Road the height of the hedgerows along the road and planting along the boundary of Norwood Park further obscure views of the site until what could be considered as the entrance point to the Town is reached. It is at this point that the northern extent of the site is visible and though there is a level of existing screening the northern and western extents of site are visible from the Lower Kirklington Road / Kirklington Road Junction (Fig 30).</p> <p>The introduction of a landscape buffer along the eastern and northern extents of the site would assist in mitigating for this. In addition such buffering would also have the benefit of setting development back from Lower Kirklington Road reflecting the position of existing development and helping to retain the perception of the density of development gradually increasing into the Main Built-up Area.</p>
<b>3. Prominence</b>	The site is considered to have a low level of prominence with its generally flat topographical profile and the existence of landscape screening both internal and external to the site restricting its visibility apart from a number of key locations as outlined above. The introduction of buffering along the sites western and northern boundaries would however mitigate for this.
<b>4. Presence of existing landscape screening</b>	The site has extensive and mature existing screening along its perimeter and also benefits from external screening along Kirklington Road and from Norwood Park.

<p><b>5. Potential for future assimilation of site into its surrounding context</b></p>	<p>The visibility of the site along the approach to the Town on Lower Kirklington Road is restricted by the presence of high hedgerows and planting at Norwood Park. Whilst there is also existing boundary treatments and external planting along Kirklington Road.</p> <p>However the main issue in terms of the future assimilation of the site into its surrounding context concerns the potential loss of the semi-rural character of the northern stretch of Kirklington Road.</p> <p>The L-shape configuration of the site and the desire for an efficient use of land could necessitate a site layout which would make development in the thinner northern section visible along Kirklington Road. This would particularly be the case if development was to take place up against the western boundary of the site.</p> <p>In addition there is also a key location south of the site adding to the character of the area where the screening along Kirklington Road opens out and views into the south of the site can be obtained. Whilst the northern western extents of the site are visible when viewed from near to the Lower Kirklington / Kirklington Road junction.</p> <p>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.</p>
<p><b>Conclusion</b></p>	
<p><b>The provision of significant landscape buffering to the west of the site, to help retain the semi-rural 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.</b></p>	



Fig 25. Approach viewed northwards along Kirklington Road





Fig 26. Landscape screening opens out offering views of the south of the site





**Fig 27. View of northern section of site towards Lower Kirklington / Kirklington Road Junction**





Fig 28. Approach from Lower Kirklington





Fig 29. Town entrance





Fig 30. Northern extent of site and Lower Kirklington / Kirklington Road Junction

