

## Tracey Bates

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**From:** [REDACTED]@nottsc.gov.uk>  
**Sent:** 10 September 2019 08:03  
**To:** Lisa Hughes  
**Subject:** RE: 15/01295 - Springfield Development

Hi Lisa,

Thanks for letting us have site of the draft.

Just one tweak needed, please see below:-

"I have spoken to colleagues at Nottinghamshire County Council regarding your request for a meeting. ~~They have advised that they are more than happy to hold meetings with local groups etc. where this will contribute to the outcome(s) of a development. However~~ In view of the planning application having been determined as well as the conditions, relating to surface water, having been approved, it is not considered that a meeting would add value at this stage."

Thanks

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**From:** Lisa.Hughes@newark-sherwooddc.gov.uk  
**Sent:** 06 September 2019 15:18  
**To:** [REDACTED]  
**Subject:** RE: 15/01295 - Springfield Development

Hi [REDACTED]

Attached a copy of the letter. If you would like to have a read of it and let me know if you have any comments before I send it out, I'd be grateful. Happy for you to suggest changes.

Kind regards

Lisa

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**From:** [REDACTED]@nottsc.gov.uk>  
**Sent:** 05 September 2019 09:02  
**To:** Lisa Hughes <Lisa.Hughes@newark-sherwooddc.gov.uk>  
**Cc:** [REDACTED]@nottsc.gov.uk>; [REDACTED]@nottsc.gov.uk>; [REDACTED]@nottsc.gov.uk>  
**Subject:** 15/01295 - Springfield Development

Hi Lisa,

You have asked for our comments on the letter you have received from Southwell Town Council. I apologise for the delay in replying .

In our Lead Local Flood Authority (LLFA )role as Statutory Consultee we have provided our comments and thoughts on the planning application throughout the application process and have complied with our statutory duties. The comments provided are based on the application's position within the planning process at that time and are an

accurate reflection of our views regarding the effectiveness of the surface water proposals for the site and their compliance with the required design standards. “

With reference to the visibility splays, this has been a matter that has had some complexity due to claims regarding the ownership of land in the vicinity of the access. As a result the access has been redesigned. The report to the your Planning Committee on the 23<sup>rd</sup> July included the latest comments from the Highway Authority with respect to the available visibility splay for the revised design. The Highway Authority’s response to you dated the 3<sup>rd</sup> June stated that: -

‘The submitted access drawing shows the following visibility splays which have previously been deemed acceptable by the Highway Authority:

2.3m x 43 m to the right/east

2.3m x 29m (or 2.0m x 43m) to the left/west.

Representation has been received to suggest that, in practice, these splays are not achieved. On the contrary they have been reviewed and found to measure 2.3m x 43m in both directions.. The conclusion is that the visibility splays are safe and acceptable.

The letter from the Town Council raises concerns regarding the speed and volumes of traffic on Halloughton Road. In planning terms the national guidance on such matters states that a planning application should only be refused on highway grounds if there is a road safety issue or if the calmativ impacts of the increased traffic is ‘severe’ There is no definition of ‘severe’ given. As the Highway Authority reported on the 3<sup>rd</sup> June that the visibility splays were ‘safe and acceptable’ then the access is deemed to be safe in the planning process. Whilst there may be an increase in vehicle numbers using Halloughton Road, the increase cannot, through national experience of the Planning Inspectorates reports, be evidenced as being ‘severe’ as set out in national planning guidance. If there are issues related to speeding vehicles then this is a matter of enforcement.

Please contact me if you need any further information.

Group Manager Planning  
Place Department  
Nottinghamshire County Council  
County Hall  
Nottingham NG2 7QP  
Tel 0115  
email [\[REDACTED\]@nottscc.gov.uk](mailto: [REDACTED]@nottscc.gov.uk)

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**Thank You.**

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