

## PLANNING COMMITTEE 3 July 2025

### Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<b>Item 7</b>  <b>Land At The West Lawns, Southwell - 25/00637/FUL pdf icon</b>	NSDC officers	30.06.2025	<p>Officers have identified that a departure from the plan notice was not correctly put up on site. The departure from the plan is considered in detail within the officer's report however, and the issue here is limited to the failure to properly publicise the departure.</p> <p>In cases where the local planning authority intends to depart from development plan policy, <a href="#">article 15(3) of the Development Management Procedure Order</a> sets out the publicity requirements which must be followed before the decision is taken. Failure to follow the legislation on this matter puts the Council at risk of judicial review should it decide to proceed to a decision without it.</p> <p>The application will therefore need to be publicised through a site notice and advertisement in the local press (for a period of no less than 21 days).</p>	The application should be <b>deferred</b> to the next practicable committee to enable officers to carry out the correct additional consultation.
<b>Item 8. Field Reference Number 8890, Mansfield Road, Edwinstowe - 24/01195/RMAM</b>	Mrs Carol Ritchie	25/06/2025	<p>Objects to the application on basis that:</p> <p>1. Overstretched Infrastructure - The village is already experiencing significant pressure on essential infrastructure after the recent new developments that have been or are being built. Roads are often congested, especially during school runs and peak hours.</p>	<p>These matters are already considered in the committee report.</p> <p>For the avoidance of doubt, contributions to education and NHS provision were provided as part of the approved outline application and secured via a S106a.</p>

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			<p>The proposed development will inevitably increase traffic volumes, worsening congestion and raising road safety concerns for pedestrians, cyclists, and existing residents.</p> <p>2. Insufficient Medical and Educational Facilities- Our local GP surgery is already operating at or above capacity, with residents experiencing long waiting times for appointments. Similarly, local schools are full, and there is no clear plan to expand educational provision in line with increased population. Introducing additional housing without expanding these services will negatively impact both new and existing residents.</p> <p>3. Drainage and Utilities Concerns - Additional housing will place further strain on water, sewage, and utility systems, many of which were not designed to accommodate a significant population increase.</p> <p>4. Loss of Rural Character and Green Space - The proposed development will erode more of the village's rural charm and character, which are valued by both residents and visitors. Open green spaces are vital for community wellbeing and biodiversity, and this development risks replacing them with dense housing that does</p>	<p>In respect of the drainage, it is pre-commencement condition of outline permission that drainage details be provided prior to the commencement of any development. This was the recommendation of the Local Lead Flood Authority.</p>

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			<p>not reflect the traditional style or scale of the village.</p> <p>5. Lack of Local Employment Opportunities There is limited employment locally, meaning that most new residents will likely commute, further exacerbating traffic problems and increasing the village's carbon footprint.</p>	