

THE HIGHWAYS ACT 1980

AND

THE ACQUISITION OF LAND ACT 1981

THE NOTTINGHAMSHIRE COUNTY COUNCIL (A614/A6097 JUNCTIONS IMPROVEMENT SCHEME)  
(SIDE ROADS) ORDER 2022

THE NOTTINGHAMSHIRE COUNTY COUNCIL (A614/A6097 JUNCTIONS IMPROVEMENT SCHEME)  
COMPULSORY PURCHASE ORDER 2022

SUMMARY PROOF OF EVIDENCE

OF

JOEL MARSHALL, BSc, PGDip

OF NOTTINGHAMSHIRE COUNTY COUNCIL

ON BEHALF OF THE ACQUIRING AUTHORITY

SEPTEMBER 2023

**1. QUALIFICATIONS AND EXPERIENCE**

- 1.1. I am a Principal Planning Officer for Nottinghamshire County Council with over 10 years' experience handling planning applications within the fields of minerals, waste management and the Council's own development work. I have Undergraduate and Post Graduate Degrees from Cardiff University in City and Regional Planning and in Transport and Planning.

**2. INVOLVEMENT WITH THE SCHEME**

- 2.1. I have acted as the planning case officer for six applications seeking improvement and modification works at six junctions along the A614 and A6097.

**3. SCOPE OF EVIDENCE**

- 3.1. My evidence relates to the Council's handling and subsequent approval of the planning applications. It confirms the planning permissions are extant and deliverable from a planning perspective.

**4. PLANNING HISTORY OF SCHEME AND ASSOCIATED DEVELOPMENT**

- 4.1. A previous County Council scheme to improve and enlarge Ollerton roundabout was not taken forwards in 2009.
- 4.2. The Ollerton project was later revived as part of a wider A614 corridor study/approach and in September 2021 'Scoping Opinions' pursuant to the EIA regulations were obtained for a seven-junction project.
- 4.3. Proposals for six junctions were taken forwards with planning applications that were submitted in February 2022. These were supported with Environmental Statements.

**5. PLANNING APPLICATION PROCESS**

### **Public Consultation Pre-Planning**

- 5.1. Extensive pre-application local consultation and engagement work was carried out by the Project team.

### **Consultation through the Application Process**

- 5.2. Consultation on the planning applications was undertaken in accordance with statutory requirements and also complied with the Council's Statement of Community Involvement. This included a combination of neighbour letters, site notices and notices in the local newspapers. District/Borough and Parish Councils and statutory and technical consultees were consulted.
- 5.3. A limited number of responses were received from the local community.
- 5.4. Amended plans and further information for five of the planning applications required a second public consultation (under Regulation 25) in August 2022.

## **6. LEGISLATIVE AND PLANNING POLICY CONTEXT**

- 6.1. All six planning applications were assessed and determined on their own merits having regard to the Development Plan in force for the area(s) along with all relevant material considerations and legislation. The Local Plans for Newark and Sherwood and for Rushcliffe (the latter in respect of the Kirk Hill junction) were considered and key policies identified.

## **7. PLANNING APPRAISAL**

- 7.1. All six application proposals were assessed individually and cumulatively including through a comprehensive Environmental Impact Assessment process. Each application was then appraised in detail within the six committee reports and a recommendation was made. I was and remain satisfied that, having weighed the issues at each location, that the proposals should be granted planning permission, either due to complying broadly with the relevant Development Plan overall,

or in the case of Kirk Hill because the material considerations together with some support from the Development Plan clearly justified approval. The subsequent removal of the Mickledale Lane junction from the overall Scheme would not affect this finding.

- 7.2. The junction projects lying within Newark and Sherwood (all bar Kirk Hill) are all supported by the Local Plan which identifies the need for improvements at these junctions. The support is particularly strong at Ollerton where the Plan safeguards land around the junction to enable its and it identifies a longstanding need to resolve the congestion issues. The Ollerton project is also supported due to it supporting local regeneration and the build out of the new community at the former Thoresby colliery.
- 7.3. The enlargement of the Kirk Hill junction at East Bridgford, is subject to a different Local Plan context and it has not been identified as requiring improvement through the Rushcliffe Local Plan. The Plan also priorities sustainable travel solutions over the creation of additional highway capacity. The need to enlarge this junction has been identified subsequently and outside of the Local Plan process to provide additional through capacity on the A6097 and also facilitate a development at the former RAF Newton.
- 7.4. Enhancements have been designed into the various schemes for non-motorised users and safety has been taken into account in the proposed designs.
- 7.5. Changes to residential access off Lowdham roundabout and an objection to this was considered in detail and found acceptable subject to final details under planning condition regarding boundary treatment.
- 7.6. An objection from a local cyclist club to the Warren Hill proposal has been overcome with a compromise design and the final design for this part of the junction is required under a planning condition. Very few vehicles use the current turning facility and alternatives are available locally.

- 7.7. Impacts on Conservation Areas and Listed Buildings were considered and weighed in the planning balance. Less than substantial harm to Ollerton and East Bridgford Conservation Areas is justified and outweighed in order to deliver the public benefits from improving these junctions for a range of users.
- 7.8. I have sought to ensure the main schemes deliver a net gain for ecology through their design and landscaping schemes.
- 7.9. No significant or unacceptable changes to noise or air quality are predicted for any nearby sensitive receptors. Temporary construction impacts can be managed.
- 7.10. A small parcel of the Birklands West and Ollerton Corner Site of Special Scientific Interest (“SSSI”) would be directly lost at the corner of Ollerton roundabout. The loss appears unavoidable. The Parties worked with Natural England to formulate detailed compensation and mitigation measures and they formally removed their objection. Therefore the presence of the SSSI is not considered to impede the Ollerton scheme subject to undertaking the compensation and mitigation works which are subject to condition.
- 7.11. The projects as pieces of public infrastructure would deliver wide public benefits to the travelling public and to a range of non-motorised users. There would be net gains for ecology and improved surface drainage. The proposals would together reinforce the role of the A614 and A6097 as part of the Major Road Network, improve access for tourists and visitors to the County, and support local regeneration and housebuilding activity.

## **8. CURRENT PLANNING POSITION**

- 8.1. All six planning applications were reported to the Planning and Rights of Way committee on the 27<sup>th</sup> September 2022 and were granted (subject to conditions) with the Decision Notices issued on the 29<sup>th</sup> September 2022.

8.2. The planning permissions remain extant (conditions 1 require each to be commenced by 29/09/27) and no legal challenge has been made and none could now be made. None have not been implemented to date as certain planning conditions require details to be approved prior to commencement and no such submissions have yet been made. Further details of these requirements are explained in my main Proof of Evidence.

8.3. Subject to satisfying the conditional requirements, I do not consider there to be any unsurmountable impediments to the successful delivery of the projects.

## **9. SUMMARY**

9.1. I am satisfied that in planning terms the objectives of the Scheme are consistent with the Local Development Plans and that material considerations support the proposals. The planning permissions have been granted and are extant and deliverable.

## **10. STATEMENT OF TRUTH**

10.1. I confirm that I am able to give evidence in light of my relevant experience as summarised above. I can confirm that the opinions given in this proof of evidence are my true professional opinions.

Date: 4 September 2023