



# **THE SOUTHWELL NEIGHBOURHOOD PLAN**

2015-2026

Adopted October 2016

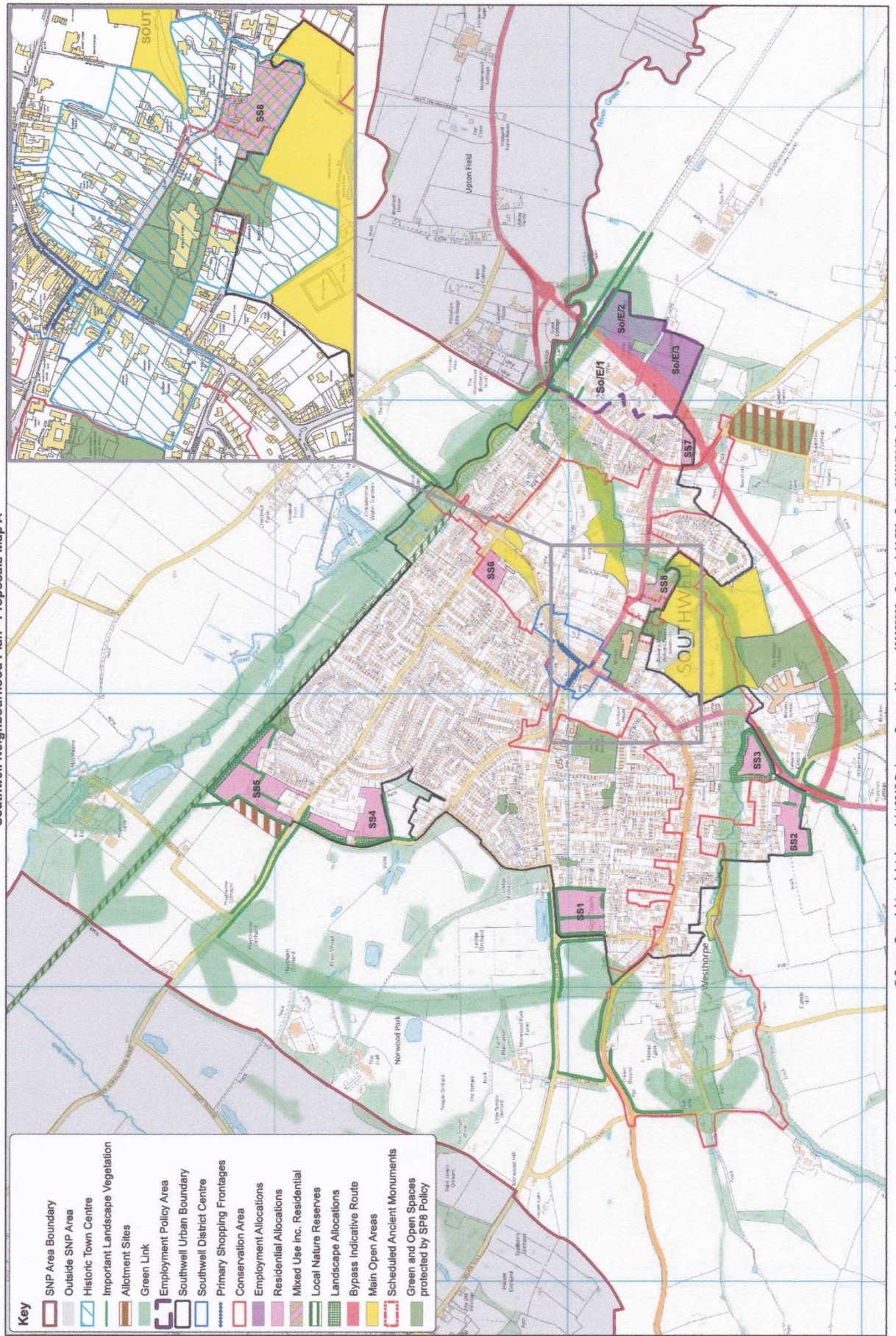
## **POLICIES ONLY**

**Other relevant Policies include-  
NSDC Core Strategy and  
The National Planning Policy Framework**

**Please see full Plan for background  
information and Southwell Design Guide**

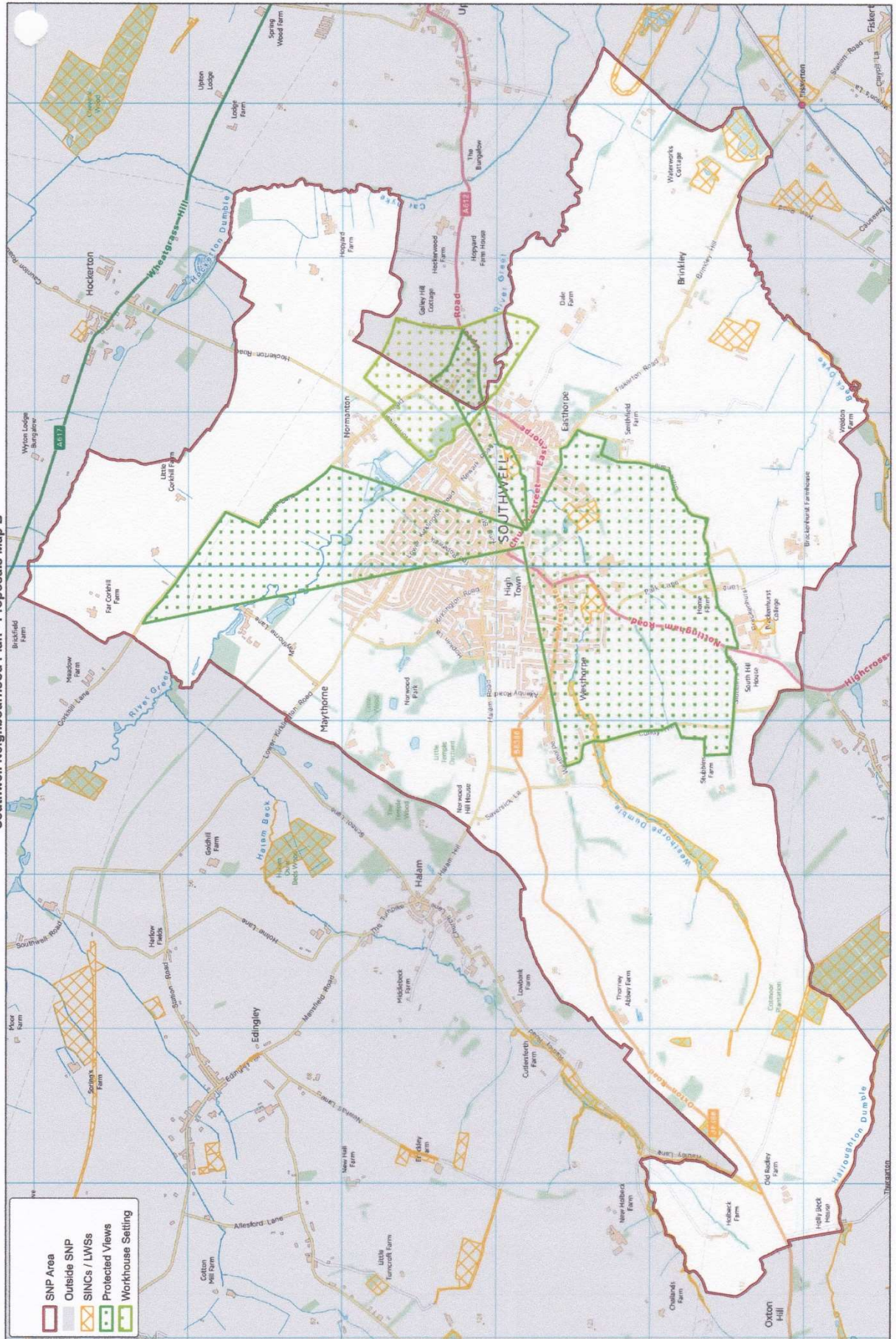
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Southwell Neighbourhood Plan - Proposals Map A





Southwell Neighbourhood Plan - Proposals Map B



## **POLICY SD1-DELIVERING SUSTAINABLE DEVELOPMENT**

*Only proposals for sustainable development will be supported where they demonstrate:*

- *How sustainability has been addressed for the site with reference to the NSDC and NP policies applicable to it.*
- *That account has been taken of the Southwell Design Guide to help ensure that it is appropriate to the location, enhances the natural and built environments.*
- *That account has been taken of the need to avoid increasing the risk of flooding both on and off site in accordance with Neighbourhood Plan policies E1-Flood Risk Assessments and Mitigation and E2- Flood Resilient Design.*
- *That, where appropriate, a multifunctional approach has been taken to help provide an enhanced integrated Blue and Green Infrastructure, including Public Rights of Way, with an equitable distribution of green and amenity space across the parish of Southwell.*
- *Where any development triggers the requirement for developer contributions as set out in the NSDC Developers Contribution and Planning Obligations SPD, these should, wherever possible, be delivered on site rather than as commuted sums.*
- *That, where applicable, the effects on the capacity and quality of transport access to, from and within Southwell have been addressed.*
- *That, where applicable, account has been taken of the wellbeing and social development needs of Southwell residents.*

## **POLICY E1 – FLOOD RISK ASSESSMENTS AND MITIGATION**

*Where proposals are required to submit a Flood Risk Assessment this must take account of the most up to date EA flood mapping, hydraulic modelling and flood mitigation for Southwell.*

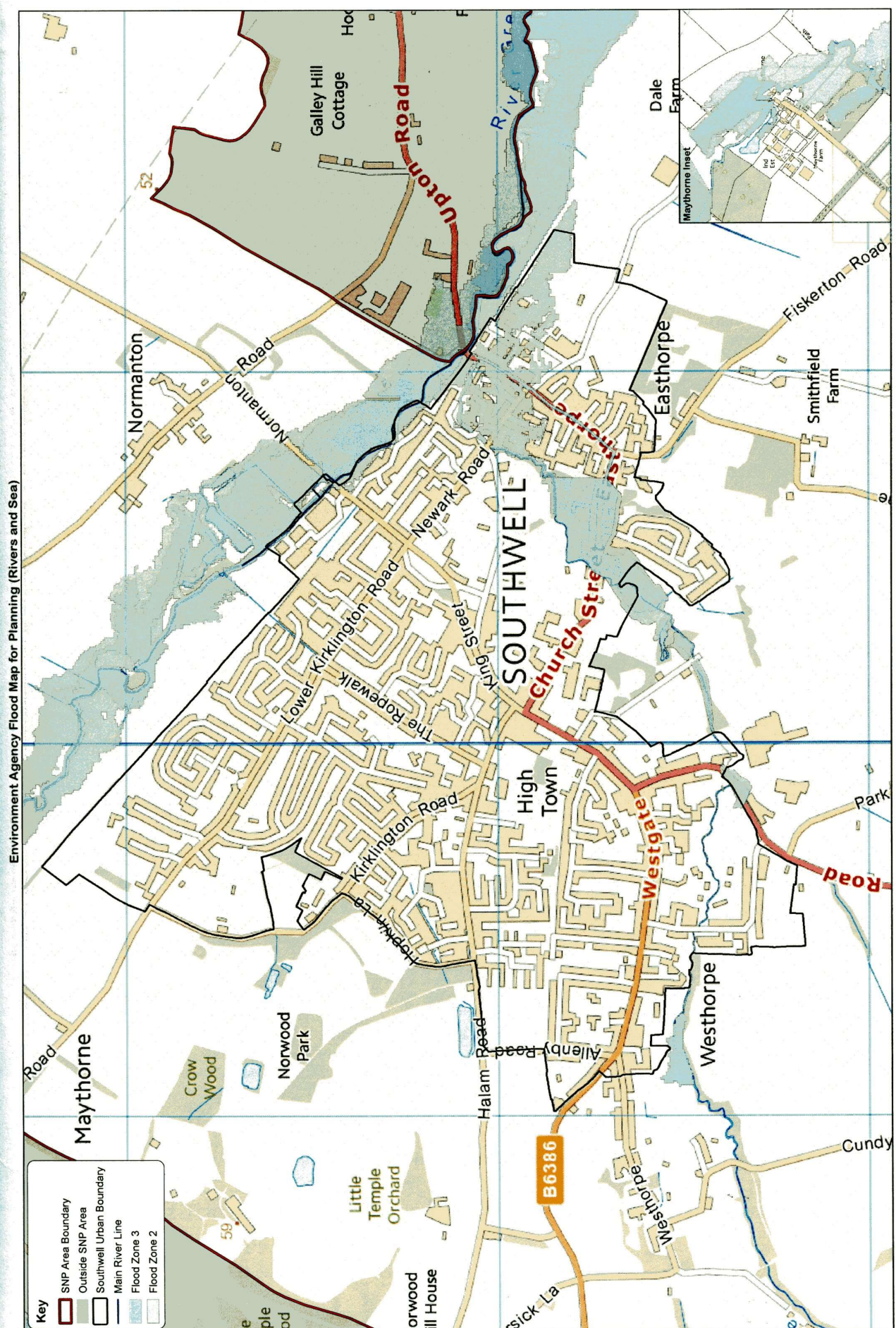
*Specific regard should be had to the NCC Flood Mitigation Plan for Southwell or its most up to date equivalent. Where flows cannot be related to these sources they should be modelled using best practice. The methodology for the modelling, findings, FRAs and flood mitigation recommendations, shall be developed in consultation with the Lead Flood Authority.*

*There should be no development within the flood plain of local watercourses that would result in a loss of flood plain storage without adequate level for level floodplain compensation up to the 1% Annual Exceedance Probability (AEP) flood with an allowance for climate change of 30% or any more current amount.*

*Proposals for flood mitigation must be designed to meet the requirements of other relevant policies within the NP, particularly those relating to the built and natural environments.*

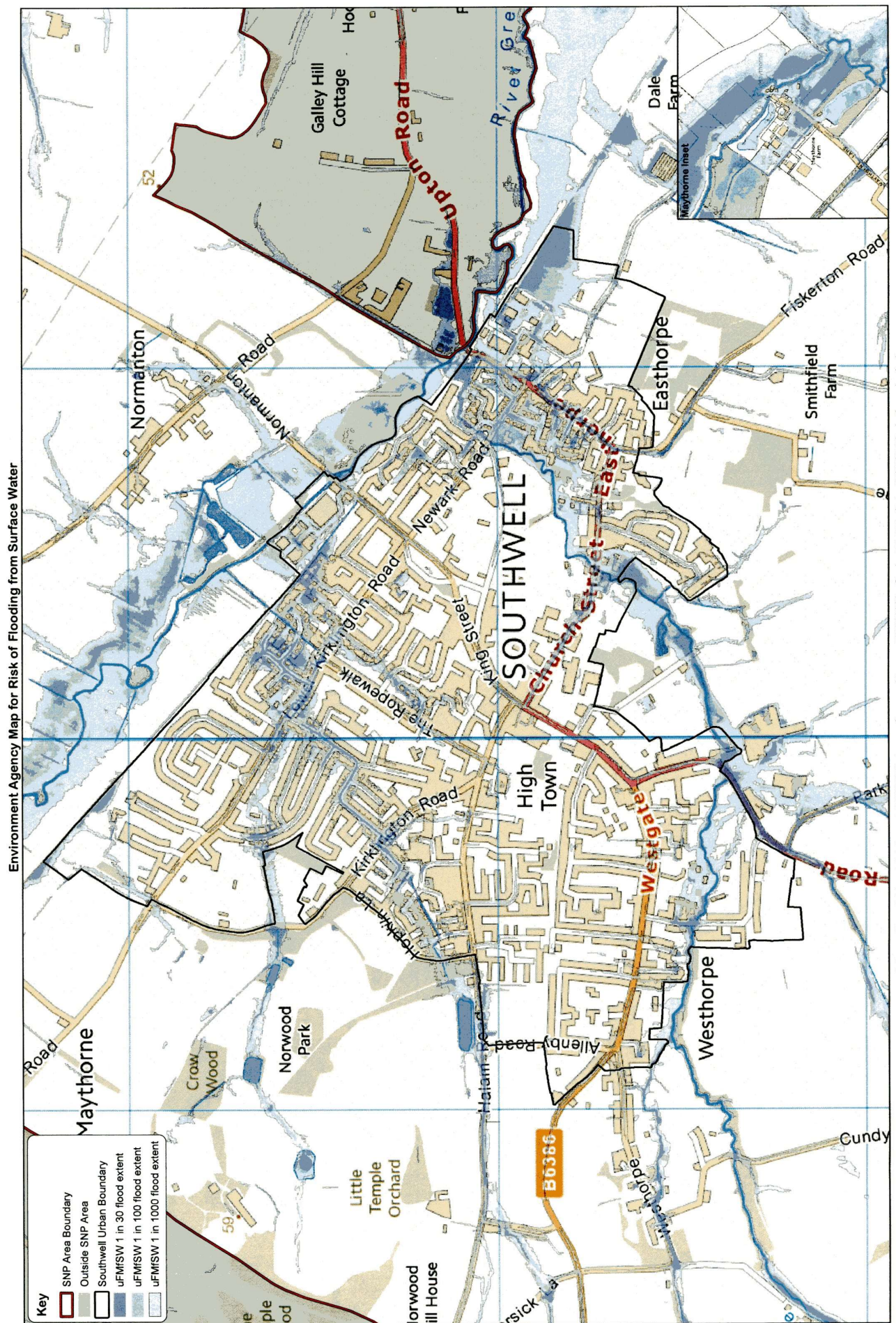


## Environment Agency Map Flood Risk to Southwell from Local Rivers





# Environment Agency Map of Risk to Southwell from Surface Water Flooding



## **POLICY E2 – FLOOD RESILIENT DESIGN**

*Development proposals requiring a flood risk assessment must be designed to avoid increasing the risk of flooding both on and off site. Such proposals will be required to demonstrate how they have addressed the following:*

- *That buildings have been placed on site with strict consideration of the sequential test, locating them on land in the area with least likelihood of flooding.*
- *That any flood mitigation measures to be adopted comply with current Sustainable Drainage Systems best practice, particularly in relation to Greenfield run off rates.*
- *To prevent run off beyond the relevant Greenfield rate, the drainage system and any attenuated storage should be designed to cover a range of rainfall and storm events, with a mandatory minimum provision to cope with the 1 in 100 year 6 hour duration event and a 30% allowance or more current amount to accommodate climate change with the maximum provision indicated, to demonstrate the level of safety included in the design.*
- *That the design of buildings and hard standing areas has been considered carefully to reduce the risk of flooding and increased run off.*
- *Unless impracticable or unviable, to make provision for a minimum 8m wide buffer strip between the boundary of any property and the top of the bank of any water course adjacent to the site, to allow for maintenance of the water course and as a pollution prevention measure.*

*The maintenance of the water course and the buffer strips will be subject to a planning condition or other legal arrangement with the District Council, for the life of the development.*

*Planning applications for development not requiring a formal flood risk assessment, but which are likely to affect drainage from the site, should also comply with current Sustainable Drainage Systems best practice.*



## **POLICY E3 – GREEN INFRASTRUCTURE AND BIODIVERSITY**

*Development proposals must aim to protect and enhance Local Wildlife Sites, the Local Nature Reserve, and priority habitats and species identified through the Natural Environment and Rural Communities (NERC) Act, the UK Biodiversity Action Plan (UKBAP) and the Nottinghamshire Local BAP (LBAP). Any development proposal must also comply with the Natural England Standing Advice for Protected Species.*

*Where it is apparent or becomes apparent during the course of a planning application that a site has significant ecological value, development proposals must include a base line assessment of the habitats, species and overall biodiversity value for the site, where appropriate, expressed in terms of the biodiversity accounting offsetting metric, advocated by the Department for the Environment, Food and Rural Affairs (Defra), proportionate to the size of the development. The assessment must demonstrate how biodiversity will be conserved and enhanced by the development.*

*Where the loss of habitat cannot be avoided, the proposal should include appropriate offsetting to create a compensatory habitat to ensure that there is no loss of biodiversity. Development proposals which create additional habitat space, including roosting, nesting or shelter opportunities for wildlife, will be looked on favourably when considering the biodiversity value of a development.*

*Development proposals that fail to mitigate or compensate for loss of important habitat for wildlife species will not normally be granted planning permission.*

*Unless it can be shown to be impracticable or financially unviable, a buffer strip must be provided between the boundaries of properties or plots within a development and any existing historic, landscape or ecologically valuable hedge row(s), tree(s) and any other features of merit for maintaining effective Blue and Green Infrastructures. The width of the buffer strip should have regard to guidance in the Southwell Design Guide.*

*The provision of non woody herbaceous species to be established on created buffer strips should have regard to guidance in the Southwell Design Guide.*

*Where the loss of protected trees as a result of a development proposal is unavoidable, appropriate replacement planting should be incorporated as part of the scheme.*

*As part of development proposals, provision should be made for the long term maintenance of any retained or created habitats, existing historic landscape or ecologically valuable vegetation and buffer strip provisions.*

## **POLICY E4 – PUBLIC RIGHTS OF WAY AND WILDLIFE CORRIDORS**

*Developers must ensure that existing and any new PROWs including footpaths, cycle routes and bridle ways, which cross their sites, are retained wherever possible and enhance the Green infrastructure in Southwell parish.*

*PROWs should be considered to be multifunctional, contributing not only to the Green Infrastructure but also, where relevant, to open spaces including those due under developer contributions.*

*Unless it can be shown to be impracticable, the minimum total width for a PROW shall be sufficient to allow for machine maintenance, the inclusion of an allowance for hard surface to provide inclusive access for the public and with associated vegetation margins, for it to be effective as a wildlife corridor.*

*The provision or retention of trees, woody species and hedges along PROWs should have regard to guidance in the Southwell Design Guide.*

*When a new PROW is to be provided or revisions made to existing PROWs on a development, any alignment should avoid the use of estate roads for the purpose wherever possible, and preference given to estate paths through landscape or open space areas away from vehicle traffic.*

*Provision should be made for the long term maintenance of any PROWs that are part of development proposals.*



## **POLICY E5 – GREEN LINK**

***Development proposals that could contribute to the creation of a Green Link around Southwell to help maintain the rural character of the town, maintain attractive PROWs linked to open spaces, for the benefit of the public and wildlife, will be supported.***

***This policy requires development proposals which are likely to have an impact on the Green Link from physical presence or pressure from activity to protect and enhance the Green Link by:***

***a) Wherever possible, improving the continuity of the public access within the Green Link and its value as a wildlife corridor.***

***b) Wherever possible increasing the access from the Green Link to the wider network of PROWs around Southwell; improving its landscape features to help maintain it as an attractive amenity for the public and making it a more valuable biodiversity asset.***

## **POLICY E6 – CLIMATE CHANGE AND CARBON EMISSIONS**

*Proposals for low carbon energy generation schemes will be supported provided they comply with relevant national, NSDC and Neighbourhood Plan policies, with specific reference to the following criteria:*

- *Does not impact negatively on the local landscape character and the setting of the settlement in accordance with other development plan policies.*
- *Does not impact negatively on the setting and character of any heritage asset*
- *Fully assesses the impact of any tall structures within the landscape or townscape.*
- *Takes account of the Southwell Protected Views policy in the A&DM DPD (Ref: So/VP).*
- *Demonstrates compliance with the NSDC Wind Energy Supplementary Planning Document.*

*Development proposals will need to demonstrate that they have taken account of the current industry and government best practice principles for energy saving construction in design of buildings and landscape treatments and guidance in the Southwell Design Guide. This may include considering the use of on-site renewable technologies where they comply with other policies within the development plan.*



## **POLICY DH1 – SENSE OF PLACE**

*All relevant planning applications will be required to demonstrate how they have taken account of the guidance set out within Southwell Design Guide contained at Appendix 1 and the Conservation Area Appraisals (where this is relevant). This should not preclude innovative or contemporary design where it can be shown to support and contribute to the unique townscape of Southwell. Standardized design solutions are unlikely to be acceptable.*

*All new development, in terms of scale, mass and overall mix of use should reinforce the focus of the Town Centre for commercial and retail uses, and not seek to create alternative centres. This does not preclude appropriate development at the Brackenhurst Campus in accordance with Core Strategy Policy SoAP 2.*

## **POLICY DH2 – PUBLIC REALM**

*Development proposals which have the potential to impact on the public realm will be expected to demonstrate how they will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within the town, subject to complying with all other Neighbourhood Plan policies. Where appropriate, improvements to the existing public realm, to ensure safe and high quality access for all users, should be delivered alongside proposals and have regard to the guidance from the in the Southwell Design Guide (Appendix 1).*

*Where new public squares, parks or spaces are provided as part of development proposals, they should be of a scale and type appropriate to the development and its context. Landscape schemes submitted with applications should demonstrate how they have been designed to:*

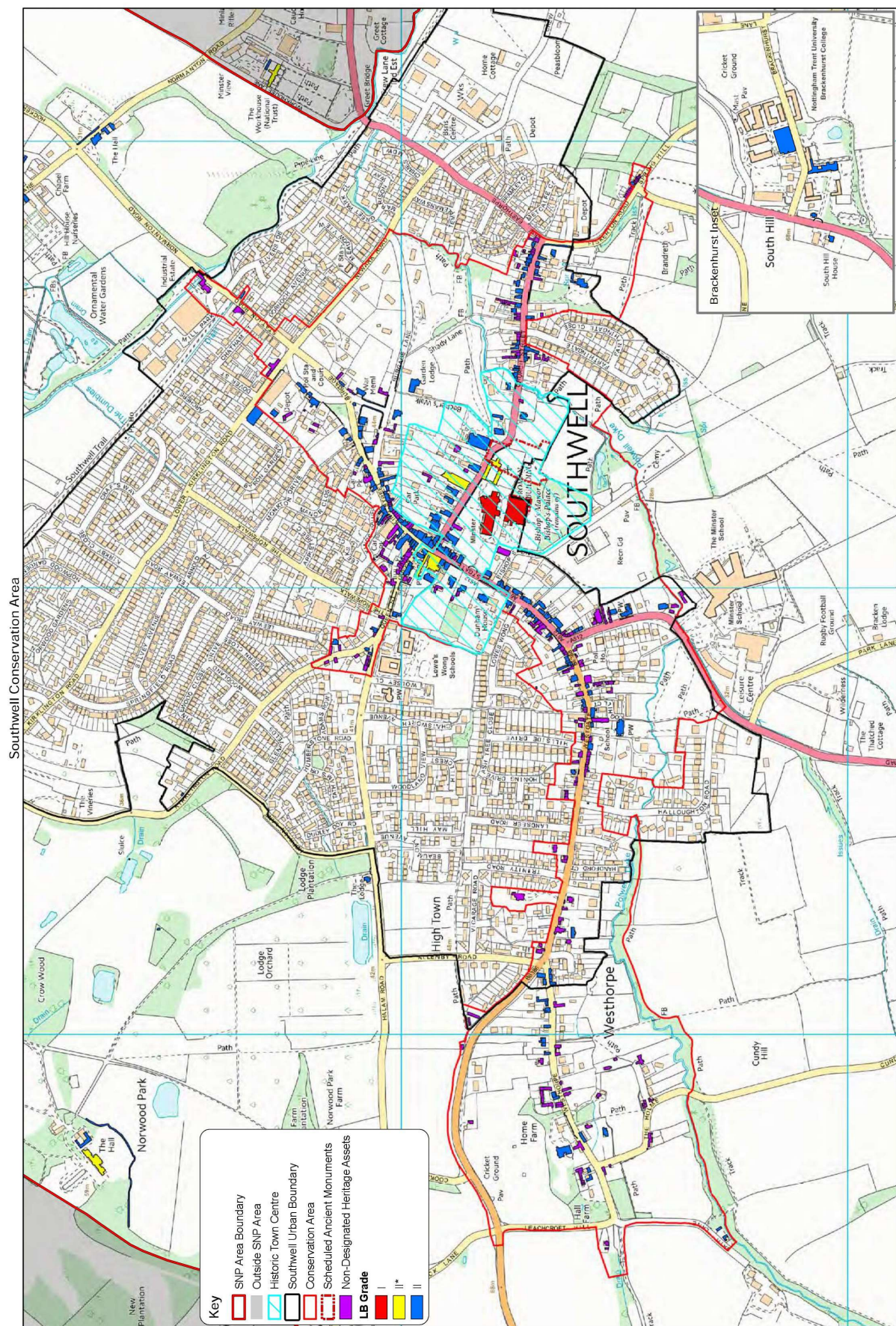
- *Encourage access for all users*
- *Reduce the risk of fly-tipping and other anti-social behaviour*
- *Be maintained in the long term*

## **POLICY DH3 – HISTORIC ENVIRONMENT**

• *Development proposals within the Historic Town Centre must not negatively impact on the spaces, links or relationships between listed buildings, particularly those associated with the Minster where the aim is to maintain a sense of place within and around its precinct.*

• *Within the Historic Town Centre the established layout of large houses within their own extensive grounds must be retained and that the surviving Prebendal plots must not subdivided.*

### Map- Southwell Conservation Area





## **POLICY TA1 – CYCLE AND PEDESTRIAN ROUTES**

*Where appropriate, proposals for new development in Southwell must demonstrate how account has been taken to improve the pedestrian and cycle network within the town, helping to provide links to the district centre.*

*In providing new routes or enhancing existing routes proposals, it must be demonstrated how they have considered the following criteria:*

- *Delivering a high level of security and safety by providing adequate street lighting and good visibility in both directions.*
- *Ensuring high quality design by providing suitable street furniture, including benches and bins where appropriate.*
- *Keeping road crossings to a minimum to make all routes accessible for disabled people, the elderly and pushchairs.*
- *Ensuring that they have delivered, or contributed to, safe routes to School if applicable.*

## **POLICY TA2 – PUBLIC TRANSPORT CONNECTIVITY**

*The Neighbourhood Plan supports measures which will deliver an integrated transport system (including footpaths and cycle ways, as outlined in policy TA1) which prioritises interchange between sustainable modes.*

## **POLICY TA3 – HIGHWAYS IMPACT**

*Where new development negatively impacts on the highway network, contributions will be sought from the developer to mitigate this effect in line with NSDC's Developer Contributions and Planning Obligations Supplementary Planning Document. Contributions will be used to minimise and mitigate these impacts associated with the development.*

## **POLICY TA4 – PARKING STANDARDS**

*Non-residential development must take into consideration the following criteria in determining the acceptability of proposed parking:*

- *Accessibility*
- *Type of development*
- *Availability of public transport*
- *Number of visitors and employees at peak times*

*All new parking must be designed to ensure that it is in keeping with the local character of Southwell. A mixture of different types of parking will be fully supported providing it is kept within the confines of the site and does not overspill onto neighbouring streets.*

*Parking proposals which would enhance the local and visitor access to the shopping centre will be considered favourably.*

## **POLICY CF1 – IDENTIFIED ASSETS**

*Development proposals that result in the improvement of community facilities will be supported subject to their compliance with other development plan policies. Development proposals that would result in the loss of the following types of community facility will be resisted unless it can be shown that they are poorly used, not viable or adequate provision is made elsewhere:*

- *Doctors, dentists and other healthcare facilities*
- *Sports and leisure facilities (including indoor and outdoor provision)*
- *Community centres and halls*
- *Places of worship and associated halls and spaces*
- *Library and the Tourist Information Centre*
- *Post Office*
- *Public Houses*

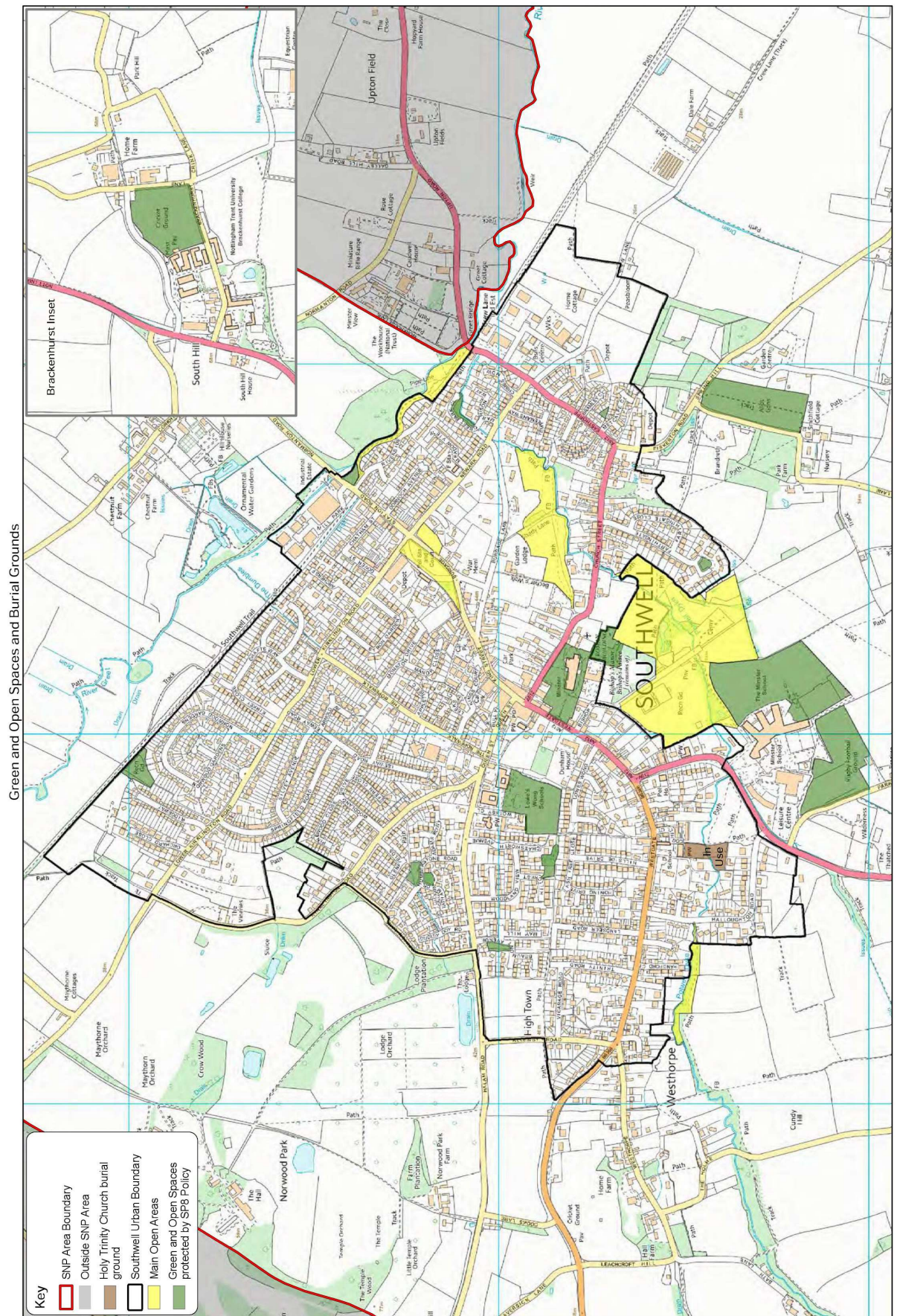
## **POLICY CF2 – GREEN AND OPEN SPACES AND BURIAL GROUNDS**

*Unless it can be shown to be unreasonable to do so, green and open spaces should be provided on new development sites to the area requirements identified in the NSDC*

*Developer Contributions and Planning Obligations Supplementary Planning Document. Development proposals and/or schemes which help address the deficiency of burial ground facilities within the ecclesiastical parish of Southwell will also be looked upon favourably.*

*The loss of existing green and open spaces to development, including amenity space such as allotments, sports fields and play areas, will be resisted unless it can be demonstrated that it is no longer required but, if unavoidable, must be replaced by an equal area of at least similar quality situated conveniently in the Parish.*

## Map -Southwell Green and Open Spaces



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### **POLICY CF3 – PRIMARY SHOPPING FRONTAGE & DISTRICT CENTRE**

*Within the Primary Shopping Frontage, as defined on the Policies Map, development proposals for retail and non-retail uses at street level will be supported where they enhance the vitality and viability of the District Centre. Where non retail uses are approved in Primary Shopping Frontages consideration will be given to the removal of permitted development rights to allow for the assessment of the impact of other uses on the vitality and viability of the District Centre.*

*Development proposals for other uses, including Class A2 (Financial and Professional Services) and Class B1 (Business), within the Southwell District Centre (beyond the primary shopping frontages), as shown on the proposals map will be supported provided they can demonstrate how they improve the vitality and viability of the district centre and preserve residential amenity.*

*Development proposals involving advertisements that require planning permission must reference how they have taken into consideration guidance in the NSDC Shopfronts and Advertisements Supplementary Planning Document.*

### **POLICY CF4 – TOURISM**

*Applications for tourism and related uses (including overnight accommodation) will be considered favourably subject to compliance with other Neighbourhood Plan policies.*

*Wherever possible, significant tourism and tourist related development within Southwell should be accessible by sustainable modes of transport and/or be located within walking distance from the centre of the town or adjacent to an existing asset.*

## **POLICY HE1 – HOUSING TYPE AND DENSITY**

*The following housing mix and associated densities will be sought from all new residential development on brownfield sites for applications for 11 or more dwellings, subject to their compliance with the Southwell Design Guide (Appendix 1):*

<i>Dwelling Type</i>	<i>Proportion</i>	<i>Density</i>
<i>1 Bedroom (Apartments)</i>	<i>20%</i>	<i>100 dph</i>
<i>2 Bedroom (including starter homes)</i>	<i>50%</i>	<i>50 dph</i>
<i>3 or 4 Bedroom (Family Homes)</i>	<i>30%</i>	<i>40 dph</i>

*Table HE1a – Housing Mix on Brownfield sites*

*On Greenfield sites, all schemes of 11 or more dwellings will be required to deliver the following housing mix and associated densities, subject to their compliance with the Southwell Design Guide (Appendix 1):*

<i>Dwelling Type</i>	<i>Proportion</i>	<i>Density</i>
<i>1 or 2 Bedroom (incl. starter homes)</i>	<i>40%</i>	<i>50 dph</i>
<i>1 or 2 bedroomed bungalows</i>	<i>20%</i>	<i>30 dph</i>
<i>3 Bedroom (Family Homes)</i>	<i>15%</i>	<i>40 dph</i>
<i>4 + Bedroom (Executive Homes)</i>	<i>25%</i>	<i>20 dph</i>

*Table HE1b – Housing Mix on Greenfield sites*

*Where the mix set out in tables HE1a and HE1b cannot be delivered for viability reasons, applicants should set this out using an open book viability assessment as part of the planning application which is to be agreed with the local Planning Authority. In these cases applications should reflect these mixes as closely as possible.*

*All densities as set out in the tables HE1a and HE1b should be calculated from a net development area, and not include areas of the site that are subject to landscape boundary planting (policy DH4), public spaces, children's play space and other land set aside for landscape, ecological or access requirements in accordance with other development plan policies.*

*Developments which provide bungalow and other types of accommodation for elderly and disabled people as part of the above provision will be strongly supported.  
On larger developments of over 0.5 hectares, the provision of plots for self-build will be supported subject to other policies in the development plan.*

*Where dwellings (including bungalows) of one or two bedrooms are delivered, consideration will be given to removing permitted development rights associated with extension and alteration in order to allow for consideration of the impact on the balance of the parish's housing stock.*

## **POLICY HE4 – ECONOMIC DEVELOPMENT AND EMPLOYMENT**

*Development proposals which will support the ongoing commercial operations of established premises as part of the commercial / industrial sites at Crew Lane and Station Road will be supported subject to their compliance with other Development Plan policies, and the preservation of neighbouring amenity.*

*Development of commercial uses on Crew Lane sites will be supported subject to compliance with the following requirements:*

- *Compliance with A&DM DPD policies So/E/2 and So/E/3, subject to mitigation of traffic impact, especially where these support small scale and start-up businesses*
- *Demonstrates how the scheme contributes to the future economic development of the Crew Lane area*

*Development proposals which deliver economic development on an existing employment site or allocated site will be supported, especially where they seek to diversify employment opportunities through the provision of small business starter units within the town, subject to compliance with other relevant development plan policies.*

*Outside of these areas, applications for employment uses will be resisted unless it can be demonstrated that they will not undermine residential amenity. Applications which facilitate working from home will be supported, provided that they are small scale and do not undermine neighbouring amenity.*

*The loss of employment facilities within Southwell will be resisted unless it can be demonstrated that there is no long term requirement or need for such facilities, that there is no viable employment use, or there is a demonstrable beneficial environmental improvement or removal of harm to living conditions.*

*Should the safeguarded land associated with the Southwell by-pass located within So/E/1 on the Proposals Map not be required and should land within allocated site So/E/3 on the Proposals Map be considered unnecessary to meet identified employment needs, both may be considered for other uses, for example residential, subject to compliance with other development plan policies.*



## ***Site Specific Policies (SS)***

### **POLICY SS1 - LAND EAST OF ALLENBY ROAD (So/Ho/1)**

Land east of Allenby Road has been allocated on the Policies Map for residential development providing around 65 dwellings.

In addition to the general policy requirements in the Core Strategy, *Neighbourhood Plan* and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development of this site will be *guided by a developer prepared design brief of the whole allocated site which appropriately addresses* the following:

- i. Appropriate design, density and layout which addresses the sites gateway location and manages the transition into the main built-up area. In order to assimilate the development, provision should be made for the retention and enhancement of the site's existing landscape screening. *Hedges to the west of the site and along the site's northern boundary must be retained and enhanced to screen the development from Halam and Allenby Roads.*
- ii. *Wherever possible, dwellings should not normally be of more than two storeys unless design solutions demonstrate that they can be accommodated without impacting on the site's gateway location.*
- iii. The incorporation of the tree lines subject to Tree Preservation Orders into the site's layout, *retaining mature trees and vegetation on the site, based on a thorough survey of the quality and health of trees within the site. Such a layout will incorporate the hedge which runs north to south through the centre of site.*

*A buffer strip must be left between the perimeter of the site and the boundaries of individual building plots and also between the central hedge and the individual building plots.*
- iv. Provision of appropriate pedestrian access as part of the design and layout of any planning application. *This includes the retention and enhancement of the existing Public Rights of Way, avoiding diverting them onto estate roads but, wherever possible, routing them through landscaped or open space areas to ensure a contribution to the Green Infrastructure.*
- v. The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent, and
- vi. *The provision of an open space/play area as a focal point of the development.*

## **POLICY SS2 - LAND SOUTH OF HALLOUGHTON ROAD (So/Ho/2)**

Land south of Halloughton Road has been allocated on the Policies Map for residential development providing around 45 dwellings.

In addition to the general policy requirements in the Core Strategy, *the Neighbourhood Plan* and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development of this site will *be guided by a developer prepared design brief of the whole allocated site which appropriately addresses* the following:

**i. Appropriate design, density and layout which addresses the site's:**

**1. Gateway location and manages the transition into the main built up area**

*Particular attention should be given to the design of roofs in this location, in order to create a varied roof-scape so as to reduce the severity of the transition between the settlement and the landscape.*

*Wherever possible dwellings should not normally be of more than two storeys unless design solutions demonstrate that they can be accommodated without impacting on the site's gateway location*

*The layout should retain existing mature trees and vegetation on the site, based on a thorough survey of the quality and health of trees within the site.*

**2. Potential impact on views of and across the principal heritage assets of the Minster, Holy Trinity Church, Archbishop's Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Southwell Protected Views'; and its**

**3. Proximity to the Southwell Conservation Area respecting its character and appearance.**

In order to assimilate the development, provision should therefore be made, in accordance with the landscape character, for the retention and enhancement of the site's existing landscape screening. *Special attention should be paid to screening to the south of the site. Arrangements are to be put in hand for the maintenance of the buffer strips and hedges for the lifetime of the development.*

**ii. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing.**

**iii. The provision of suitable access off Halloughton Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate transport assessment to identify the impact of the development on the highway network. Through this assessment, the access requirements of SS3 (So/Ho/3), the impact on the Halloughton Road / Westgate junction and the provision of appropriate mitigating measures should be addressed. *Traffic mitigation measures may include works to the junction of Halloughton Road and Nottingham Road .***

**iv. The investigation of potential archaeology on the site and any necessary post determination mitigation measures secured by condition on any planning consent.**

**v. *The provision of an open space/play area as a focal point of the development.***

## **POLICY SS3 - LAND AT NOTTINGHAM ROAD (LIVE APPLICATION) (So/Ho/3)**

Land at Nottingham Road has been allocated on the Policies Map for residential development providing around 30 dwellings.

In addition to general policy requirements in the Core Strategy, *the Neighbourhood Plan* and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development of this site will be *guided by a developer prepared design brief of the whole allocated site which appropriately addresses* the following:

**i. Appropriate design, layout and density which addresses the sites:**

- 1. Gateway location managing the transition into the main built up area;**
- 2. Potential impact on views of and across the principal heritage assets of the Minster, Holy Trinity Church, Bishops' Palace and the Thurgarton Hundred Workhouse in accordance with policy So/PV 'Southwell Protected Views'; and its**
- 3. Conservation Area location respecting its character and appearance.**

In order to assimilate the development, provision should therefore be made for the retention and enhancement of the site's existing landscape screening. This should specifically include significant buffering in both the west of the site in order to retain views of the Grade II Listed Holy Trinity Church from the junction of Halloughton and Nottingham Road, and also in the north of the site to screen the Potwell Dyke.

*A planted strip should be left adjacent to the Potwell Dyke having regard to guidance in Southwell Design Guide. The watercourse should be screened from the development where possible.*

*Maintenance of key existing landscape features such as hedges and landscape planting for the lifetime of the development.*

**ii. Appropriately designed access forming part of any planning application, with consideration being given to its location off Nottingham Road and the access requirements of So/Ho/2. Consideration should also be given to its location off Halloughton Road and the traffic impact of neighbouring allocated site So/Ho/2, which may include works to the junction of Halloughton Road and Nottingham Road;**

**iii. Preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application;**

**iv. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;**

**v. Subject to prior qualitative assessment, the offsetting of the loss of grassland subject to LWS status through the provision of an appropriate level of on-site replacement habitat;**



**vi. Development will be required to seek to maintain and enhance the current provision of Rights of Way which traverse the site *including avoiding them being diverted onto estate roads, but wherever possible routed through landscaped or open space areas, to ensure a contribution to the Green Infrastructure;***

**vii. The investigation of potential archaeology on the site and any necessary postdetermination mitigation measures secured by condition on any planning consent;  
and**

**viii. *The provision of an open space/play area as a focal point of the development.***

#### **POLICY SS4 - LAND EAST OF KIRKLINGTON ROAD (So/Ho/4)**

Land East of Kirklington Road has been allocated on the Policies Map for residential development providing around 45 dwellings.

In addition to the general policy requirements in the Core Strategy, *Neighbourhood Plan* and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development of this site will be *guided by a developer prepared design brief of the whole allocated site which appropriately addresses* the following:

**i. Cooperate with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate mitigating measures to ensure that there is adequate capacity in the local drainage network to serve the development;**

**ii. Appropriate design, density and layout which addresses the site's gateway location and manages the transition into the main built up area. In order to assimilate the development and limit the impact of the development on the character of the area, provision should be made for landscape buffering on the site's northern and western extents within the design and layout of any planning application. In considering such buffering, this should be particularly extensive to the south of The Vineries to help retain the semi-rural character of this section of Kirklington Road;**

**iii. The provision of suitable access off Lower Kirklington Road as part of the design and layout of any planning application. This should be informed by the preparation of an appropriate transport assessment to identify the impact of the development on the highway network, and specifically include the impacts on Lower Kirklington Road and the Kirklington Road / Lower Kirklington Road junction and the provision of appropriate mitigating measures;**

**iv. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;**

**v. The provision of appropriate pedestrian access as part of the design and layout of any planning application which utilises the existing Right of Way to the south of the site.**

- vi. The undertaking of a Tree Survey by the applicant, assessing and informing the retention of the best specimens into public and private amenity space within the design and layout of any planning application;**
- vii. Pre-determination evaluation and any necessary post-determination archaeological mitigation measures secured by condition on any planning consent reflecting the medium archaeological interest of the site;**
- ix. The provision of an open space/play area as a focal point of the development.***

#### **POLICY SS5 - LOWER KIRKLINGTON ROAD (So/Ho/5)**

**Land off Lower Kirklington Road has been allocated on the Policies Map for residential development providing around 60 dwellings.**

**In addition to the general policy requirements in the Core Strategy, *Neighbourhood Plan* and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be *guided by a developer prepared design brief for the whole allocated site which appropriately addresses the following:***

- i. Cooperation with the infrastructure provider to carry out an assessment of the drainage infrastructure required to serve the development, the impact on the local drainage network serving the site and the identification of appropriate measures to ensure that there is adequate capacity in the local drainage network to serve the development;**
- ii. Appropriate design, density and layout which addresses the site's gateway location and manages the transition into the main built up area. In order to assimilate the development, provision should be made, in accordance with the landscape character, for the retention and enhancement of the site's existing landscape screening. Wherever possible, the layout should retain existing mature trees and vegetation on the site, based on a thorough survey of the quality and health of trees within the site;***
- iii. Preparation of an appropriate transport assessment as part of any planning application to identify the impact of the development on the highway network. This assessment should specifically include the impact of the site's access on the Lower Kirklington Road / Kirklington Road junction, the achievement of acceptable visibility and the provision of appropriate mitigating measures;***
- iv. The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime;***
- v. Provision of appropriate landscape buffering to the Southwell Trail within the design and layout of any planning application. A buffer strip must be left between the north western boundary of the site, the Southwell Trail and the boundary footpath and the boundaries of individual building plots. Arrangements are to be put in place for the***

*maintenance of the strips and hedges for the lifetime of the development;*

*vi. Development will be required to seek to maintain and enhance the current provision of Rights of Way which traverse the site including avoiding them being diverted onto estate roads, but wherever possible routed through landscaped or open space areas, to ensure a contribution to the Green Infrastructure. The scheme must offer pedestrian and cycle access onto the Southwell Trail from both ends and the centre of the site;*

*vii. Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required, reflecting the high archaeological potential of the site;*

*ix. The provision of an open space/play area as a focal point of the development.*

#### **POLICY SS7 - SOUTHWELL DEPOT (So/Ho/7)**

Southwell Depot has been allocated on the Policies Map for residential development providing around 15 dwellings.

In addition to the general policy requirements in the Core Strategy, *Neighbourhood Plan* and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be *guided by a developer prepared design brief for the whole allocated site which appropriately addresses* the following:

i. The extent of the site's eastern boundary being defined by the safeguarded line of the Southwell Bypass;

ii. Appropriate design, density and layout which addresses the site's:

1. Gateway location and manages the transition into the main built up area. *Dwellings should not normally be of more than two storeys unless design solutions demonstrate that they can be accommodated without impacting on the site's gateway location;*

2. Adjacent location to the Southwell Conservation Area, respecting its character and appearance. In order to assimilate the development, provision should therefore be made for the retention and enhancement of existing landscape screening in the south and west of the site *and replacement of the Leylandi hedge which currently bounds the site.*

iii. The investigation of potential archaeology on the site and any necessary postdetermination mitigation measures secured by condition on any planning consent.

iv. *The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime.*