

THE SOUTHWELL NEIGHBOURHOOD PLAN



CHAIRMAN'S INTRODUCTORY LETTER

Dear Fellow Southwell Residents

The Neighbourhood Plan for our town was ratified in 2016. The intention was to reflect the sort of place you want Southwell to be. It has been a factor in determining the development of future housing and opportunities for economic development in the town, as well as the scale, design and type of housing we will have. It includes the services we need, the green open spaces and how Southwell's unique historic and landscape setting should be preserved.

The Plan required a review after five or six years and a Working Group comprising local residents and Town Councillors was delegated by the Town Council with the task of undertaking this, for approval by the Council. The changes to the Plan are now submitted for consultation with the Community and other Statutory Bodies

On behalf of Southwell Town Council, I would like to thank everyone who has given us their time, input and opinions including our Planning consultants, OpenPlan and AECOM and of course, the Working Group whose efforts and diligence have made this review happen.

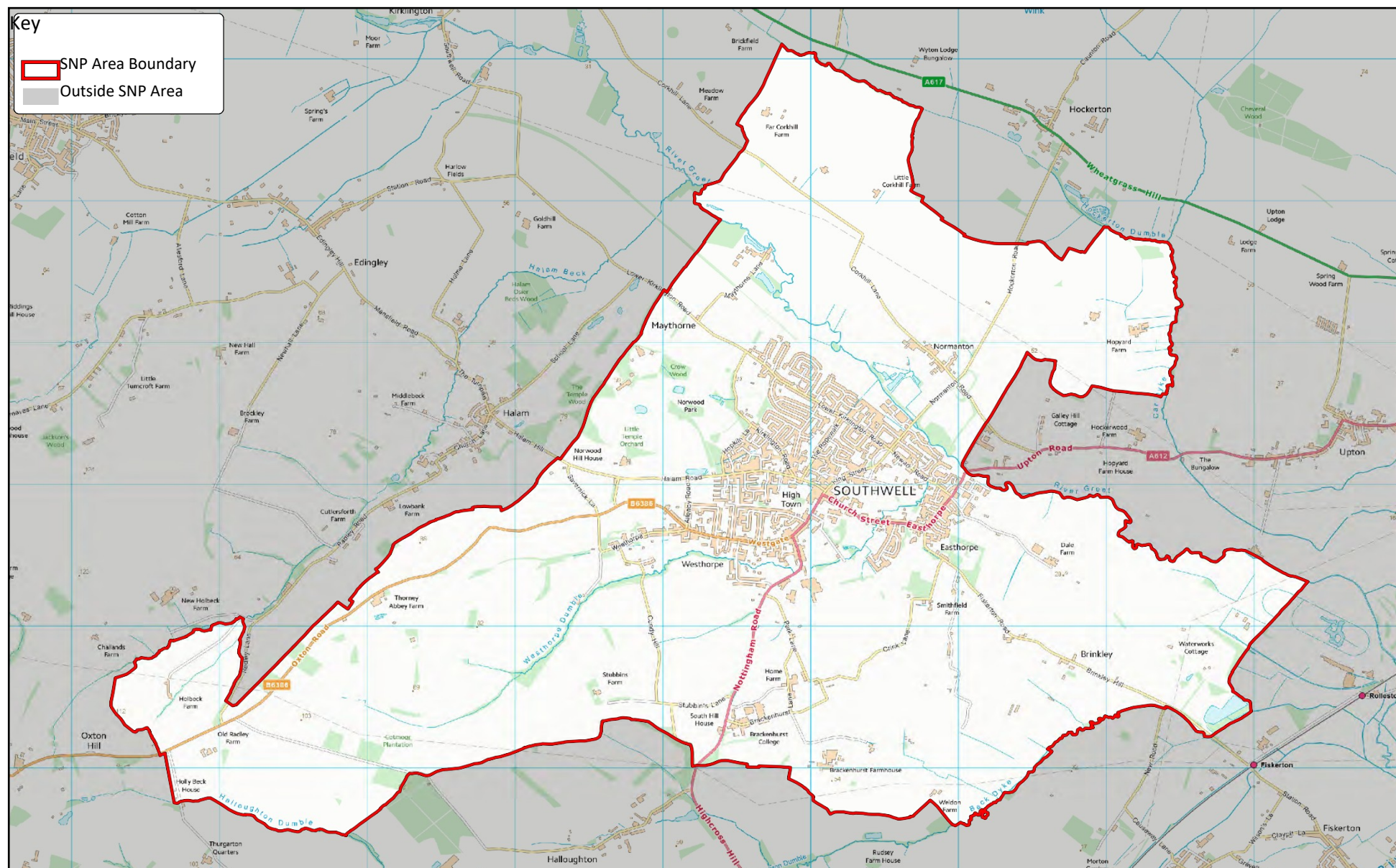
Yours sincerely

Martin Stott
Chairman Southwell Town Council

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Southwell Neighbourhood Plan – Designated Area



1. Introduction

- 1.1. Neighbourhood Planning was introduced by the Localism Act 2011, with the aim of empowering local communities to use the planning system to promote appropriate and sustainable development in their area. Every Neighbourhood Development Plan (Neighbourhood Plan) must be in general conformity with both national planning policy, as set out in the National Planning Policy Framework (NPPF) and associated guidance documents, and the strategic policies of the Local Plan for the area - for Southwell, the Local Plan for Newark and Sherwood. Once a neighbourhood plan has been prepared, consulted upon, independently examined, approved through a local referendum, and then 'made' (formally adopted) by the Local Planning Authority, it becomes part of the statutory Development Plan for the area. Planning legislation requires that the policies and other provisions of the Development Plan (the Local Plan and Neighbourhood Plan, together) should be the primary consideration when applications for planning permission are being decided by the Local Planning Authority.
- 1.2. The Neighbourhood Plan for Southwell was 'made' (formally adopted) in October 2016. The designated Neighbourhood Plan area for Southwell is the entire Parish (see map on page 4). References in the Plan to "the parish" and "the town" are interchangeable.
- 1.3. When preparing the Neighbourhood Plan originally, Southwell Town Council sought to ensure that it represented the wishes of the whole community and established a Steering Group to facilitate the project and make recommendations on the content of the plan. The Steering Group was made up of local Town and District Councillors and local residents, including representatives of five theme groups: Housing, Environment, Leisure, and Wellbeing, Getting Around and Retail and Employment. Each theme group gathered evidence and formulated policies within its area of responsibility, taking account of results from the Neighbourhood Plan consultations, the views of local community interest groups, stakeholders,

and relevant technical experts. The policies developed by the theme groups were finalised by the Steering Group before final adoption by Southwell Town Council. Throughout the original development of the Neighbourhood Plan, from Planning Aid England provided specialist advice and feedback, which was invaluable in supporting the Steering Group's work to bring the plan to completion.

- 1.4. Although there is no specific requirement as to when a neighbourhood plan should be reviewed or updated, its policies may become out of date as circumstances change, so National Guidance on Neighbourhood Planning advises that “communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it”. The need to monitor the Neighbourhood Plan's effectiveness and keep it under review was recognized from the outset, with the stated intention being for Southwell Town Council and its partners to “consider undertaking a partial review of the Neighbourhood Plan in 5 – 6 years (around 2020) and then a full review [beginning] no later than 2025”. A number of circumstances under which a partial review of the plan may be necessary were identified in the original Neighbourhood Plan document, with the following topics being listed as:

- a) Flood Risk;
- b) Housing Need;
- c) Main Open Areas;
- d) Review of the Local Plan.

- 1.5. In 2020 the Planning Committee recommended to the Town Council that the partial review be undertaken. The start of this was delayed due to COVID-19 but a Working Group was set up in the autumn of that year consisting of four Councillors and eight members of the public, most of whom had been on the Steering Group of the original Plan. We are grateful to them for volunteering to commit their time to the task.

- 1.6. In addition to the topics referred to in 1.4, above, the following factors have also been considered in this review:

- a) Changing role of Southwell town centre.
 - b) Continuing development and application of digital technology in business activities and changing relationships between people's homes and their workplaces.
 - c) Climate Change and making the transition to a Zero-Carbon economy.
 - d) Changes to National Planning Policies.
 - e) The extension of the Southwell Conservation Area.
 - f) The Environment Act 2021 and wildlife conservation integrated with the need to enhance open space provision for the Southwell community.
- 1.7. The Working Group split up into Special Interest Groups who each reviewed a section of the Plan. This report is a compilation of the reviews of those groups.
- 1.8. The main thrust of the revisions is to tighten up the policies which have an environmental impact in the light of the Climate Emergency declared by the County, District and Town Councils. We have been distressed by the loss of hedges and some trees in recent developments and have tried to tighten up requirements for protection. In addition, the Design Codes appears to have been largely ignored and we are trying to roll the more important elements into policy rather than guidance.
- 1.9. Housing allocations remain unchanged in the draft revised District Council Allocations DPD, and they do here, although we would like to see the sites adjoining the old Highways Depot (site SS7) incorporated to allow for a more sensible layout and potential access to land south of Crew Lane as a possible site should additional houses be allocated sometime in the future.
- 1.10. In the production of the Neighbourhood Plan the Steering Group undertook informal and formal discussions with Nottinghamshire County Council, Newark and Sherwood District Council, Statutory Consultees, other organisations with an interest in the town, local residents and neighbouring Parish Councils. The same

organisations and groups are being consulted on the review and proposed changes.

Status of the Neighbourhood Plan

- 1.11. The Neighbourhood Plan forms part of the Development Plan, in concert with the Newark and Sherwood Local Development Framework (Local Plan) and will be used to determine applications in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires the determination of planning applications to 'be made in accordance with the Plan unless material considerations indicate otherwise'.
- 1.12. Neighbourhood Plans must be in general conformity with the Strategic Policies of the Local Planning Authority's adopted Development Plan. For Southwell Parish, this is the Newark and Sherwood Local Development Framework [hereafter referred to as the Local Plan] which consists of two documents: the Core Strategy and the Allocations and Development Management Development Plan Document. The Local Plan has been updated since the Southwell Neighbourhood Plan was made in 2016, with an Amended Core Strategy being adopted in March 2019, and an Amended Allocations & Development Management DPD at an advanced stage (a final period for public representations being due in November/December 2022).
- 1.13. The aim of the Neighbourhood Plan is not to replace Local Plan policies but to strengthen and complement them, to better meet the locally identified needs and aspirations of Southwell's community for the future of their parish.

Developing the Neighbourhood Plan

- 1.14. From the outset (2013), the Neighbourhood Plan has been the subject of considerable consultation and engagement led by the Steering Group. A key public-wide consultation was carried out by a questionnaire insertion in the town's Bramley newspaper, distributed house to house and to businesses throughout Southwell parish and district. The questionnaire sought views on the issues the

community felt needed addressing in the Neighbourhood Plan. The results of the survey were presented back to the public in a central spread in the same newspaper with the commitment that the Neighbourhood Plan would address those issues raised which were within its remit so to do. Those issues which were not within the scope of the Plan to address were passed on to the relevant bodies for attention.

- 1.15. A formal 6-week (regulation 14) consultation exercise was undertaken on a full draft of the Neighbourhood Plan between 30 January 2015 and 16 March 2015, involving Statutory Consultees and the general public.
- 1.16. Newark and Sherwood District Council were fully involved with the Neighbourhood Plan through the provision of a liaison officer who provided guidance at Theme and Steering Group meetings and in commenting on the various papers produced as the Plan was originally developed. At that stage, the Steering Group had professional assistance from BPUD Planning Consultants of Macclesfield and also Clive Keble of Planning Aid England. The latter also arranged for a demographic report by URS and an informal health check of the Draft Plan.
- 1.17. The Steering Group is again seeking comments from all sectors of the community as the Neighbourhood Plan is being reviewed and changes are being proposed to bring it up to date. Parish residents, Statutory consultees, local Parish Councils, businesses, and landowners will be notified of the publication of the draft revised Plan which will be available on-line and in hard copy form in Southwell Library and town Council offices. The revised plan will be accompanied by a report indicating the changes which have taken place since the original plan in the form of deletions and additions. Consultees will be invited to submit their comments using an on-line questionnaire or by paper copy.
- 1.18. The Steering Group has been supported throughout by the Clerk and staff of the Southwell Town Council, and greatly appreciates both their work and the input of all who have provided professional and technical advice and support, including the local community and local regional and national authorities and organisations.

2. Background to the Parish

- 2.1. The parish of Southwell is located within the county of Nottinghamshire and is approximately 8 miles from the town of Newark-on-Trent, 15 miles from the city of Nottingham and 7 miles from the town of Mansfield. The wider parish outside the urban boundary is predominantly rural with a few minor settlements that have strong links with Southwell as their Service Centre. The majority of the parish's development is located within the Town.

Demographic and Socio-economic profile

- 2.2. The 2021 census recorded a population of 7558, an increase of 261 or 3.57%, about half the average for the District of Newark and Sherwood. 207 properties have been built since 2013 giving a total of approximately 3392 dwellings. (AECOM Housing needs assessment)
- 2.3. The 2011 census data showed Southwell to have a higher -than -average ageing population - 20.98% of people being aged between 65-84, compared to England overall where 14.11% of people were in that age range. The percentage of the population between the ages of 25-44 (17.25%) in Southwell was 10% less than the average for England. It was predicted that over the plan period the number of residents above the age of retirement would continue to grow while other age categories would remain stable. For Newark and Sherwood District as a whole, they show that there has been an increase of 26.7% in people aged 65 years and over, an increase of 2.9% in people aged 15 to 64 years, and an increase of 1.3% in children aged under 15 years.
- 2.4. Finally, 97% of residents were of white ethnicity, with other ethnicities making up a very small proportion of the population.
- 2.5. According to the 2011 census data, **life expectancy for residents of Southwell**, as measured over the period 2008-2012, was 81.2 years for males, in comparison to England's average of 78.3 years in 2011. Life expectancy for females in Southwell

was also 4% higher than England's average, with an average expectancy of 86.6 years. Good health was highlighted again in the 2011 census when 50% of residents assessed their own health as 'very good', marginally higher than the national average.

- 2.6. The percentage of people actively seeking employment in Southwell in 2011 was 1.59% which was considerably lower than the national average of 3.35%, showing that Southwell was, on the whole, economically prosperous. However, youth unemployment was highlighted as an issue from the 2011 figures, which showed a rate of 30.64%, 5% higher than England's average. In 2011, the highest proportion of people were employed as managers, senior officials and within other professional occupations. The occupation types varied throughout the parish; in the east ward 22.01% of people were employed in managerial and senior positions compared to only 16.35% in the north ward. However, both areas registered as higher than the national average in this respect.

Housing

- 2.7. In 2011, the Neighbourhood Plan area had an average household size of 2.26 people which was slightly lower than the District average. Furthermore, projections from the then Department for Local Government and Communities (DCLG) forecast that there would be a 9% decrease of average household size by 2021 despite the 8% increase in population. This was based on an expectation that the number of one-person households would have increased by 13% over this time period, related in part to the age structure of the population. The majority (74.29%) of these households are expected to be owner-occupied.
- 2.8. The existing housing stock in Southwell was predominantly detached (54.9%) and 36 % of the dwellings contained four bedrooms or more (Southwell Housing Needs Assessment, AECOM, 2022). However, there is identified demand for semi-detached/flat/maisonette accommodation, with owner occupation being the most sought-after tenure. The highest demand within both the market and social sectors is for three -bedroomed houses (Southwell Housing Needs Assessment,

AECOM, 2022). Again, this may be related to the age structure of the population.

- 2.9. The **total numbers of dwellings** provided for on the sites allocated in the N&SDC Allocations DPD in 2013 and the Southwell Neighbourhood Plan in 2016 amounted to 285. Of these 203 had been completed by 2022. Several ‘windfall’ sites have also been developed, delivering a further 15 to 20 dwellings.
- 2.10. Southwell has a high level of home ownership at 74.3%, which is slightly higher than the rates across the district (70.6%) and England (63.3%).

Landscape

- 2.11. The countryside around the town consists of mainly rural agricultural land which rises from the River Greet at under 50m above sea level to over 80m on the surrounding western slopes, from which there are spectacular views of the town and its historic buildings. A feature of the local landscape is the presence of wood lined streams in small steep sided valleys, known locally as “dumbles”. The hinterland to the town is sparsely populated with farms and the hamlets of Brinkley, Maythorne, Halloughton, and Normanton which look to Southwell as their Service Centre.
- 2.12. The main settlement of Southwell is interspersed with mature trees and open spaces including Local Wildlife Sites (LWSs), the Memorial Park and playing fields which further contribute to the rural character of this market town.
- 2.13. Southwell has a Historic Town Centre dominated by The Minster, the Cathedral for the Diocese of Southwell and Nottingham, a distinctive feature within the surrounding countryside. The town incorporates the equally ancient settlements of Easthorpe and Westhorpe which were once separate entities. The town has a strong green infrastructure which includes a comprehensive network of footpaths linking the centre with the surrounding countryside. These include the Southwell Trail, designated as a Local Nature Reserve, and the Robin Hood Way.

History and Heritage

- 2.14. Southwell has received formal recognition as being one of four towns in Nottinghamshire which has an ‘outstanding historic quality’. The assets which contribute to this status include; an extensive Conservation Area, Scheduled Ancient Monuments, Listed Buildings, the origin of the Bramley apple and a local nature reserve along a former railway line which served the town (the Southwell Trail). The Parish is also rich in archaeology which is of significant local and national importance. The ruins of the Archbishop’s Palace which dates back to the late 14th century when the Archbishop of York settled in Southwell, is designated as a Scheduled Ancient Monument. The ruins of the palace were partially built upon when the present Bishops’ Manor was constructed in 1907. The other Scheduled Ancient Monument is located next to the Minster - a large Roman villa which was occupied well into the 4th century.
- 2.15. Southwell has a large number of “Listed Buildings” and “unlisted” buildings of local interest which give the town a rich built historic landscape. There are 202 Grade 2 Listed Buildings, 4 give the town a rich built historic landscape. There are 202 Grade 2 Listed Buildings, 4 Grade 2* Listed Buildings and 2 Grade 1 Listed Buildings. These are predominantly concentrated within the Historic Town Centre and include the Grade 1 Listed Minster, which is the cathedral for the Diocese of Southwell and Nottingham, and the ruins of the Archbishop’s Palace. These, along with the National Trust owned Workhouse (situated on the edge of the town but within the parish of Upton), are major tourist attractions. The Minster is surrounded by an unspoilt townscape which has had very little development within the last 50 years.
- 2.16. The extensive Conservation Area was originally split up into 6 zones: Westhorpe, Westgate, Town Centre, Minster, Burgage and Easthorpe. It was first designated in 1968 and the boundary was extended further in 1970 again in 1993 and most recently in 2022 with major extensions to the south of Westhorpe, north and east of Greet Lily Mill and a large area of the former medieval deer park including Potwell Dyke Grasslands. The Southwell Conservation Area Appraisal states that significant development pressures make the area vulnerable to damage and

emphasises the importance of ensuring new developments are contextually responsive to the designation. Archaeological traces of the settlement date back to the Roman villa (Scheduled Ancient Monument) in the 4th Century. Southwell was never a significant industrial town. The vast majority of more recent growth, which has been predominantly residential, took place from the 1960s onward, beyond the Historic Town Centre.

Employment and Services

- 2.17. Southwell is designated as a Service Centre in the Local Plan (NSDC Core Strategy). The market town offers a wide variety of shops which are located mainly within the Primary Shopping Frontage of Southwell, as designated by NSDC. These include: 38 comparison shops (e.g., selling clothes, gifts, or electrical products), 10 convenience shops (e.g., selling everyday necessities such as bread and milk), 29 service providers (e.g., estate agents and hairdressers) and 15 leisure units. These are well used by local residents and visitors, which helps the settlement to be more sustainable without the need to travel further afield to Newark-on-Trent, Mansfield, or Nottingham.
- 2.18. As of March 2023, there were three vacant shops in Southwell town centre. This is a relatively low vacancy rate, compared with the situation in many small towns following the disruptions caused by the Covid pandemic, coupled with longer-term technological and behavioural changes affecting the retail and services sectors: Southwell's town centre remains generally successful and prosperous. The town is the location for a range of professional services. It has a post office, two firms of solicitors and several estate agents.
- 2.19. There are two industrial estates within the town, one off Station Road, the other at Crew Lane. A further site is located at Maythorne. The units on this site and at Crew Lane are in the main connected to the motor and building construction industries. The one-off Station Road is more diverse, with a bakery being the most prominent employer. Other significant employers in the parish include the Brackenhurst campus of Nottingham Trent University, the Diocesan Offices, garden

centres, farms, and the leisure industry.

- 2.20. Southwell is a commuter town with many of the employed population working elsewhere. The employment opportunities within the town are generated by the services listed elsewhere in this chapter. A significant proportion of those employed in lower paid occupations commute into Southwell as they are unable to afford the property prices in town.

Wellbeing and Leisure Opportunities

- 2.21. Healthcare provision includes an NHS medical centre, opticians, dentists, chemists, podiatry, and sports injury clinics. Pet owners have access to a veterinary practice within the town.
- 2.22. Indoor sports activities in Southwell are predominantly located at the Leisure Centre which offers a range of indoor facilities including, a swimming pool, gym, and basketball/ badminton courts. The town has a large number of sports clubs including those for rugby, football, cricket, tennis, bowls, and archery. The running and rambling clubs are also well attended.
- 2.23. The playing pitches are situated in the southern part of the town and along Fiskerton Road where there is also a horse-riding establishment and Southwell Racecourse and golf course, which are partly within the parish. A further golf course is provided at Norwood Park.
- 2.24. The traditional religious establishments are well represented in the town including the Church of England at both the Minster and Holy Trinity Church, and the Methodist, Roman Catholic, and Baptist churches, in addition to the more recent Riverside Church.
- 2.25. A number of Syrian Afghan and Ukrainian refugee families now reside in the town. The latter with host families at the time of writing. They are all well supported by Local Councils and volunteer groups.

Overnight Accommodation and Eating Out

- 2.26. There are several hotels within the town, one of note being the Saracens Head, built in the 14th century and famous for its association with King Charles 1. The hotels, some public houses and independent bed and breakfast establishments offer overnight accommodation for visitors. These, along with a range of cafes and restaurants, provide a variety of eating places.

Education and the Arts

- 2.27. There are two infants' schools and one junior school in the town. There is one secondary school, the Minster School, admission to which is by catchment area and Foundation Places only. It also has a junior department for musically gifted children. The Nottingham Trent University has a campus at Brackenhurst which is expanding towards a 1700 student capacity. The town library is a vital amenity, providing services well beyond those traditionally associated with book lending. Southwell has a thriving literary and artistic community and the local branch of the University of the Third Age (U3A), with over 600 members, meets in the town. There are several annual music and cultural festivals.

Special Interests

- 2.28. Southwell and District Historical Society, a Community Archaeological Group and Civic Society are all very active in recording the history of the parish and promoting the conservation of its historic artefacts. The Business Club represents the commercial interests in the town. The most diverse habitats within the Green Infrastructure are looked after by volunteer groups, including: the Friends of Southwell Trail and the Potwell Dyke Action Group.

3. Vision and Objectives

- 3.1. The Vision for this project has developed from the work undertaken in consultations since 2010, evidence gathering and draws upon a previous Town Action Plan (2010-2015). Whilst the Town Action Plan has now run its course, the goals of this strategy have been used to set the vision for the Neighbourhood Plan which, alongside other projects within the town, takes forward the community's aspirations for the future. The vision is based around the three pillars of sustainable development as set out by the National Planning Policy Framework – social, economic, and environmental – and is a useful guide in establishing the policy framework for the Neighbourhood Plan.
- 3.2. The Vision comprises three elements as follows:
- a) Building a Strong Community – ensuring that the community is supported by a strong social structure and appropriate infrastructure.
 - b) Supporting a Vibrant Trading Environment – to develop the economic vibrancy of the town and its hinterland.
 - c) Delivering a Good Place to Live – Ensure the protection and enhancement of the natural and built environment and leisure facilities whilst allowing appropriate new development.

Objectives

- 3.3. The following six objectives have been developed to support the Neighbourhood Plan. Policies have been designed to meet one or more of these objectives (see following chapter for more information). The Neighbourhood Plan as a whole is designed to ensure that these objectives are delivered.

Objective 1: Sustainable Development

To ensure that new development contributes positively to the social, economic, and physical well-being of Southwell's community and the health of the environment,

locally and globally.

Objective 2: Environment and Climate Change

To influence change and manage development so as to mitigate effects that could contribute further to climate change, and to adapt to those changes that are expected to occur alongside increasing and improving biodiversity throughout the parish.

Objective 3: Design and Heritage

To ensure that all development, regardless of type or location, contributes positively to the quality of Southwell's environment and does not detract from the town's unique character, historic environment, and landscape setting.

Objective 4: Sustainable Transport

To ensure that all residents and visitors have safe, convenient access to services, facilities, and amenities whilst minimising transport-related pollution and congestion.

Objective 5: Community Facilities

To protect and enhance the range of community facilities within the town to improve the quality of life for people both living and working in Southwell.

Objective 6: Housing and Employment

To support residential, and other employment-supporting development that meets strategic requirements for growth and promotes a sustainable relationship between homes and workplaces, whilst maximizing the benefits for the community.

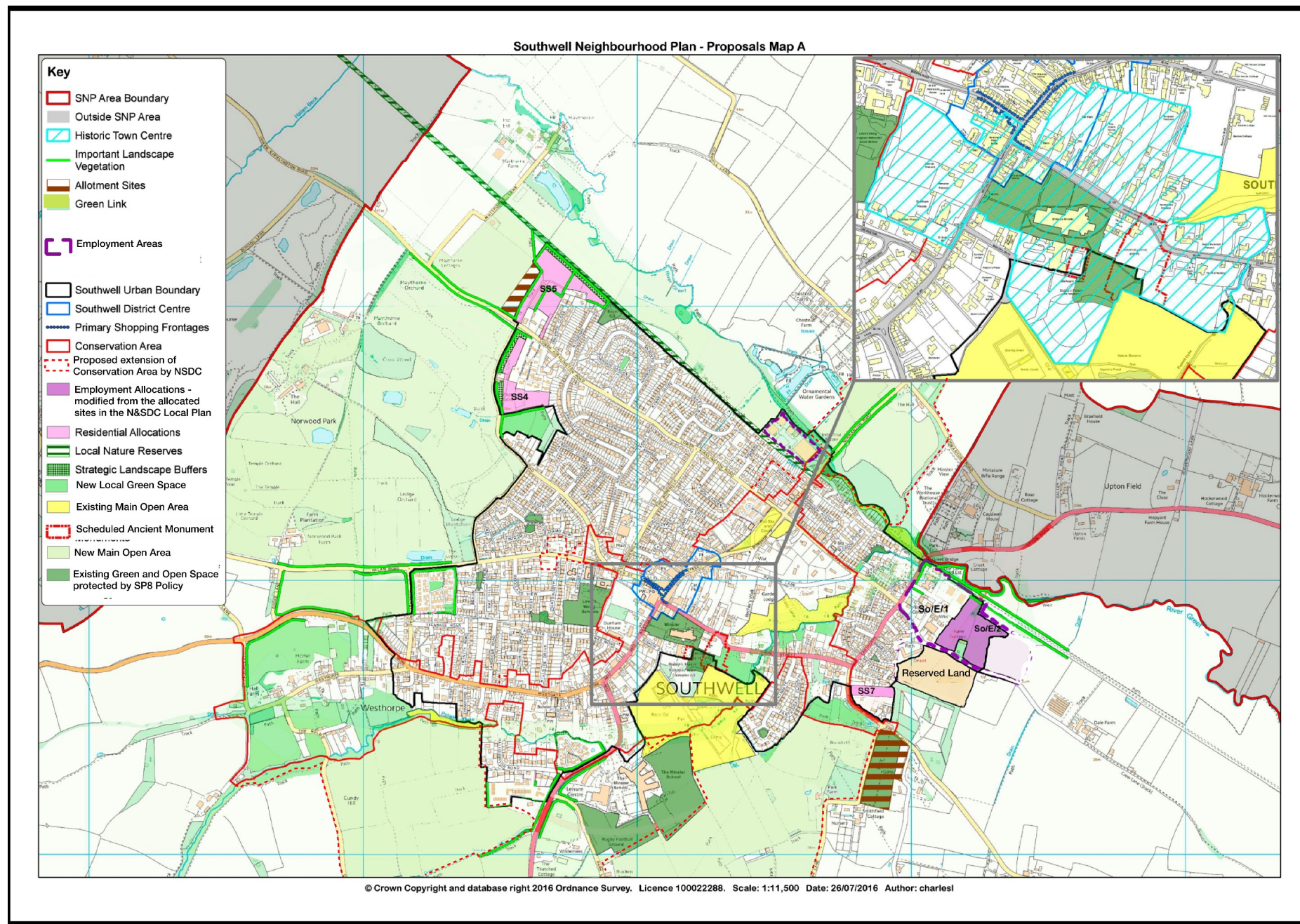
4. Policy Overview

- 4.1. The policies have been developed to reflect the views of the residents, stakeholders, and groups with an interest in the future of Southwell, taking account of the consultations identified earlier.
- 4.2. The strategic themes within the Neighbourhood Plan have main headings, e.g., “Environment”. Individual policies have then been identified under the theme heading, e.g., E1 “Flood Risk Assessments and Mitigation”.
- 4.3. Each policy contains:
 - a) an “Introduction” to explain why a policy is necessary;
 - b) a “Policy”, the elements of which need to be adhered to by planners and developers;
 - c) an “Explanatory” which explains the reasonings and justifications for the policy elements.
- 4.4. The Site-Specific policies refer to the sites allocated for development by Newark and Sherwood District Council in its Allocation and Development Management DPD and have been given the same reference titles as used in that document e.g., “SS1 –So/Ho/1 Land east of Allenby Road”.
- 4.5. The references to the main evidence sources for individual policies are contained within the policy itself or in the “Explanatory” for the policy. A full listing of the evidence-based documents used to support the Neighbourhood Plan is shown at Appendix 3.
- 4.6. The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives contained within the previous chapter. The policies that have been developed seek to address at least two of the objectives.

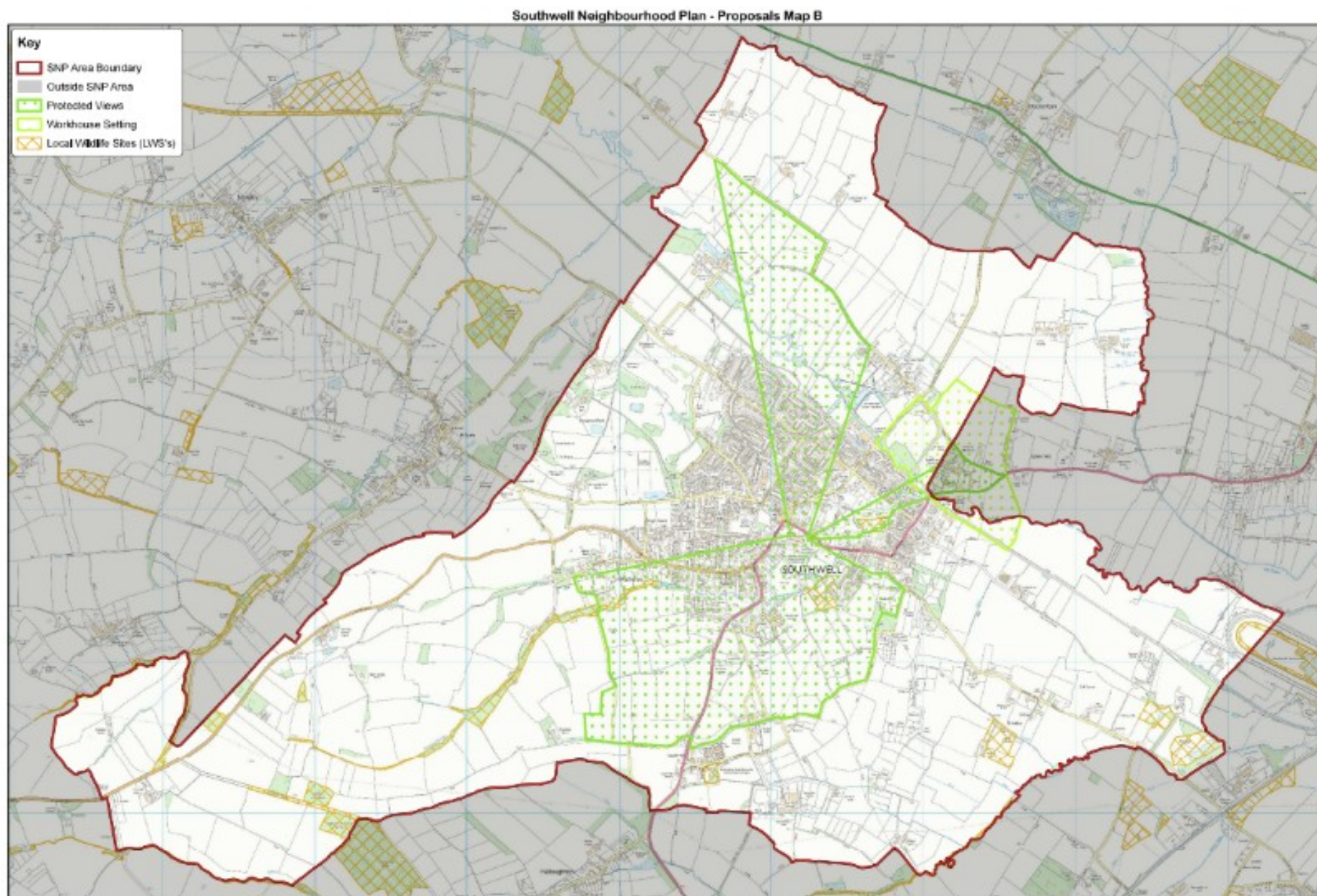
	<i>Objectives to be delivered:</i>					
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6
Sustainable Development:						
SD1 - Delivering Sustainable Development	✓	✓	✓	✓	✓	✓
Environment:						
E1 – Flood Risk Assessments and Mitigation		✓	✓			
E2 – Flood Resilient Design	✓	✓	✓			✓
E3 - Green Infrastructure and Biodiversity		✓	✓			✓
E4 – Public Rights of Way		✓		✓		✓
E5 – Green Link		✓			✓	✓
E6 – Climate Change		✓	✓	✓		✓
Design and the Historic Environment:						
DH1 – Sense of Place	✓		✓			✓
DH2 – Public Realm	✓		✓			✓
DH3 – Historic Environment	✓		✓			
Transport and Access:						
TA1 – Cycle and Pedestrian Routes	✓			✓	✓	✓
TA2 – Public Transport Connectivity				✓	✓	✓
TA3 – Highways Impact	✓			✓		✓
TA4 – Parking Standards	✓			✓		✓
Community Facilities:						
CF1 – Identified Assets	✓				✓	
CF2 – Green and Open Spaces and Burial Grounds	✓	✓	✓		✓	
CF3 – Primary Shopping Frontage			✓		✓	✓
CF4 – Tourism					✓	✓
Housing and Employment:						
HE1 – Housing Type and Density		✓				✓
HE2 – Economic Development	✓		✓			✓

Site Specific:						
SS4 – SO/HO/4 – Land east of Kirklington Road	✓					✓
SS5 – SO/HO/5 – Lower Kirklington Road	✓					✓
SS7 – SO/HO/7 – Southwell Depot	✓					✓
Appendices						
Appendix 1 – Design Codes						
Appendix 2 – Glossary						
Appendix 3 – Key supporting documentary evidence						
Appendix 4 – Key to Proposed Open Spaces						
Appendix 5 – Changes to the Plan						

Southwell Neighbourhood Plan with DRAFT CHANGES – May 2023



Southwell Neighbourhood Plan with DRAFT CHANGES – May 2023



5. Sustainable Development (SD)

POLICY SD1 – DELIVERING SUSTAINABLE DEVELOPMENT

Introduction

- 5.1. The aim of this policy is to ensure that sustainability is considered in all development proposals so that the broad vision for the Town's environmental protection, economic and social development is delivered.

Policy SD1

SD1.1 Development proposals will be supported provided it is demonstrated that:

- i. sustainability requirements relating to the site and proposed development is to be met, with reference to the Local Plan and applicable policies in the Neighbourhood Plan.**
- ii. full account has been taken of the Southwell Design Codes to ensure that the development is appropriate to the location and maintains or enhances the quality and value of the natural and built environments.**
- iii. full 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 and the Local Flood Designation and that appropriate measures are incorporated in the development to accommodate/meet these policies;**
- iv. a multifunctional approach has been taken to enhance, Southwell's integrated Blue and Green Infrastructure, including Public Rights of Way and an equitable distribution of green and amenity space across the parish of Southwell;**
- v. 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.

- vi. wherever possible the development will be accessible from and within Southwell by active travel (e.g., walking, cycling) and/or public transport, and that reliance on private motor vehicles will be minimal.**
- vii. the development will maintain or enhance the wellbeing of Southwell residents and, where possible, contribute towards meeting the community's social development needs;**
- viii. the development will not result in the loss of “best and most versatile” land for agricultural/horticultural production as assessed by an appropriately qualified expert in accordance with the Defra Agricultural land Classification Scheme**

Explanatory

- 5.2. This policy is strongly supported by the Southwell community who are concerned that the quality of life, they and visitors to the parish currently enjoy, is at least retained, and ideally improved for future generations. It builds on the NSDC policy DM1 to meet the circumstances particular to Southwell.

- a. The Design Codes have been prepared and published alongside the Neighbourhood Plan to ensure that developers and planners meet the requirements of the NPPF “Presumption in Favour of Sustainable Development”.**

- b There is a need to ensure the Blue and Green infrastructures are protected and enhanced; green spaces are provided equitably across Southwell to remedy the deficits identified in the NSDC Green Space Improvement Plan and to add character and public amenity to new development.

- 5.2 The judicious use of Developers' Contributions and Obligations can be a very effective way to help ensure that Southwell maintains a sustainable

infrastructure.

- 5.3. Southwell has a traffic problem, congestion and parking will continue to be challenging issues unless an approach that departs from convention is developed. A shift to active travel and sustainable modes of transport will be promoted, to benefit the health and wellbeing of both people and the environment.
- 5.4. Applicants are encouraged to engage early with Southwell Town Council as they may be able to assist with the development process.
- 5.5. Food supply is essential for the wellbeing of the community, and it is important that wherever possible development is steered away from the best and most versatile land for agricultural/horticultural production.

6. Environment Policies (E)

POLICY E1 – FLOOD RISK ASSESSMENTS AND MITIGATION

Introduction

- 6.1. The Southwell community recognises that social and economic growth will be important for the future viability of the town. However, following the experiences of two major flood events in 2007 and 2013 there are grave concerns that development will greatly increase overall flooding in the area. The policy below seeks to ensure that development proposals and planning applications take account of the most appropriate hydraulic models, flood risk assessments and strategic flood mitigation plans for Southwell.
- 6.2. This policy should be considered alongside Neighbourhood Plan Policy E2 and support it with applicants demonstrating a comprehensive and holistic approach to flood risk management and mitigation. Alongside the information contained in the URS Flood Study 2015, the flood model commissioned by NCC and details of the Southwell Flood Risk Management Project, developers should refer to the digital map (see link from the home page of Southwell Flood Forum website www.southwellfloodforum.org.uk) which illustrates the engineered and natural flood mitigation interventions and on which localised flood risk 'hotspots' can be identified.

Policy E1

E1.1 Developments must not compromise any Southwell Local Drainage Designations.

E1.2 Where a proposal is required to be accompanied by 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 must be given to the Lead Local Flood Authority, Nottinghamshire County Council, Southwell Flood Risk Management Plan 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.

E1.3 There must 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 40% or more, based on future climate change projections.

E1.4 Proposals for flood mitigation must be designed to meet the requirements of other relevant policies within the Neighbourhood Plan, particularly those relating to the built and natural environments.

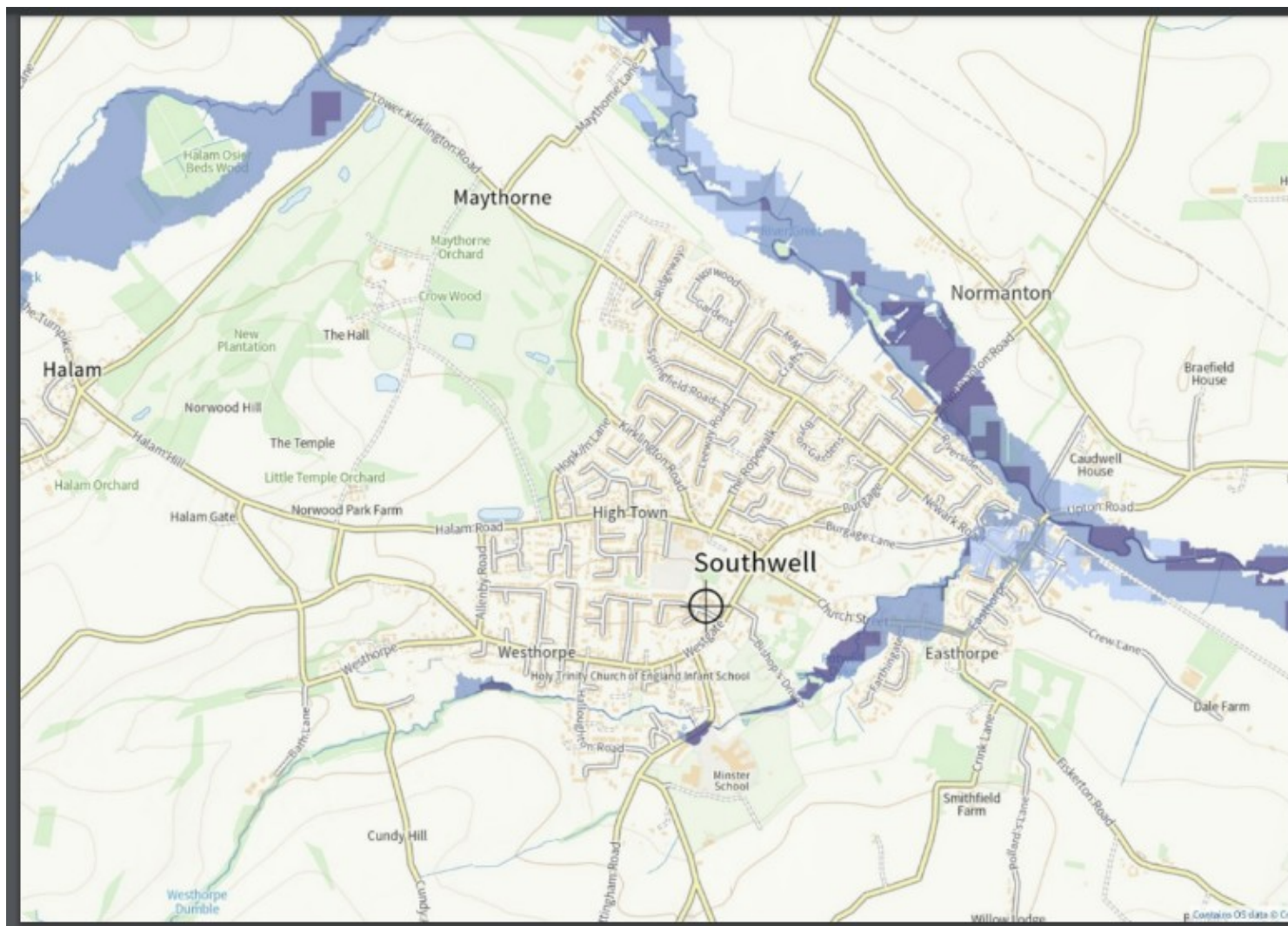
Explanatory

- 6.3. The initial policy in the 2016 NP was a result of the widespread concern of the Southwell community as reflected in the returns from the NP survey via the Bramley newspaper and the NP Environment Theme Group, for a strategic plan to mitigate the effects of flooding in the town. It was prepared with input from the Southwell Flood Forum, by informal liaison with the Environment Agency (East Midlands), The Trent Valley Internal Drainage Board and taking account of the formal consultation responses from these bodies, English Heritage, Natural England, Nottinghamshire County Council, and others.
- 6.4. This policy seeks to ensure that all Flood Risk Assessments (FRAs) are based on the same basic framework. Guidance is provided within the National Planning Policy Guidelines as to when a flood risk assessment is required ("Flood Risk for Planning applications" 26/3/14) which will apply within the Environment Agency Flood Map for planning (rivers and the sea) for fluvial flood zones 1, 2 and 3. However, it is important that applicants consider the findings of local site specific studies including the Hydraulic Model for Southwell developed for the Nottinghamshire County Council (NCC)and the subsequent Southwell Flood Risk Management Plan. As the Lead Local Flood Authority, the County Council will be the central point of reference for all FRAs.

- 6.5. Flood defence measures can have a detrimental impact on the built and natural environments. For example, replacing natural watercourses with faster flowing artificial channels can result in the loss of important aquatic habitats. Excessively large, unattractive, or other inappropriately designed defence measures, such as concrete walls or gabion baskets, can have a harmful effect on the distinctive character of local areas. A balance should be sought between addressing flood prevention and conserving wildlife, landscape, and town character.
- 6.6. It is advised that developers engage at an early stage with Southwell Town Council, the community, Southwell Flood Forum and interested bodies to investigate the impact of development on possible flood risk in the parish of Southwell.

The following maps provided by the Environment Agency are based on historic data and therefore do not show the likely future incidence or extent of flooding from climate change and ignores the effect from recent flood defence installations

Environment Agency Flood Map for Planning (Rivers and Sea)



Environment Agency Map for Risk of Flooding from Surface Water



POLICY E2 – FLOOD RESILIENT DESIGN

Introduction

- 6.7. The serious flooding in Southwell in 2007 and 2013 showed that the present built and natural drainage systems within the town are unable to cope with heavy rainfall events. If not planned properly, any future development will have a critical impact on water flows within these systems and increase the risk of localised flooding. The Environment Agency has shown that there are areas within Southwell parish which lie within flood zones 2 and 3. New development within these zones has the potential to impact negatively on the flood risk management if the loss of flood storage taken by development in these areas is not considered. Surface water flooding is a major issue for Southwell as shown by the EA map for the risk of flooding from this source. It is also very important that existing flood management and flood storage in the parish to cope with this is not undermined as part of development proposals.
- 6.8. Southwell is situated in a natural topographical sink, taking drainage from a large area of surrounding high ground. As such it will not be possible to entirely eliminate flood risk within the town. However, there is the potential, through good design, to minimise any additional flood risk from new development and in some circumstances contribute positively to flood alleviation measures. The following policy seeks to ensure that best designs are employed in development proposals to minimise the risk of flooding both on and off site and help achieve the objectives of any overall flood mitigation strategy for Southwell as well as the protection and enhancement of Blue Infrastructure.

Policy E2

E2.1 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:

- a. buildings are to be placed on site in accordance with strict consideration of the sequential test, locating them on land in the area(s) with least likelihood of flooding;**
- b. any flood mitigation measures to be adopted must comply with current Sustainable Drainage Systems (SUDS) best practice, particularly in relation to Greenfield run off rates.**
- c. To prevent run off beyond the relevant Greenfield rate, the drainage system and any attenuated storage should:**
 - I. Demonstrate that the development will use SUDS throughout the site as a primary means of surface water management and that the design is in accordance with CIRIA C753.**
 - II. Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (or more current rate for climate change) critical rainstorm to Qbar.**
 - III. Provide surface water run -off attenuation storage in accordance with “Science Report SCO30219 Rainfall Management for Developments” and the approved FRA.**
- d. the design of buildings and hard standing areas must be considered carefully to reduce the risk of flooding and increased run off;**
- e. unless impracticable or unviable, provision must be made 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 or through the site, to allow for maintenance of the water course and as a pollution prevention measure.**
- f. 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.**
- g. The development does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant and interested bodies where**

adoption, ongoing maintenance have been considered and any necessary agreements are in place.

E2.2 Proposals must demonstrate that they have followed the surface water hierarchy outlined below:

- surface water runoff is collected for use; e.g., Rainwater harvesting/green walls/roofs,
- discharge into the ground via infiltration; e.g., permeable surfaces (particularly driveways), soakaways, unlined ponds, swales and trenches, wetlands etc.
- Attenuation above ground in ponds or water features for gradual release into infiltration features and if this is not possible, to a watercourse,
- Attenuate surface water via storage in tanks or sealed water features for gradual release into infiltration features and if this is not possible, a water course;
- discharge to a watercourse or other surface water body;
- In exceptional cases, controlled discharge to a sewer or other drainage system, via above ground attenuation, and if this is not possible, underground attenuation.
- discharge to a surface water sewer, highway drain or other drainage system, discharging to a watercourse or other surface water body;
- discharge to a combined sewer;
- no surface water connections are made to the foul system;
- that surface water connections to the combined or surface water system are only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users;
- that no combined sewer overflows are created in areas served

by combined sewers, and that foul and surface water flows are separated;

E2.3 By following this hierarchy, development proposals should seek to satisfy Severn Trent Water’s requirements for a Sewerage Environmental Discount (currently £124), available if there is no surface water connection made to a public sewer.

E2.4 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.

E2.5 The maintenance of any water course and/or buffer strips required to be maintained or provided in connection with development will be subject to an appropriate planning condition or other legally binding arrangement with the District Council, applicable for the life of the development.

Explanatory

6.9. This policy complements policy E1 and is based on the same advice and consultation responses. The key evidence to support it is shown below.

6.10. This policy seeks to set a series of design criteria that should be applied to any development for which a flood risk assessment is required or where the development is likely to affect drainage from the site. The criteria have been developed to ensure that the design of buildings, landscape, attenuated storage, and site layout contribute to the overall aim of reducing the risk of flooding on and off a development. In taking forward proposals, applicants should take account of the current best practice in building design which at present includes the DCLG publication “Flood Resilient Construction for new buildings”.

6.11. The Trent Valley Internal Drainage Board has adopted a minimum 9m wide buffer/maintenance strip in its Byelaw No 10 for major drains and water courses it services around Southwell and recommends this width should be considered as a standard throughout the parish. However the NP accepts that development proposals will be assessed on a case by case basis and an 8 m wide strip may be

acceptable on lesser drains/water courses where compact machinery can be operated. The 8 m width also complies with buffer strip requirements in other environment policies within the NP.

- 6.12. There is a need to protect and enhance our Blue Infrastructure, including preventing pollution of watercourses within the parish and improving water quality in those such as the river Greet and the Potwell Dyke which are failing the Water Framework Directive standards. The minimum 8 m buffer strip provision complies with that adopted by the East Midlands Environment Agency “EA Pollution Protection Guidelines for Works and Maintenance on or near water PPG 5”.
- 6.13. The aim is that the maintenance/buffer strip will simplify riparian ownership and therefore also any agreement as part of a condition or obligation which seeks to include its management.
- 6.14. The Sustainable Drainage Systems criteria used in planning applications are expected to be based on the Science Report SC030219 Rainfall Management for Development and the CIRIA SUDS Manual C753 or current best practice adopted by the Lead Local Flood Risk Authority.

POLICY E3 – GREEN INFRASTRUCTURE AND BIODIVERSITY

Introduction

- 6.15. A healthy natural environment is important, for the wellbeing of Southwell residents, in retaining the rural character of the town and making it an attractive place for visitors.
- 6.16. This policy also recognizes the importance of biodiversity in sustainable communities. It seeks to conserve and enhance the local Green Infrastructure linked to the Blue Infrastructure, to foster plant and animal (wildlife) in the parish and give a net biodiversity gain”.

- 6.17. This policy is part of a multi- faceted approach towards conserving the natural environment and the character of Southwell, with its extensive and attractive Rights of Way network. It will provide for appropriate developments within the parish to contribute towards Green infrastructure provision, through developer contributions and/or obligations relating to open space. It should therefore be read in conjunction with the other policies within the plan, particularly E2, E4, E5, and CF2.

Policy E3

- E3.1 Policy E3 will be initiated as soon as a site is allocated for development or, to the date prior to the submission of a planning application OR as determined in the Environment Act 2021 or a preapplication discussion with the LPA or any other agency is made . There must be no degradation deliberate destruction or benign mismanagement of sites with ecological, historic or landscape value, in particular the Local Wildlife Sites within Southwell parish, to make them more readily acceptable for development.**
- E3.2 Where it is found that a site has suffered ecological degradation its development will not be supported unless a commitment is undertaken by the developer to replant and retain trees and/or woody vegetation based on the ratio of 2:1 to the number or % summer foliage ground cover lost, compared to either baseline historic manuscript or aerial photography records.**
- E3.3 Developments which, because of their location, design, or method of implementation, will have impacts on Local Wildlife Sites, the Local Nature Reserve, and priority habitats and species identified through the Natural Environment and Rural Communities (NERC) Act will be supported only if it is demonstrated that the wildlife and biodiversity value of any such site(s) will be fully protected and where possible enhanced by the development.**
- E3.4 Any development which falls within the provisions in the Environment Act 2021 and the Town and Countryside Planning Act (the Acts) must be**

accompanied by a base line assessment of the habitats, species, and overall biodiversity value of the site, prepared by a suitably qualified professional in accordance with relevant Biodiversity Metrics within the Environment Act 2021. From the base line assessment, a management plan must be prepared to demonstrate that the development will produce a net gain in biodiversity and how this will be maintained to meet the requirements of the Environment Act 2021 and the Town and Countryside Planning Act.

E3.5 Where a proposed development cannot provide a net gain in biodiversity, an appropriate offsetting arrangement must be provided to ensure a net gain in biodiversity can be achieved elsewhere.

E3.6 Proposals which fail to demonstrate a net gain in biodiversity within the provisions of the Environment Act 2021 and the Town and Country Planning Act will not be supported.

E3.7 In addition to the requirement for development proposals to deliver a net gain in biodiversity they must identify any wildlife on the site which is of special ecological importance, as identified in the Natural Environment and Rural Communities (NERC) Act, demonstrating how this will be protected for the life of the development and compliance, where appropriate, with the Natural England Standing Advice for Protected Species.

E3.8 Developments which include the creation of additional habitats, including roosting, nesting or shelter opportunities for wildlife will be supported provided they are accompanied by a report from a suitably qualified expert that identifies the potential benefits from the proposals.

Accepted projects will be subject to a planning condition or other legal arrangement with the District Council to ensure they remain viable for the life of the development.

E3.9 Any hedge rows(s), tree(s) of ecological, historic, landscape value or other features of merit for maintaining Blue and Green infrastructure must be retained on development sites. They must not be degraded or lost to development but wherever possible retained at a height appropriate to

their function and covenant the restriction of the removal of these features for the lifetime of the development. The Covenant must be invested with the LPA or the STC.

E3.10 Unless it can be publicly shown to be impracticable, a buffer strip, of a minimum 8 meters width must be provided between the boundaries of properties or plots within a development and any existing historic, landscape or ecologically valuable hedgerow(s) tree(s) and any other features of merit for maintaining effective Blue and Green Infrastructures. Hedges identified on the Neighbourhood Plan proposals map as Important for their historic, landscape/screening, or ecological value to Southwell must not be degraded or lost to development but wherever possible retained at a height and structure appropriate to their function.

E3.11 All current British Standards Institute (BSI) standards for ecological protection must be implemented on development sites and the provision of woody and non woody species to be established on sites must comply with the relevant Southwell Design Codes

E3.12 Where the loss of protected trees as a result of a development proposal is unavoidable appropriate replacement planting must be incorporated as part of the scheme.

E3.13 The provision, protection, and maintenance of ecological, landscape or historically important vegetation on development sites will be subject to planning conditions or other legal arrangements with the District Council, for the life of the development.

Explanatory

- 6.18. The initial policy in the 2016 Neighbourhood Plan was a result of the concern by the local community to protect the natural environment in and around Southwell. It was prepared with informal advice from the Nottinghamshire Biodiversity Action Group, the RSPB, and the Royal Entomological Society. It also took account of the responses from the formal consultation by the Environment Agency (East Midlands), Historic England, Natural England, Nottingham County Council, and the

Nottinghamshire Wildlife Trust.

- 6.19. There are no habitats of international importance within the Southwell parish. However, development has the potential to degrade or destroy national and local priority habitats or species included in the Natural Environment and Rural Communities (NERC) Act, those occurring on Local Wildlife sites, the Local Nature Reserve (Southwell Trail) and other elements of the Green and Blue Infrastructure [i](#).
- 6.20. The UK government announced its intentions in Biodiversity 2020 - A Strategy for England's Wildlife and Ecosystem Services that sought to change the country's situation of net biodiversity loss to one of net gain. This aim is now reflected primarily in the Environment Act 2021 and the National Planning Policy Framework (NPPF), para 170d "Planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;". The NPPF also gives powerful protection for the natural environment and public well-being in paras 8, 119 120 and 174 to 182.
- 6.21. The Defra Biodiversity offsetting metric uses a standardised formula to calculate the number of "biodiversity units" on a development, based on the condition and extent of habitat(s) affected.
- 6.22. Southwell Town Council is committed to assisting NSDC to produce a Register of Vegetation, identifying the trees and strategic vegetation which are of value in giving amenity, character, and biodiversity to Southwell within the concept of the Blue and Green Infrastructures and historical significance.
- 6.23. "The Hedgerow Regulations only protect "country hedgerows", defined* as hedgerows on or next to:
- land used for agriculture or forestry,
 - land used for breeding or keeping horses, ponies, or donkeys,

- common land,
- a village green,
- a site of special scientific interest,
- a protected European site such as a special area of conservation or special protection area,
- a local or national nature reserve,
- land belonging to the state.

6.24. Therefore, the Neighbourhood Plan needs to protect hedges on development sites which do not fit these criteria along with trees and other vegetation of ecological, historical or landscape importance. Buffer strips are important to protect vegetation, to allow for maintenance and to provide wildlife movement corridors.

POLICY E4 – PUBLIC RIGHTS OF WAY AND WILDLIFE CORRIDORS

Introduction

6.25. Southwell has an extensive network of Public Rights of Way (PROWs) through the town and into the surrounding countryside.

6.26. These PROWS have the potential to be multifunctional to provide healthy sustainable access throughout the parish for all residents, contributing to the character of the town and providing attractive heritage trails for visitors. They can also contribute to the Green Infrastructure and biodiversity by acting as habitats themselves, as wildlife corridors to others and, where appropriate, also serving as buffer strips and open space as described in Policy E3.

6.27. This policy, which seeks to conserve and enhance the multifunctional use and extent of PROWs, should therefore be read in conjunction with other NP Policies including E2, E3, E5, TA1 and CF3.

Policy E4

E4.1 Developers must ensure that existing and any new PROWs, including

footpaths, cycle routes and bridle ways, which cross their sites, are retained wherever possible, kept, or made attractive for public use, and contribute to Southwell's Green infrastructure.

- E4.2 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.**
- E4.3 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.**
- E4.4 Where boundary screening divisions are required between the PROW and development these must be with erect vegetation of appropriate height and structure, rather than with walls or fences, to give a natural aspect to the PROW and for wildlife benefits.**
- E4.5 The provision or retention of trees, woody species and hedges along PROWs must comply with the Southwell Design Codes.**
- E4.6 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.**
- E4.7 The maintenance of any PROWs that are part of development proposals will be subject to a planning condition or other legal arrangement with the District Council, for the life of the development.**

Explanatory

6.28. This policy is in response to the concern of the local community, as expressed in the various consultations and discussions, that the PROWs in and around Southwell be conserved and enhanced. It was prepared with reference to the Nottinghamshire CC Rights of Way Officer and the NSDC Community Safety Co-Ordinator.

6.29. Within various constraints, the Public Rights of Way (PROWs) are used by

pedestrians, cyclists and horse riders for access and enjoyment around Southwell parish. The above policy seeks to protect the functions of the PROWs as attractive amenities contributing to public wellbeing and recreation, and as green corridors for wildlife as part of the Green Infrastructure.

- 6.30. In many instances the PROWs can provide essential, green, wildlife corridors for flora and fauna to colonise and move between habitats. PROWs need to be of sufficient width to enable them to be useful in this respect. They also need to have sufficient hard surface width when they are within the urban situation, so that they can be used by all the community, including pedestrians, cyclists, wheelchair, and electric buggy users and in the case of bridle ways, horse riders. The aim in the urban situation, therefore, should be for a minimum width of 8m for a PROW to allow for machine maintenance, good public access to accord with hard surface width required within the Nottinghamshire CC PROW Improvement Plan, supported by “Sustrans” National Cycle Network Guidelines and Practical Details issue 2”, the “Disability Discrimination Act 2005 and with wildlife friendly vegetation alongside the hard path.
- 6.31. The policy element to ensure PROWs are aligned through open space away from traffic is supported by the guidance within the DEFRA Rights of Way Circular (1/09)-Guidelines for Local Authorities Version 2.
- 6.32. This policy is consistent with the NPPF para 100 “Planning policies and decisions should protect and enhance public rights of way and access including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
- 6.33. The NPPF also gives powerful protection for the natural environment and public well-being access from its conservation in paras 8, 102, 119, 171, 174 and 175. Note must check the relevance of this.

POLICY E5 – GREEN LINK

Introduction

- 6.34. The strategic diagram below shows the concept of a Green Link to enhance the Green Infrastructure around Southwell. However, it will be reliant on the cumulative impact of individual planning applications and projects to deliver the small pieces of the wider strategy. The plan will seek to improve the health and functioning of areas of the Green Link in order to protect ecological connections between dispersed habitats and to give local residents and visitors a greater incentive to use the network of Public Rights of Ways (PROWs) which interconnect to give a circular route around the town.
- 6.35. The Green Link, which is based on existing PROWs, acknowledges the value of the woodland along the river Greet on the Northeast of the town, the Southwell Trail with its neighbouring meadowlands and Norwood Park. The Link also extends from the open land between Southwell and Halam, through the Westhorpe Conservation Area and along the southern edge of the town including the Memorial Gardens and Higgons Mead.

Policy E5

E5.1 Development proposals will be supported that could contribute to the creation of a Green Link around Southwell to help conserve the rural character of the town and maintain attractive PROWs linked to open spaces, for the benefit of the public and wildlife.

E5.2 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:

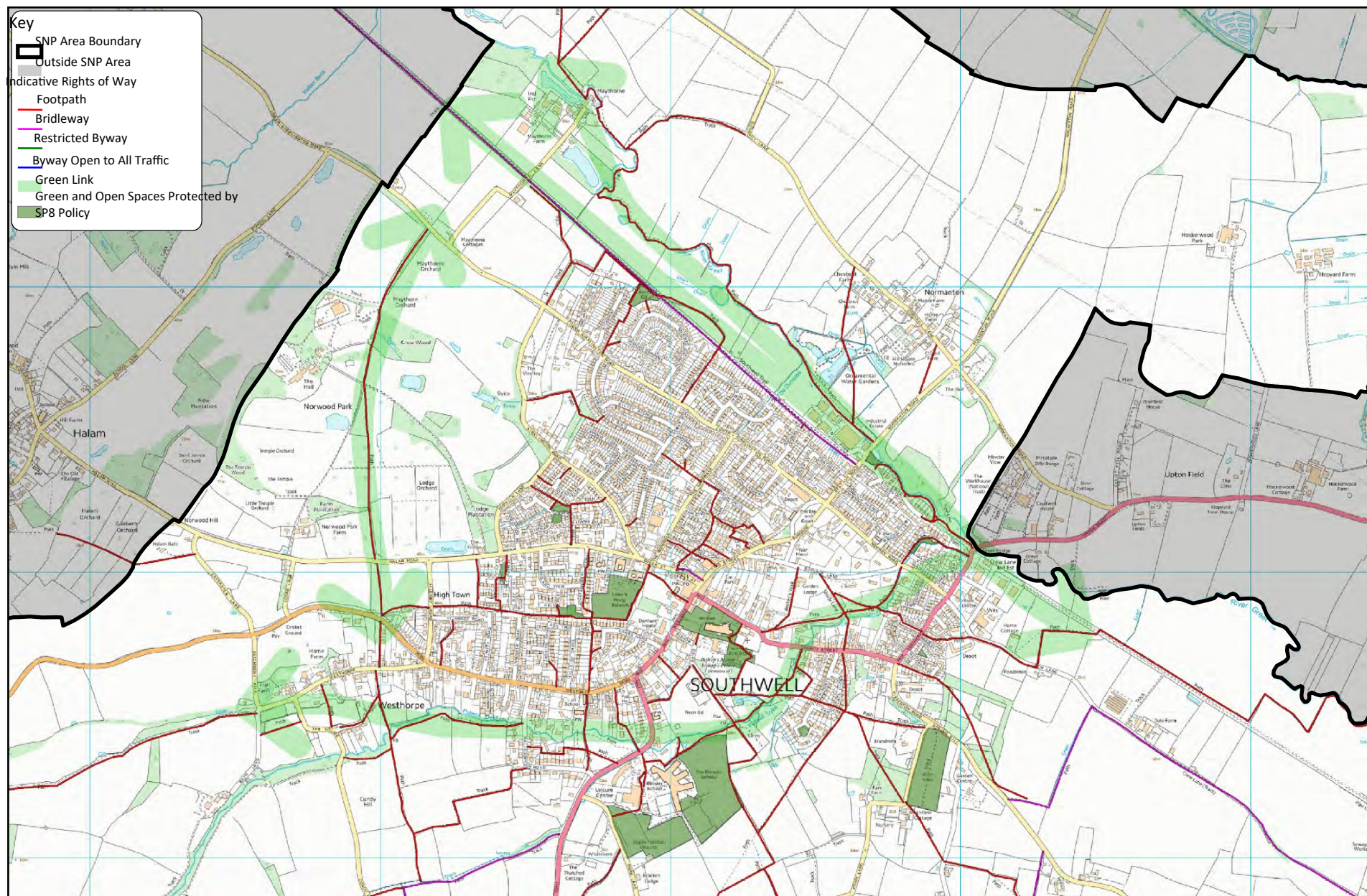
- I. Wherever possible, improving the continuity of the public access within the Green Link and its value as a wildlife corridor.**
- II. Wherever possible increasing the access from the Green Link to the wider network of PROWs around Southwell; improving its landscape features to help maintain it as an attractive amenity for the public and making it a more valuable biodiversity asset.**

Explanatory

- 6.36. The Green Link comprises important open spaces, PROWs, and water bodies, primarily around the edge of the built-up area of Southwell, which are integral to the character of the town, public amenity, and wildlife. Many of these routes and spaces already exist (such as the Southwell Trail). However, there are a number of places at the urban edge where the link could be strengthened. The policy seeks to target investment and contributions towards these areas, to enhance the link and access to it.
- 6.37. This policy is a further response to the wish of the people of Southwell for the improvement in the PROW network in and around the town. It is also needed to ensure that new development is integrated with the Link, and it can cope with the added pressure from an increase in population.
- 6.38. The policy is consistent with the guidance in the NPPF para 98 “Planning policies and decisions should protect and enhance public rights of way and access including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails”. The NPPF also gives protection for the natural environment and public well-being access from its conservation in paragraphs 8, 102, 119, 171, 174 and 175.

Southwell Neighbourhood Plan with DRAFT CHANGES – May 2023

The Green Link



POLICY E6 – CLIMATE CHANGE

Introduction

- 6.39. Unchecked climate change poses a serious global threat to human welfare, the natural environment and economic development. As with all communities around the world, Southwell has a responsibility to play its part in addressing climate change through economic and lifestyle choices. Carefully planned sustainable development will support Southwell's efforts to reduce carbon dioxide emissions. To support this, the Neighbourhood Plan will seek to increase the amount of energy generated locally from renewable and low carbon sources and to reduce consumption through good design. The Town Council supports a zero-carbon town by 2030 and end its net carbon emissions by that time. It looks to developers to deliver similar objectives in all development. Adapting to climate change is of clear importance, as reflected in Policies E1-5 as well as community measures such as resilience planning and response related to extreme weather events (flood, drought, storms, extreme heat and cold).

Policy E6

E6.1 Generation of Renewable Energy

Proposals for zero carbon energy generation schemes including wind and solar farms will be supported provided they comply with Neighbourhood Plan policies, with specific reference to the following criteria:

- I. Does not impact negatively on the local landscape character and the setting of the settlement in accordance with other development plan policies.**
- II. Does not impact negatively on the setting and character of any heritage asset.**
- III. Must fully assess the impact of any tall structures within the landscape or townscape.**

- IV. Must take account of the Southwell Protected Views policy in the A&DM DPD (Ref: So/VP).**
- V. Must demonstrate compliance with the NSDC Wind Energy Supplementary Planning Document.**

E6.2 Development proposals must demonstrate that they have taken full 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 Codes. This may include considering the use of on-site renewable technologies where they comply with other policies within the development plan.

E6.3 Provision of Well-Designed energy efficient Buildings and Places

The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:

- I. Siting and orientation to optimise passive solar gain,**
- II. The use of high quality, thermally efficient building materials,**
- III. Non-residential developments must aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'.**
- IV. Any new development to incorporate on-site energy generation from renewable sources such as solar panels, to at least the extent required by NS core strategy policy CS2.**
- V. Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.**

E6.4 New residential developments must meet, at least, the Minimum Requirements for energy efficiency as specified by the UK Green Building Council (UKGBC - <https://ukgbc.org/>), in their New Homes Policy Playbook, (or equivalent specified by the Future Homes Standard) and developers

must seek to achieve the related “Stretching Requirements”, explaining any reasons for not doing so.

E6.5 Subject to the development being found to be acceptable when judged against other policies in the Development Plan, innovative approaches to the construction of low carbon homes and conversion of existing buildings which demonstrate sustainable use of resources and high energy efficiency levels will be supported. Examples would include, but would not be limited to, construction to Passivhaus and equivalent standards, and conversion to EnerPHit and equivalent standards.

E6.6 The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables and low carbon heat in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.

E6.7 To ensure resilience to the changing climate, alongside energy efficiency, all development proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy:

- I. minimise internal heat generation through energy efficient design.
- II. reduce the amount of heat entering a building in summer through orientation, shading,
- III. albedo, fenestration, insulation and green roofs and walls
- IV. manage the heat within the building through exposed internal thermal mass and high ceilings.
- V. passive ventilation
- VI. mechanical ventilation
- VII. active cooling systems (ensuring they are the lowest carbon options).

E6.8 To aid in the conservation of water, any new development must be designed for water-use efficiency. This should be demonstrated by

achieving an expected water consumption of less than 100 litres per person per day and thereby meeting the requirements for Severn Trent Water's new homes discount.

Explanatory

- 6.40. By using more locally generated renewable energy, residents and businesses in Southwell will be responsible for generating lower carbon dioxide emissions. Southwell will therefore make a greater contribution to reducing global carbon emissions, the main cause of climate change.
- 6.41. Reduction in use of energy is also an important element in maintaining security of energy supply and keeping bills affordable.
- 6.42. Summer temperatures in urban areas are predicted to rise between 0.4 and 0.6 degrees by 2050. There will be a lower urban heat island effect, but hotter summers will still increase the existing risk posed to the elderly, the young and the sick (those who typically spend most of their time indoors during the day) of suffering from severe heat stress. The risk of overheating is dependent on the design and build quality of the home.
- 6.43. Household demand for water should be reduced in residential properties by installing water saving devices such as aerated taps, thermostatic mixer valves, low-flow showers, dual flush WCs, and water-efficient white goods as well as rainwater collection. Technological solutions such as wastewater heat recovery and greywater recycling must also be considered. Severn Trent Water's new homes discount (currently £280) is detailed at <https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>.

7. Design & Heritage (DH)

POLICY DH1 – DESIGN CODES FOR SUSTAINABILITY & SENSE OF PLACE

Introduction

- 7.1. The Southwell community is very proud of the character and appearance of its town and surrounding countryside. The preservation and enhancement of not only the Historic Town Centre and the Conservation Area, but also the whole parish area, is considered vitally important to maintain an attractive and vibrant settlement. It is important that new development takes account of the opportunities and constraints offered by individual sites and by the wider settlement, to deliver contextually responsive design solutions that will stand the test of time.
- 7.2. Communities are encouraged by the Department for Levelling up, Housing and Communities, through the NPPF, to use Design Codes to ensure that local development is sustainable, reflects the character of its location and to prevent monotonous, standardised “off the peg” modular construction throughout England.
- 7.3. Southwell Town Council have therefore used AECOM, a nationally funded independent company, to assess the features which give Southwell parish its special character and to produce a set of Design Codes for developers to ensure that this is maintained for the future.

Policy DH1

DH1.1 All built development within The Southwell Neighbourhood Plan area must be sustainable in its design, in that it must be:

- I. contextually responsive;**
- II. functional and inclusively accessible;**
- III. energy and resource efficient;**
- IV. visually attractive; and,**

- V. consistent with the well-being of the local community and, the natural environment now and in the future.**

- DH1.2 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."**
- DH1.3 The criteria set out in the Southwell Design Codes contained in Appendix 1 must be applied to the design of all developments within the Neighbourhood Plan Area, wherever the Design Codes within Table 1 of Appendix 1 are relevant to the particular location and type(s) of development proposed.**
- DH1.4 Development proposals that are consistent with the relevant Southwell Design Codes will be supported.**
- DH1.5 Development proposals that are not consistent with the relevant Southwell Design Codes will not be supported unless it is demonstrated that the outcomes and quality of development that the relevant Design Codes seek to achieve will be delivered in alternative forms.**
- DH1.6 Development proposals must explain how the approach and detailed guidance set out in the Southwell Design Codes has influenced the design proposed. This information must be included in a formal Design and Access Statement, where such a statement is required, or in other cases should be provided as a design statement accompanying the planning application**

Explanatory

- 7.4. Guidance in both the National Planning Policy Framework (Achieving Sustainable Development section 7 "Requiring Good Design") and the Newark and Sherwood Core Strategy place high importance on the role that design plays in delivering sustainable communities. This policy sets out the aspirations of the community and Southwell Town Council in achieving this aim in Southwell. Site specific

policies have been prepared as part of this plan which, with this policy, provide guidance and criteria for the design of new development.

- 7.5. The design process should seek to maximise the opportunities that are provided by specific sites, considering heritage assets, Blue and Green infrastructure, and topographical level changes as beneficial design drivers rather than as constraints to development. Applications should demonstrate how a design has evolved to meet the unique characteristics of each site.
- 7.6. In order to support this policy, the Neighbourhood Plan Steering Group has worked closely with local people and interest groups to produce the Southwell Design Guide (appendix 1) which builds on NPPF and NSDC policies and includes specific observations and guidelines for new development based on an assessment of the town by AECOM. This should act as a companion to architects, planners, and developers in the preparation of their schemes. It is not intended to stifle or restrict the design process, but guide development to enhance the character of Southwell and meet the Neighbourhood Plan vision and objectives.

POLICY DH2 – PUBLIC REALM

Introduction

- 7.7. The unique character of Southwell derives as much from the space between the buildings as from the buildings themselves. The local community have identified the quality of the public realm as being a key aspect of creating an attractive place to live, work and shop. It is clear that new development can contribute positively to the localised public realm both within and surrounding the town, and that certain types of development will offer different opportunities. This policy seeks to set out the framework for assessing the acceptability of proposals in these terms.

Policy DH2

DH2.1 Development proposals which have the potential to impact on the public realm must 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 in the Southwell Design Codes (Appendix 1).

DH2.2 New public squares, parks or spaces should be provided as an integral and central element of development proposals. They should be of a scale and type appropriate to the development and its context.

DH2.3 Landscape schemes submitted with applications should demonstrate how they have been designed to:

- 1. Encourage access for all users.**
- 2. Reduce the risk of fly-tipping, littering and other anti-social behaviour.**
- 3. Be maintained for the life of the development**
- 4. Take note of appropriate Police Guidance.**

Explanatory

7.8. All relevant planning applications are required to consider how they will contribute to the surrounding public realm (the space between buildings) within the settlement. This does not necessarily mean that all developments should deliver new public realm, as it may be more appropriate in some cases to improve existing public realm links on or around a site, especially where they help to create links to shops and other services. Further details of the unique characteristics of the local area are provided within the Southwell Design Guide (appendix 1), and it is expected that this should form the starting point when designing and setting out public realm responses.

7.9. The community has identified a number of criteria that will need to be considered in the design of landscape proposals. This may include elements beyond typical 'public realm' treatments; however, a holistic response is necessary to address some of the criteria. Applications which do not address these are unlikely to be

supported.

- 7.10. Fly-tipping on public spaces has become a key problem for some public spaces, especially green spaces, and as such a design-led response must be demonstrated in development proposals.

POLICY DH3 – HISTORIC ENVIRONMENT

Introduction

- 7.11. The local community acknowledges the importance of new development and the benefits it can bring to the viability of Southwell. However, there is considerable concern that developments should maintain and enhance the heritage of the town as it grows in the future.
- 7.12. The Town and Country Planning (Listed Buildings and Conservation Areas) Act (1990) includes legislative requirements relating to development affecting Conservation Areas and Listed Buildings. In addition to this, the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) provide guidance on how heritage assets, including those which are not designated, should be used effectively to achieve sustainable development.
- 7.13. The Historic Town Centre, as shown on the proposals map, has been identified by Southwell Town Council as the area which has the greatest concentration of listed buildings, including the predominant Minster, the Prebendal houses, ruins of the Archbishop's Palace and the Saracen's Head Hotel. These features are the central attraction for residents and visitors and must not be compromised by development.
- 7.14. Southwell Town Council supports the adoption by NSDC of the Southwell Conservation Area Appraisal Dec 2022. Policy DH2 affords special weight to the Conservation Appraisal when determining whether development proposals will preserve or enhance its character or appearance.

- 7.15. One of the aims of the Southwell Conservation Area Appraisal is to ensure that the protection for this area reflects the importance of the layouts and links between the listed buildings, particularly in their relationships with the Minster.
- 7.16. Whilst the Southwell Conservation Area protects those historic assets which contribute most to the character of the town, there is concern that there are built features outside this designation which require consideration in development proposals and, in the case of archaeology, planners and developers should be made aware of both known and new finds. There is therefore a need to expand the identification of “Unlisted Buildings of Local Interest” used in the Southwell Conservation Appraisal into a “Register of non –designated heritage assets” in accordance with the NPPF. NSDC are undertaking this in the future, but we may need advice about allocating some ourselves in the interim and will consult with the Civic Society and History Society and other interested parties if we do so - see 7.20.

Policy DH3

- DH3.1 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.**
- DH3.2 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.**
- DH3.3 Development must not negatively impact on the status, defining features, or the general views of the Southwell Conservation Area.**
- DH3.4 Where a site for development is known to have or likely to have archaeological interest it must be assessed by the best practice methodology and the results of the assessment presented to Newark and Sherwood District Council and the County Archaeologist no later than the submission of a planning application**
- DH3.5 Where archaeological features or artefacts are discovered during**

development these must be reported immediately to Newark and Sherwood District Council and the County Archaeologist for assessment of the need for evaluation of their historic value.

DH3.6 Proposals for development within or adjoining the Conservation Area must preserve or enhance the character or appearance of the area. When such development is being designed, consideration should be given to the Southwell Conservation Area Appraisal within which the character and appearance of the Conservation Area and each of the defined character areas within it, are described. Development proposals that fail to preserve or enhance the character or appearance of the Conservation Area will not be supported.

Explanatory

- 7.17. The NP consultations established that the conservation and enhancement of the historic assets within Southwell parish is a priority for local residents. The policy has been prepared considering the responses from the formal consultation with Historic England, Natural England, and Nottinghamshire County Council, including informal advice from the County Archaeologist.
- 7.18. In line with NSDC Strategic Policies, wider legislation, and guidance in the NPPF, section 12, this policy seeks to conserve and enhance historic assets character and landscape within Southwell parish. This includes not only the historic artefacts identified in the Conservation Area Appraisal 2023 but also “non- designated heritage assets” the wider archaeology and character of the parish.
- 7.19. Southwell is the product of many layers of historical development, all of which have left their mark, and there is a need to ensure that a record of all historic assets within the parish is compiled to enable planners and developers to give due consideration to these in planning proposals. To this end the Neighbourhood Plan incorporates three provisions:

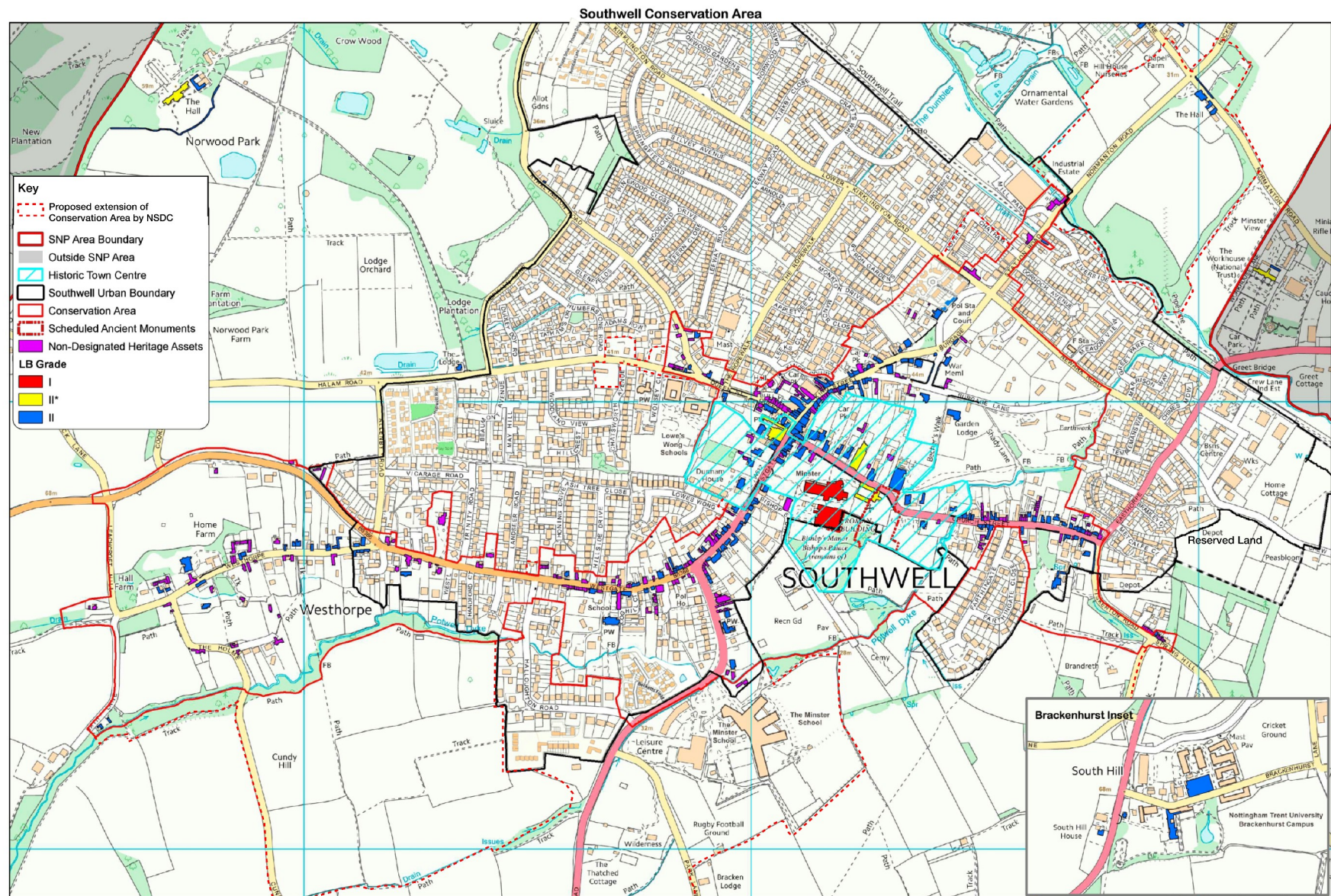
- I. The Southwell Historic Town Centre
- II. The Historic Core (archaeology)
- III. A Register of non-designated Heritage Assets of Local Interest

- 7.20. Southwell TC identified the Historic Town Centre in order to draw attention to the area of greatest concentration of historic interest in the town, unspoilt by discordant development, giving Southwell a special appeal for residents, historical analysts, and other visitors.
- 7.21. The Historic Core (Archaeology), based on the principles within the NSDC's "Newark's Archaeological Resource Study will be used to identify the areas within Southwell parish likely to contain valuable archaeology, updated as below-ground historic artefacts are revealed.
- 7.22. The Register of Non-designated Heritage Assets of Local Interest will be based on the NSDC Final Draft Criteria January 2022 and subsequently adopted by the Council to identify above-ground features of historical and architectural value which lie outside the Southwell Conservation Area. See also 7.14.
- 7.23. The potential for development to damage or have a negative impact on the above and below ground historic artefacts is high within Southwell. In addition to drawing attention to the whereabouts of those features which are considered to be of historic importance, this policy seeks to set standards to ensure that proper pre-submission studies, particularly in the case of archaeology, are undertaken before development can take place.
- 7.24. In a separate but complementary process to the Neighbourhood Plan, Southwell Town Council worked closely with NSDC and the local community to review the Conservation Area Appraisal in 2022 and will help produce the Register of Non – designated Heritage Assets of Local Interest.
- 7.25. Southwell Town Council supports the adoption by NSDC of the 2023 changes to the Southwell Conservation Area. It will better highlight for planners and

developers the importance of the historic landscapes, layouts of properties, vistas along streets, open spaces between buildings and natural features which give setting to the Conservation Area and the conservation worthy assets within it.

- 7.26. The Historic Core (Archaeology) will be an ongoing register of below-ground heritage which is necessary to bring together the present disparate records and any future finds of archaeology in a comprehensive guide for developers and planners.
- 7.27. The Register of non – designated Heritage Assets of Local Interest will inform developers and planners of buildings outside the Conservation Area that the Southwell community consider to be of architectural or heritage value and which contribute to the history and character of the urban and rural areas in the parish.
- 7.28. The above policies comply with the comprehensive guidance within the NPPF paras 189-208.

Southwell Neighbourhood Plan with DRAFT CHANGES – May 2023



8. Transport and Access (TA)

POLICY TA1 – CYCLE AND PEDESTRIAN ROUTES

Introduction

- 8.1. The policy seeks to improve the sustainability of Southwell by seeking to deliver improvements to cycle and pedestrian routes to make them more attractive to both local residents and visitors, and to propose new routes. By developing new routes and enhancing existing routes for active travel, it is hoped that there can be improvements to health, recreation and reduced road congestion making Southwell more sustainable and accessible to all.

Policy TA1

TA1.1 All new developments must provide accessible pedestrian and cycle routes which link to local facilities and the primary shopping area. Existing pedestrian and cycle networks must be protected and where appropriate enhanced to improve their usability, rather than providing new routes. In providing new routes or enhancing existing routes proposals, must demonstrate how they have considered the following criteria:

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

TA1.2 Development proposals for new routes and enhancement of existing routes should be negotiated between developers and key stakeholders

including, but not limited to Southwell Town Council, Newark and Sherwood District Council, Nottinghamshire County Council and Sustrans, where appropriate.

TA1.3 In addition to any Developers contribution, funding for improvements to these routes will be eligible to be considered for an allocation from receipts from the CIL.

Explanatory

- 8.2. The local community within Southwell has highlighted the importance of developing and enhancing existing pedestrian and cycle networks to offer sustainable alternatives to the private car. The policy seeks to address the impact of climate change through making sustainable modes of transport more accessible, useable, and designed to a high quality.
- 8.3. The enhancement of existing networks has been prioritised over developing new routes where possible. This is a more sustainable option; however, routes will need to be provided for new allocated residential developments proposed. New routes will focus on creating links between residential areas and local facilities and services predominantly schools (through the safe routes to school initiative), community facilities and the town centre. This will avoid creating remote communities which rely on the private car. The NPPF states in paragraph 35 that development should be located and designed to give priority to cycle and pedestrian routes.
- 8.4. The Neighbourhood Plan considers that there is scope in the future to allocate King Street and other key routes within the town centre as a pedestrian only zone on for Saturday and for special events/occasions. This will improve the accessibility of the primary shopping centre and further promote tourism within Southwell.

POLICY TA2 – PUBLIC TRANSPORT CONNECTIVITY

Introduction

- 8.5. Southwell is already considered to be a sustainable settlement by the District Council, with public transport services within the town and linking to Newark and Nottingham. The Development Plan intends to continue to promote and expand the provision of, and use of, sustainable modes of transport. The Neighbourhood Plan seeks to do this as part of an integrated transport system which is able to improve the quality of access in and around Southwell.

Policy TA2

- TA2.1** TA2.1 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.
- TA2.2** TA2.2 All new residential developments of more than 10 dwellings must be located within 300 meters or 5-minute isochrone [whichever is the lower] walk of existing public transport services. Residential sites which are unable to achieve this will be required to subsidise a new/extended transport link to serve the new residential site.
- TA2.3** TA2.3 Where appropriate, further contributions will be sought from all household developments over 10 dwellings, to be used for the improvement of public transport provision in and around the Southwell parish, where the primary focus will be on improving the connectivity to local railway stations and other longer distance modes.
- TA2.4** TA2.4 In addition to any Developers contribution, funding for integrated transport provision will be eligible to be considered for an allocation from receipts from the CIL.

Explanatory

- 8.6. The development of an integrated transport system is strongly supported by the Neighbourhood Plan as it will enhance Southwell's role as the third biggest settlement in the district (and second largest retail centre). It will enable essential access for residents and visitors into Southwell centre and to neighbouring areas

which offer vital employment opportunities. The integrated transport system will offer sustainable modes of transport which will reduce the impacts of climate change and further promote Southwell as a sustainable settlement.

- 8.7. Residential developments are required to be within 300m (equivalent to five minutes' walk) of existing transport services or subsidise new facilities. 300m has been chosen as it is defined within 'By Design' and the 'Urban Design Compendium' as the appropriate distance that can be considered reasonable to expect residents to walk to reach a public transport stop.
- 8.8. Contributions will be sought from developers where appropriate, to mitigate and minimise pressures put on the transport system as a result of the development. Furthermore, contributions will ensure improvements can be made in Southwell to encourage existing and new communities to be more sustainable. The focus on connecting long distance modes has been highlighted because this emphasises the importance of connecting different transport modes to offer a viable alternative to the private car.

POLICY TA3 – HIGHWAYS IMPACT

Introduction

- 8.9. The safety and quality of the local highways network has been highlighted to be particularly important to both residents and local business in Southwell. This includes both the mitigation of impacts caused by new developments and existing road and junction improvements. The junctions listed in the policy have been identified by the community as being particular priorities and will be reviewed by Southwell Town Council throughout the plan period.

Policy TA3

- TA3.1 Where new development negatively impacts on the highway network, contributions will be sought from the developer to mitigate this effect. Contributions will be used to minimise and mitigate these impacts**

associated with the development. Contributions will be sought from the allocated sites to make the following highway improvements:

TA3.2 Roads requiring improvements in terms of capacity, width, and rationalization of parking:

- Church Street
- Westgate.

TA3.3 Junctions requiring improvements to improve flows and allow for greater pedestrian priority:

- Westgate and Halloughton Road
- King Street and Westgate
- Junction of Nottingham Road and Halloughton Road
- Junction of Kirklington Road and Lower Kirklington Road
- Junction of Newark Road and Easthorpe.

TA3.4 New developments which involve alterations to existing highways and the provision of new highways must meet the following design criteria:

- Provide suitable measures to accommodate traffic (including at peak times;)
- Improve the safety and attractiveness of the street scene;
- Integrate appropriate traffic-calming measures within the development.

Explanatory

8.10. The policy requires contributions to be sought from developers, where development causes a negative impact on the highways network. The contributions are essential to ensure the impact can be mitigated and where possible improvements made to the network. TA3 highlights six locations which will be prioritised as improvement schemes, which have come forward from extensive public consultation.

8.11. The criteria have been devised to ensure that new developments are designed to a high quality and take highway impacts into full consideration. The criteria require

highways to be able to accommodate traffic at peak times, to reduce congestion and improve accessibility in and around Southwell. Additionally, traffic-calming measures must be integrated as part of development as they reduce speed and make the public realm safer for residents. However, 'hard' interventions to control traffic will not be supported by the Neighbourhood Plan as they are an unsightly feature within the public realm and are disliked by local residents. More attractive and creative solutions will be supported such as pinch points, shared surfaces, and planting.

POLICY TA4 – PARKING STANDARDS

Introduction

- 8.12. The impact of parking needs to be carefully considered within the Neighbourhood Plan to ensure there is sufficient parking to meet the needs of the local community and any future growth. This policy seeks to ensure that insufficient car parking does not lead to overspill onto neighbouring streets, unattractive street scenes and exacerbate highway safety issues.

Policy TA4

TA4.1 New residential development must meet the following parking standards, adopted by the N&SDC, where appropriate:

- **A minimum of 1 off-street car parking space for 1-bedroom units**
- **A minimum of 2 off-street car parking spaces per dwellings up to 4 bedrooms**
- **A minimum of 3 off-street car parking spaces per dwelling of 5 bedrooms or more**
- **A minimum of 1 visitor car parking space for every four dwellings proposed.**

TA4.2 Non-residential development must consider the following criteria in determining the acceptability of parking provided:

- **Accessibility**
- **Type of development**

- **Availability of public transport**
- **Number of visitors and local employees at peak times.**

TA4.3 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.

TA4.4 Contributions will be sought from commercial and retail development to provide sufficient new parking provision in Southwell town centre, with an emphasis on free and affordable parking charges. Additionally, parking which enhances the local and visitor access to the shopping centre will be looked on favourably.

TA4.5 Standard Parking bays shall be 5.0 x 2.5 meters in size.

Explanatory

8.13. Parking standards have been adopted by the N&SDC for new residential developments to prevent overspill of parking onto neighbouring streets, leading to a negative impact on the street scene and cause implications for pedestrian and highways users. The standards set are based on the size of dwellings to ensure that parking demand is being met for new developments. A mix of parking types will be supported including off-street, on-plot, in court and garages.

8.14. The policy also sets parking standards for non-residential developments which have been adapted from national guidance in the NPPF. The standards have been set to ensure that the levels and type of parking are suitable for the site and will meet the needs of the development. Since parking bays were standardised at 2.4 x 4.8m the size of Cr has increased by an average of 20% Government standards have not been changed but Suffolk County Council are recommending 2.5 x 5.0m.

8.15. Contributions will be sought to provide new parking within Southwell to meet identified need. The policy emphasises the provision of cheaper or free parking charges as the community believes 'Southwell thrives on visitors from neighbouring villages and towns'. Therefore, improving their accessibility will

further enhance the viability of Southwell's shopping area.

POLICY TA5 – PARKING STRATEGY

Introduction

- 8.16. A parking strategy has been devised within the Neighbourhood Plan to ensure local and visitor parking demand is being met in the most suitable locations. Furthermore, additional parking is required for events to allow Southwell to continue to thrive as a tourism town.

Policy TA5

- TA5.1 A development proposals which maintain and / or improve existing levels of car parking provision will be supported.**
- TA5.2 Development proposals which result in a loss of car parking provision will be resisted.**
- TA5.3 Enhancement of existing car parks should focus on making them more accessible, improving signposting, making them more affordable and designing them to a high standard.**
- TA5.4 Proposals which are able to deliver new car parking on a brownfield site within the District Centre (as defined by NSDC and shown on the proposals map) will be looked on favourably, providing they are compliant with all other policies within the development plan.**
- TA5.5 Proposals to enhance existing car parks will be encouraged to improve the overall quality and quantity of parking within Southwell.**
- TA5.6 In addition to any Developers contribution, funding for improvement to the provision of parking for visitors and shoppers will be eligible to be considered for an allocation from receipts from the CIL.**

Explanatory

- 8.17. The plan supports new car parks which are delivered on brownfield land as it is more sustainable than developing on Greenfield sites, a core planning principle in

the NPPF. Reusing disused brownfield sites will also improve the street scene and the public realm in Southwell by bringing disused land back into use.

- 8.18. The policy states that existing car parks should be protected to prevent their loss and ensure that identified need is still being met within the town. The policy also supports schemes which improve existing car parks, a more sustainable approach than developing new ones.

9. Community Facilities (CF)

POLICY CF1 – IDENTIFIED ASSETS

Introduction

- 9.1. The Vision for Southwell taken forward in this plan makes it very clear that local services and facilities are an important part of ensuring a good standard of ‘quality of life’ for new and existing residents. The community has identified a number of facilities, buildings and spaces that contribute to this which ensure that local wellbeing is addressed. The planning system has a responsibility towards health and wellbeing. Protection and enhancement of such facilities as set out within this policy help to address this responsibility.

Policy CF1

CF1.1 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 and adequate provision is made elsewhere:

- 1. Doctors, dentists, and other healthcare facilities**
- 2. Sports and leisure facilities (including indoor and outdoor provision)**
- 3. Community centres and halls**
- 4. Places of worship and associated halls and spaces**
- 5. Library and the Tourist Information Centre**
- 6. Post Office**
- 7. Public Houses**
- 8. Schools**

Explanatory

- 9.2. The evidence for this policy/approach relates to consultation responses from the local community and other interested parties.
- 9.3. Southwell is a large settlement with a great number of facilities and services, all of which have been identified by the community as being important and for which some degree of protection from redevelopment or change of use is sought. As a result, the types of development which are protected are listed in the policy, rather than each individual facility being mentioned specifically.
- 9.4. The policy introduces a presumption in favour of the retention of these facilities, which means that their loss would be resisted given that there is anticipated to be an increased demand for them, due to the growth in population expected to result from new housing. However, caveats are in place to allow the loss of a building or facility where a facility may be relocating or expanding, and where new or alternative facilities are provided.
- 9.5. The plan covers a long period of time, and it is highly likely that circumstances will change. The policy also allows for the removal of facilities, should they no longer be required either as a result of lack of patronage or changes in delivery models. In these circumstances the onus will be on the applicant to demonstrate that the facility is no longer financially viable, or that it is no longer required or that a replacement is needed.

POLICY CF2 – GREEN AND OPEN SPACES AND BURIAL GROUNDS

Introduction

- 9.6. Green and open spaces are important for people's healthy, happy lives and for community development. This policy therefore seeks to protect and improve green and open spaces in Southwell parish for community benefit, also to enhance biodiversity and the Blue and Green Infrastructure.
- 9.7. There has been a serious, accumulating deficit in green and open space provision

in parts of Southwell. This has been exacerbated by a move to commute the Developers' Contribution rather than provide land within development sites for this use.

- 9.8. Southwell's North and West wards are currently experiencing the most notable under- provision of a variety of types of public open spaces. This policy aims to target inward investment gathered from new development and other sources to alleviate this problem.
- 9.9. The NSDC Open Space Assessment and Strategy exercise in 2021 shows that with the increase in dwellings in the parish since the 2016 Neighbourhood Plan the provision of amenity space per head of population in the parish has declined further.
- 9.10. With the increased awareness of the benefits to human wellbeing from access to open space this policy identifies Local Green Space, held special by the community, as permitted in the NPPF para 102 to mitigate the continuing loss of public amenity.
- 9.11. Many of the Local Green Spaces identified in the Neighbourhood Plan are in common with those recognised within the Conservation Area as " Significant Open Space". The Local Green Space designation adds protection to these areas against inappropriate development.
- 9.12. There is also a need to encourage the provision for an additional burial ground in Southwell.

Policy CF2

CF2.1 Unless it can be publicly demonstrated to be unreasonable to do so, green, and open spaces must be provided on new development sites to the area requirements identified in the NSDC Developer Contributions and Planning Obligations Supplementary Planning Document.

CF2.2 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.

CF2.3 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.

CF2.4 Development proposals must not compromise the open character and community value of the Local Green Spaces identified in Appendix ?? to this Neighbourhood Plan

Explanatory

- 9.13. Southwell Town Council reviewed the Main Open Areas and all other open spaces to ensure that the community's need for open space will be met for the future.
- 9.14. The Neighbourhood Plan seeks to protect existing green and open space in Southwell under the provisions set out in paragraphs 73, 74, 75 and 76 of the NPPF.
- 9.15. Future development in Southwell will be required to contribute to addressing the shortfall in green and open space within the guidance in the NPPF by protecting existing facilities and by creating new multifunctional open spaces (see provisions for new residential development under Neighbourhood Plan policy HE3).
- 9.16. There is no longer any burial capacity within the Parishes of Southwell. There is an urgent need for an additional facility to give the opportunity to be buried within or close to the town and the NP seeks to encourage the provision of a new burial ground.
- 9.17. The policy also seeks to protect existing parks and children's play facilities within the town, ensuring that where their loss is unavoidable, they are replaced locally by similar (or better) quality facilities to meet the guidance within the NPPF para

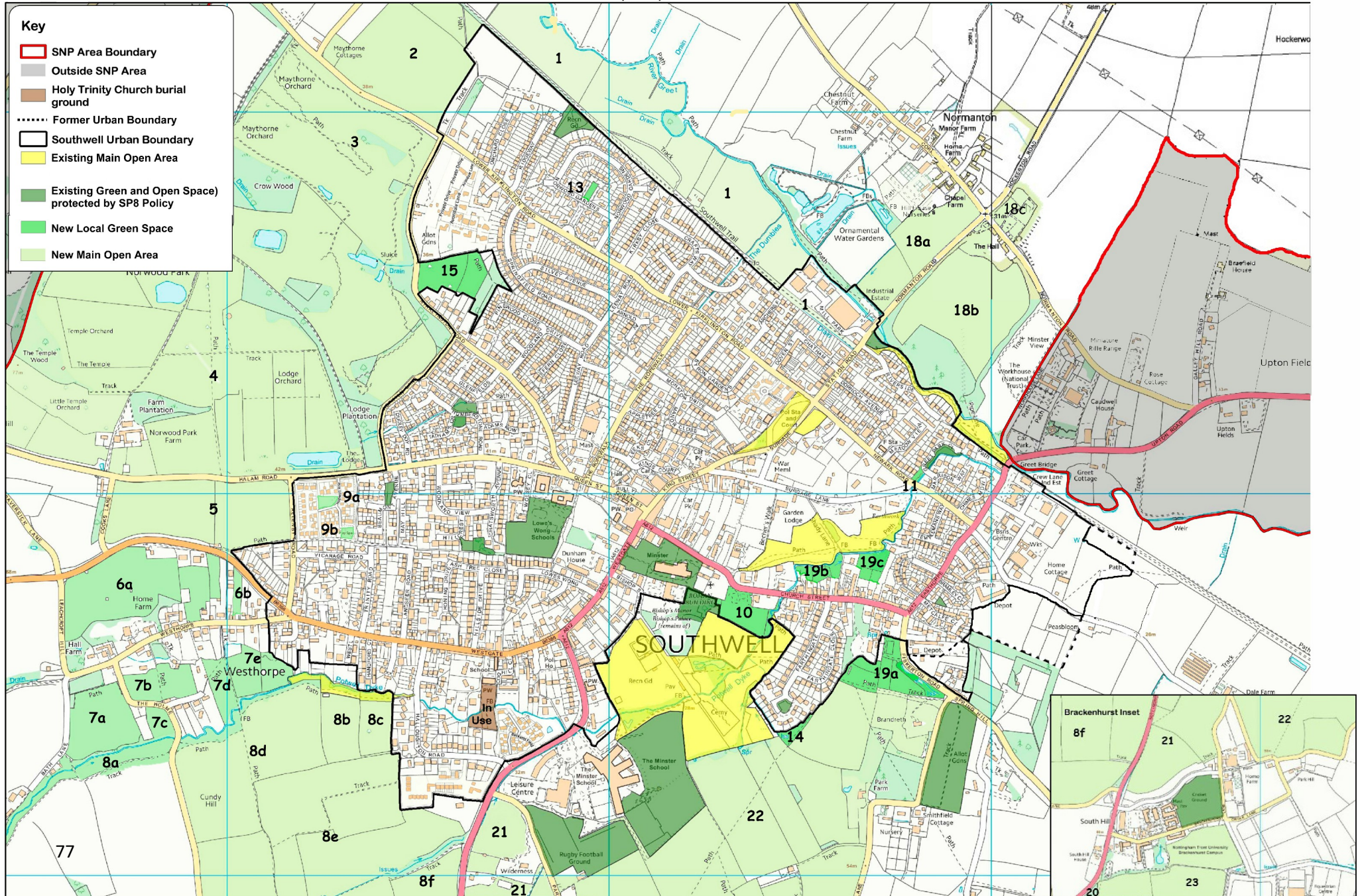
74. This, along with the provision in Spatial Policy 8 of the NSDC Core Strategy, will ensure the protection of play and open spaces such as those found at Humberstone Road, Norwood Gardens, Coghill Court, and the land to the south of Bramley Close.

9.18. The NPPF in paragraph 102 sets out the criteria that green space must meet in order to be designated as Local Green Space as-

- a) reasonably close to the community it serves;
- b) demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field) tranquillity or richness in wildlife and;
- c) is local in character and is not an extensive tract of land.

Southwell Neighbourhood Plan with DRAFT CHANGES – May 2023

Green and Open Spaces and Burial Grounds



POLICY CF3 – PRIMARY SHOPPING FRONTAGE & DISTRICT CENTRE

Introduction

- 9.19. The NSDC A&DM DPD identifies a primary shopping frontage and the Southwell District Centre. The policy below seeks to set out the localised guidance for determining the acceptability of new development and changes of use within these areas. Southwell currently has an attractive and viable town centre which benefits from a mixture of shops and services and a number of independent retailers. Nevertheless, recent years have seen an increase in hot-food takeaways and shopping units being converted from retail use to other uses, which collectively may undermine the ‘shopping’ character of the area.

Policy CF3

- CF3.1 Within the Primary Shopping Frontage, as defined on the Policies Map, development proposals for retail and non-retail uses, within Use Class E(a) and E(b), at street level will be supported where they support or 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.**
- CF3.2 Development proposals for other uses within Use Class E, including Financial and Professional Services and Business uses, 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.**
- CF3.3 CF3.3 Retail development in locations outside the defined District Centre will be strictly controlled, in accordance with Policy DM11 of the Newark and Sherwood LDF and, additionally, such developments will only be supported if the following requirements are satisfied:**

- **Proximity and Connectivity** - The site must be either physically adjoining the defined District Centre or so close and well-connected that it will be convenient, safe and attractive for customers / users to walk between the two as part of a single trip;
- **Amenity** – The proposed use must be compatible with existing neighbouring uses and must not significantly reduce the amenities that occupiers of neighbouring premises may reasonably expect to enjoy as a result of noise, visual intrusion, disturbance or any form of pollution.

CF3.4 Development proposals involving advertisements that require planning consent must reference how they have taken into consideration guidance in the NSDC Shopfronts and Advertisements Supplementary Planning Document.

Explanatory

- 9.20. The policy seeks to ensure that the Primary Shopping Frontage remains occupied by uses that generate daytime footfall.
- 9.21. The policy only affects ground floor uses, as it may be conceivable that residential or office accommodation could be provided above these units which would further add to vitality. The policy also allows for other uses, subject to a demonstration of their contribution to vitality and viability. Such uses may include restaurants, public houses, and leisure/tourism.
- 9.22. Other associated uses, such as offices, are focused within the District Centre as it is defined by NSDC, also benefiting from local public transport connections.
- 9.23. 9.23. Part CF3.3 allows scope for appropriate retail development immediately adjacent to the District Centre, in accordance with Policy DM11 of the Newark and Sherwood LDF, provided such development has convenient and safe connection with the town centre for pedestrians, thus maximising the potential for the edge-

of-centre retail activity to support the economic viability and vitality of the town centre rather than weakening it, and also minimising traffic generation. To be supported, such development must also be compatible with the amenities that occupiers of neighbouring premises may reasonably expect to enjoy. This is to allow, in exceptional circumstances, for retail development that will support the vitality and viability of the District Centre, but cannot be accommodated within the defined boundary.

- 9.24. The final part of this policy ensures that new retail development accords with the guidance contained in the new NSDC Shopfronts SPD. The quality of the shop fronts is important in ensuring that the quality and character of the shopping area is maintained; this is especially important given that the entire shopping frontage is within the Conservation Area.

POLICY CF4 – TOURISM

Introduction

- 9.25. A material portion of the Southwell economy is based upon tourism spend and tourism related employment. The Minster, Archbishop's Palace, the Workhouse, the Racecourse, and many cultural events in the district all attract a great number of visitors to the town who contribute to its economy. The policy outlined below is designed to assist with the delivery of tourism aspirations for Southwell.

Policy CF4

CF4.1 Applications for tourism and related uses (including overnight accommodation) will be considered favourably subject to compliance with other Neighbourhood Plan policies.

CF4.2 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.

Explanatory

- 9.26. The aim of the policy is to encourage tourism and related developments that deliver or contribute to the following criteria:
- to promote Southwell as a tourist destination and diversify its offer.
 - to support existing tourism assets within the town, such as the Minster and nearby Workhouse
 - to improve links to other tourism assets within the local area and to nearby Newark.
- 9.27. Tourism assets in Southwell will be supported. This includes overnight visitor accommodation, as this is considered to be lacking within the town at present much of the tourism activity is from day-trippers and there is a desire to increase weekend stay visitors, especially where their visits can be linked to other nearby tourism 'honey-pots' in the Newark area.
- 9.28. The policy above sets out the policy tests or criteria that will need to be demonstrated to ascertain the acceptability of tourism and related proposals.
- 9.29. In all cases there is a requirement for tourism development to be well accessed by sustainable modes such as bus, walking and cycling routes to the centre. In order to maximise the benefits of new tourism proposals they should be accessible to all. Schemes should also be located within the centre of Southwell or adjacent to existing tourism assets, in order to share and make best use of facilities (such as public toilets and parking) available elsewhere.

10.Housing and Employment (HE)

POLICY HE1 – HOUSING TYPE AND DENSITY

Introduction

- 10.1. This policy seeks to set out the appropriate mix of housing (whether affordable or otherwise) to meet the need identified through consultation findings and the NSDC Housing Needs Survey and through consultation with the wider community within Southwell. The Neighbourhood Plan seeks to encourage the provision of smaller homes for young people and families and emphasises the importance of social housing and bungalows in order to diversify the housing mix within the settlement. It reflects the need to encourage young people and young families to stay in Southwell. This will support local businesses, schools, and other facilities. Smaller units may encourage downsizing which will free up family accommodation.
- 10.2. In addition, the historic nature and special character of Southwell is to be protected and reinforced by new development which reflects densities appropriate to both the settlement as a whole and the location and type of housing to be provided.

Policy HE1

HE1.1 The following housing mix and associated densities will be sought from all new residential development for applications for 11 or more dwellings, subject to their compliance with the Southwell Design Codes (Appendix 1):

<u>Number of bedrooms</u>	<u>Current mix (2011)</u>	<u>Target mix (2031)</u>	<u>Balance of new housing to reach target mix</u>
1 Bedroom	7.3 %	6.2%	0.7%
2 Bedrooms	19.9%	24.1%	28.9%
3 Bedrooms	35.9%	48.3%	70.4%
4 Bedrooms	28.0%	16.2%	0%
5 or more Bedrooms	8.9%	5.3%	0%

- HE1.2** Where the mix set out in table HE1 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 and Southwell Town Council Planning Committee. In these cases, applications should reflect these mixes as closely as possible.
- HE1.3** 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.
- HE1.4** Developments which provide bungalow and other types of accommodation for elderly and disabled people as part of the above provision will be strongly supported.
- HE1.5** 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.
- HE1.6** Where dwellings (including bungalows) of one or two bedrooms are delivered, permitted development rights associated with extension and alteration will be removed in order to allow for consideration of the impact on the balance of the parish's housing stock when applications are made in the future.

Explanatory

- 10.3. This policy identifies the proportion of different housing types and sizes to be provided as part of new developments of 11 or more dwellings. The required proportion of house types to be provided is compliant with those set out in the NSDC District wide Housing Needs Assessment December 2020 and Housing Needs Sub-Area Reports 2020 – Southwell Sub-Area as well as consideration of the current housing stock within the plan area. This approach is based on discussions

with NSDC Housing Strategy Manager. When applied across the allocated sites within Southwell, it means that the number of dwellings of each size that would be provided broadly reflects those outlined in the Housing Needs Sub-Area Reports 2020 – Southwell Sub Area.

- 10.4. Further evidence for this policy comes from the demography study carried out by consultants URS on behalf of the NP Steering Group and relates to consultation responses from the community and other interested parties. The study shows that Southwell's population has a greater than average proportion of older people and there is a trend towards smaller households.
- 10.5. The policy is worded to favour smaller dwellings and housing for the elderly (including bungalows) to both diversify the housing mix, appeal to younger people who would otherwise have to move away from the town and to accommodate an ageing population.
- 10.6. This policy seeks to protect and reinforce the setting and character of Southwell through enforcing appropriate housing densities depending on the location in which it is being provided and the type of unit proposed. The densities stated in the table are indicative and have been calculated based on the existing densities appropriate to the settlement's character.
- 10.7. Finally, this policy also introduces the consideration of removal of permitted development rights from newly built 1- and 2-bedroom properties. This aims to retain 1- and 2-bedroom properties as smaller homes and prevent them being extended into larger properties and thus further exacerbating the current deficiencies in housing stock mix.

POLICY HE2 – ECONOMIC DEVELOPMENT AND EMPLOYMENT

Introduction

- 10.8. The policy seeks to encourage the development of new business and employment to ensure that Southwell is a sustainable place to live and work. The town has two

industrial estates employing several hundred people in total. In addition, there are two sites allocated within the town for future commercial development, these amounting to some 4.89 hectares.

- 10.9. Detailed guidance for these sites is provided in policies So/E/1, So/E/2, and So/E/3 of the NSDC Allocations and Development Management DPD. The policy seeks to support small scale, starter units in these areas.
- 10.10. In addition, the policy seeks to protect and enhance the existing employment sites within the town and support home working.

Policy HE2

HE2.1 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.

HE2.2 Development of commercial uses on Crew Lane sites will be supported subject to compliance with the following requirements:

- **Compliance with A&DM DPD policy So/E/2, 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.**

HE2.3 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.

HE2.4 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.

HE2.5 The loss of commerial facilities within Southwell will be resisted unless it can be demonstrated that there is no long-term requirement or need for such facilities, or that there is no viable employment use, or that there is a beneficial environmental improvement to public well-being

HE2.6 With the deletion of the protected line of the Southwell by-pass, should land within allocated sites So/E/2 & 3 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.

Explanatory

10.11. The intention of this policy is to support small scale and complementary employment uses within Southwell.

10.12. The employment sites must cater for a different offer than those of the larger employment areas adjacent to Newark and Mansfield where better road transport and access to employment markets is more attractive. It is the intention of this policy to support smaller scale, high tech, and specialist employment.

10.13. There is a need to ensure that any development respects the local landscape and the impact on nearby heritage assets such as the Thurgarton Hundred Workhouse.

10.14. The policy also supports 'home working'. An increasing number of Southwell residents work from home, providing an increasingly important element of the local economy. This policy seeks to support their ongoing activities as they move from the 'kitchen table' to a small business with associated workshop or facilities. Policies contained with the Core Strategy, A&DM DPD and elsewhere in the Neighbourhood Plan will ensure that local and neighbouring amenity is preserved.

11.Site Specific Policies (SS)

Introduction

- 11.1. The following policies deal in turn with specific sites as allocated within the NSDC A&DM DPD. The A&DM DPD site specific policies are shown, and they are supplemented by additional Neighbourhood Plan requirements, reflecting detailed local circumstances, which are in italics. During the preparation of the Neighbourhood Plan the owners of the former Minster School site on Church Street (NSDC ref: So/MU/1 SNP ref: SS8) confirmed that it was no longer available for development. This is to be made into a Main Open Area. Planning permission has been granted and worked completed on the former Rainbows site at the Burgage (NSDC ref: So/HO/6 SNP ref: SS6) and so there is no policy relating to this. At the time of this review work has also commenced or been completed on SS1, 2 & 3. Policies relating to these sites are to be retained for monitoring purposes.
- 11.2. Each site provides unique opportunities and constraints, and the following policies seek to identify those most important in ensuring schemes come forward which make best use of the site whilst making a positive contribution towards the settlement as a whole, in line with policy DH1 of the Neighbourhood Plan.
- 11.3. These policies must be used in conjunction with others, elsewhere in the plan, which seek to ensure individual sites make a positive contribution to the settlement in terms of historic setting, buffer planting, the green and blue infrastructure network, and the Southwell Design Codes. Each site-specific policy provides a series of criteria, and developers and applicants should demonstrate how they have addressed each of the criteria within their planning submissions.
- 11.4. Each policy is coupled with the title and code as designated by the A&DM DPD to aid in cross- referencing these policies. All of these sites are shown on the Proposals Map in Section 4.

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

Policy

SS4.1 Land East of Kirklington Road has been allocated on the Policies Map for residential development providing around 45 dwellings.

SS4.2 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;**
- VIII. The provision of an open space/play area as a focal point of the development.**

SS4.3 Maintenance of key existing landscape features such as hedges and landscape planting for the lifetime of the development.

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

Policy

- SS5.1 Land off Lower Kirklington Road has been allocated on the Policies Map for residential development providing around 60 dwellings.**
- SS5.2 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 subject to the preparation of a 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 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;
- VIII. The provision of an open space/play area as a focal point of the development.
- IX. Maintenance of key existing landscape features such as hedges and landscape planting for the lifetime of the development.

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

Policy

- SS7.1** Southwell Depot has been allocated on the Policies Map for residential development providing around 15 dwellings.
- SS7.2** 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 subject to the preparation of a design brief for the whole allocated site which appropriately addresses the

following:

- I. Now the safeguarded line of the Southwell has been removed, access to the safeguarded land should be allowed for potential expansion to include the whole of the former depot site;”**
 - 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.**
 - I. The investigation of potential archaeology on the site and any necessary post- determination mitigation measures secured by condition on any planning consent.**
 - 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 drainage regime.**
 - III. Maintenance of key existing landscape features such as hedges and landscape planting for the lifetime of the development.**

12. Monitoring and Review

12.1. Given that this document sits within the framework set by national policy and district wide plans and strategies, much of the data required for the Annual Monitoring Report for the Neighbourhood Plan will be generated from the District Council's monitoring of the A&DM DPD. There will be a need however, for information particularly relevant to the Southwell Neighbourhood Plan to be abstracted from the District-wide data base. There will also be a role for Southwell Town Council and the community to provide information to help monitor the Neighbourhood Plan, as information collected at the District-wide level will only be through processes such as review of planning applications.

Monitoring

12.2. Southwell Town Council will work closely with the NSDC to agree the information to be collected for an Annual Monitoring Report (AMR) to enable the performance of the Neighbourhood Plan to be judged effectively in its own right and also within the aims of the District-wide strategies and policies.

12.3. Southwell Town Council may take the lead with regard to some or all of this monitoring, working with local groups and organisations within the town.

12.4. All planning approvals should be rated against each SNP policy for:

- a) Compliance
- b) Minor concessions
- c) Significant discrepancies
- d) Major failure to comply.

12.5. This information to be collated to monitor the overall level of compliance with each policy and assess its effectiveness. A tabular form is suggested to monitor the overall effectiveness. The same system should be used to monitor compliance with different elements of the Design Codes.

Review

- 12.6. The Neighbourhood Plan was prepared to guide development up to 2026. This was in line with the adopted Core Strategy for Newark and Sherwood District Council – a document which provides the strategic context for the Neighbourhood Plan. The Town Council have agreed that, following this review, the new end date of the NP should be 2031 with the next review to commence in 2030.
- 12.7. There are a number of circumstances under which a partial review of the plan may be necessary, and the broad circumstances and the approach are set out below to guide review at the appropriate juncture:
- a) Housing Need: The District-wide Housing Needs Survey (HNS) is periodically reviewed. This provides up-to-date evidence on the type, tenure, and affordability of homes within the district. In the future, an updated HNS may indicate a necessity to review / revise the housing type and tenure policies set out in policies HE1 and HE2 of the Neighbourhood Plan. The review of these policies should be in line with the HNS but should also take account of the range of house types recently constructed and recent approvals within the parish. Information collected from the AMR will assist with this process of review.
 - b) Main Open Areas: The 'Main Open Areas' (MOAs) as established in the Allocations and Development Management DPD have been rolled forward into policies regarding green infrastructure and local green spaces. Discussions with various parties have identified that these MOAs are likely to require review by NSDC in the near future. As a result, there may be a requirement to review the related policies also.
 - c) Review of the Core Strategy: The new NSDC Core Strategy was adopted in March 2019 with an end date of 2033. Any future changes to this document or arising from the review of the

Allocations DPD may require a review of the Neighbourhood Plan.

- 12.8. Southwell Town Council and its partners undertook a partial review of the Neighbourhood Plan in 2021 and consider a full review should begin around 2030.

13.Implementation

- 13.1. This section outlines the approach to the implementation of the Southwell Neighbourhood Plan, including; working in partnership, funding mechanisms, and priority projects. The approach will be that new development within Southwell should be supported by the timely delivery of infrastructure, services, and facilities necessary to provide a balanced, self- sufficient community.
- 13.2. In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally “Made”, benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However, this only applies to development permitted after the making of the NP and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies.
- 13.3. Southwell Town Council is committed to Localism and bringing greater locally informed influence over planning decisions, and it will be the key organisation in the implementation, monitoring, and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan) and engaging in pre-application discussions with developers promoted by the District Council and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

Working in Partnership

- 13.4. Partnership and joint working will be key elements in the successful implementation of the Plan. The main organisations and the roles that they can play are summarised below:

Newark and Sherwood District Council - Planning Policy, Development Management, Conservation issues, Strategic Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities;

Nottinghamshire County Council - Highways and Transport, Education and Social Services. “D2N2” [Derby, Derbyshire, Nottingham, and Nottinghamshire Local Enterprise Partnership (LEP)] This organisation is a potential partner for joint working, funding and implementation and activity, and may be relevant to infrastructure and business development.

Sport England - Regarding assessments and strategies for indoor and outdoor sports delivery, including design in accordance with their design guidance notes.

Environment Agency - Reflecting the key principle of the planning system to promote sustainable development, where necessary, the EA will be involved in the planning, design, and delivery of new development, to take account of the following: (1) Flood risk management, (2) Water quality and water resources, (3) Waste management, (4) Land contamination and soil and (5) Environmental permitting and other regulation. The EA will also welcome pre- application discussion on all proposals to ensure that any initial issues can be resolved, and subsequent planning applications run smoothly.

Funding and Implementation Mechanisms

- 13.5. Contributions will be sought from developers through the Community Infrastructure Levy (CIL) and section 106 agreements securing actual provision and/or financial contributions at a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional demand will be generated. The Neighbourhood Proportion of the CIL and any financial contributions not allocated to site-specific projects will be focused on assisting the delivery of projects facilitated through the policies listed at 13.7.

- 13.6. In addition, the Town Council will seek to influence annual and other budget decisions by the District and County Councils on housing, open space and recreation, economic development, community facilities and transport, through the County Council Local Transport Plan.
- 13.7. The Town Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes, and LEP programmes.

Projects eligible for CIL and developer contribution funding

- 13.8. The indicative list of policies below will be used to facilitate priority projects. This should inform the spending of the Southwell's proportion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids.

Flood Risk Assessments and Mitigation (Policy E1)

Flood Risk Design (Policy E2)

Green Infrastructure and Biodiversity (Policy E3)

Public Rights of Way and Wildlife Corridors (Policy E4)

Green Link (Policy E5)

Climate Change and Carbon Emissions (Policy E6)

Sense of Place (Policy DH1)

Public Realm (Policy DH2)

Historic Environment (Policy DH3)

Cycle and Pedestrian Routes (Policy TA1)

Public Transport Connectivity (Policy TA2)

Highways Impact (Policy TA3)

Parking Standards (Policy TA4)

Identified Assets (Policy CF1)

Green Spaces and Burial Grounds (Policy CF2)

Primary Shopping Frontage and District Centre (Policy CF3)

Tourism (Policy CF4)

Housing Type and Density (Policy HE1)

Economic Development and Employment (Policy HE4)

13.9. The Town Council has already identified a number of possible CIL funded projects namely:

a) Projects which could be implemented with 1 to 3 years with a limited budget of up to £6000 each:

- a) Provide a Pedestrian bridge at Riverside Open Space
- b) Provide Real time bus information.
- c) Replace steps leading from Beckett's Field footpath to the end of Halloughton Road.
- d) Put up notices to identify where bicycle stands are situated.
- e) Erect bike stands in Saracens Head car park.

b) Projects for the future when funds are available:

- a) Build a "village hall" to accommodate about 150 people.
- b) Unused hall spaces in the town with inadequate access provision to be improved.
- c) Buy or build a Heritage Centre
- d) Purchase land at Station Road to create an extension to the Riverside Open Space
- e) Create a burial ground.
- f) Create a footpath from Southwell to Hockerton
- g) Create a pedestrian crossing in the vicinity of the BP Garage on Upton Road.
- h) Create a network of safe cycleways centred on the schools.
- i) Contribute to an expansion of the Leisure Centre and its facilities.
- j) Support Holy Trinity School in a joint project with the Parish

Church to build a hall.

k) Support the Medical Centre in providing more consulting rooms.

13.10. The Town Council will keep possible CIL funded projects under continuous review and will publish an annual summary of projects, with specific priorities for the year ahead and an indicative 5-year rolling programme.

13.11. Consideration will also be given to projects emerging from other plans, strategies and projects prepared by the Town Council or other partners which relate to local aspirations.

14. Appendix 2 – Glossary

Term Definition

Active Frontage

A street frontage which is consider 'Active' is one which has windows and doors fronting onto it, so that the comings and goings of the building / use can be seen, and so that the street or frontage can be surveyed from those within.

Affordable Housing (NPPF Definition)

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low-cost market" housing, may not be considered as affordable housing for planning purposes.

Allocated Site

Allocated sites are identified within the NSDC Allocations and Development

Management DPD (2013) which have been set aside for specific uses to meet the targets for the delivery of housing and / or employment.

Annual Monitoring Report (AMR)

This report monitors the Local Planning Authority's progress towards production of its Local Development Framework and the implementation of the strategies and policies already produced; specifically, those in the Core Strategy and the Allocations and Development Management DPD. The AMR will also be responsible, in part, for monitoring the Southwell Neighbourhood Plan.

Blue Infrastructure

The network of rivers, streams, ponds, and other water bodies which collectively form an interconnected network for the benefit of ecology and public enjoyment.

Brownfield or Previously Developed Land

Land that is classed as Brownfield is often known as previously developed land. This means that the land has been used prior to its current or proposed use. In many cases Brownfield land is despoil, includes existing buildings or hard standing and may be contaminated. National policy guides development to Brownfield sites (see Greenfield).

BS British Standard

A standard employed by the British Standards Institute.

Buffer Strip

A strip of land to protect landscape screening, ecological, amenity and historically important vegetation from development. In the case of watercourses this is also a pollution prevention measure.

Community Asset

A building or service which is deemed to be of importance for the community and for the use and benefit of the community.

Community Infrastructure Levy (CIL)

The community infrastructure levy (CIL) is a new levy that Local Authorities can choose

to charge on new developments in their area. NSDC have an adopted CIL charging scheme, and landowners and developers must pay the levy to the local council when delivering development. The charges are set by NSDC, based on the size and type of the new development. The money raised from the community infrastructure levy can be used to fund infrastructure that the Council, local community, and neighbourhoods need. In Southwell, the adoption of a neighbourhood Plan will ensure that 25% of all the levy raised will be returned to the Town Council for spending on their identified projects.

Contextually Responsive

Design/Vernacular

Design which takes account of its surrounding settings and existing development.

Development

Defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.

Development Plan

This includes adopted Local Plans, Neighbourhood Plans, and the London Plan, and is defined in section 38 of the Planning and compulsory Purchase Act 2004. In Southwell this is the NSDC Core Strategy, the Allocations and Development Management DPD and, when adopted, the Southwell Neighbourhood Plan.

Developer Contribution

Developer contributions are often referred to as Section 106 planning obligations but may not always be so. In many cases, these planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services needed to make proposed developments acceptable in land-use planning terms. Contributions may be made as financial payments or as direct works on or off-site.

Greenfield

Land which has not previously been used for any type of previous use with the exception of agricultural use and forestry. In most cases this refers to 'green' fields at the edge of settlements formerly used as arable or pastoral farming. National policy guides development to previously developed or Brownfield site first before Greenfield will be released for development (see Brownfield)

Green Infrastructure

A network of fields, parks, allotments, open spaces, and street vegetation which collectively forms a network of green (living) within a town and landscape. Good green infrastructure networks have a mixture of different types of habitat and are well linked by corridors of trees, hedgerows, and other linear landscape features.

Housing Needs Survey

Housing needs surveys are undertaken to establish the need for affordable housing and market housing in a given area (usually a parish or town) and the type and mix of homes required to meet this need.

Heritage Asset

A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Infill Development

Use of land located within a built-up area that is currently not developed for further construction, especially as part of a community redevelopment or growth management program.

Infrastructure

The term infrastructure refers to the basic physical and organisation of structures and facilities needed for the operation of a society or community.

Landscape Character Area

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.

Localism Act The Localism Act (2011)

A feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility, devolving power from local government to the community level.

Local Plan

The Local Plan expresses the vision, objectives, overall planning strategy, and policies for their implementation across the whole District. In the case of NSDC this refers to the 2011 Core Strategy and the 2013 Allocations and Development Management DPD (A&DM DPD)

Local Planning Authority (LPA)

A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.

Landscape Scheme

The manner in which the landscape associated with development is to be treated.

Local Wildlife Site – see LWS below.

National Planning Policy Framework (NPPF)

Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.

Neighbourhood Plans

A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004) which sets out specific planning policies for the Parish. These constitute the primary policies for determining planning applications within that parish.

National Vegetation Classification (NVC)

A standard developed by UK conservation agencies for the classification of plant communities.

Public Realm

The space between buildings comprising the highways land, footpaths, and verges. These are often described as being ‘hard’ spaces but may include planting and green space.

Safeguarded Land

Land which has been set aside or identified for a defined future use – often for infrastructure projects or future growth. Development within safeguarded land is not normally considered appropriate unless it is associated with its ‘safeguarded’ use.

Section 106 Agreement or planning obligation.

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Shared Surface

An urban design approach which eliminates the barriers between vehicle and pedestrian space by removing edges and restrictive features (such as road markings and pavements).

Local Wildlife Sites (LWSs)

Places that are of at least County-level importance for the wildlife they hold. Nottinghamshire’s LWSs are home to many rare and scarce species, and some are the last fragments of habitats that were once widespread and typical of the Nottinghamshire landscape. [Note Local Wildlife Sites (LWSs) were previously called Sites of Interest for Nature Conservation (SINCs)]

Sustainable Modes

Transportation types or modes which do not rely on the use of the private car. Walking, cycling, and public transport are all sustainable modes, with pedestrians and cyclists

being counted as the most sustainable.

Statutory Consultee

A consultee that is required to be consulted on a planning application or emerging / draft plan. Statutory consultees often have a specific role or function within the wider environmental spectrum. Good examples are the County Council (highways, schools, flood risk), the Environment Agency (Ecology, Biodiversity, Flooding) and English Heritage (Heritage Assets)

Streetscene

Elements which comprise the street environment, including roadways, pavements, street furniture etc.

Street Trees

Trees found within the street scene either as part of front gardens or within verges.

Sustainable Development

The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental, and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Sustainable Urban Drainage (SUDs)

A series of processes and design features to drain away surface water in a sustainable manner.

Type and Tenure

Two terms which are inter-related and used to describe residential housing. Type refers to the size and scale of housing, either in terms of number of bedrooms or building form such as semi-detached or bungalows. Tenure refers to the ownership arrangements of the property. The most common is owner occupied market housing,

but other common types include social rented, rented housing or shared ownership.

Use Classes Orders/Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes, include Shops (A1), General Industry (B2) and Dwelling House (C3).

Wildlife Corridor

A green corridor acting as a wildlife habitat itself and also connecting other dispersed habitats.

15. Appendix 3 – Key Supporting Documentary Evidence

15.1. The following documents have been used to support the development of the Southwell Neighbourhood Plan. They have been grouped into topics to aid referencing.

General

Localism Act 2011

- Newark and Sherwood District Council – Core Strategy
- Newark and Sherwood District Council Allocation and Development Management DPD, Local Development Framework
- Newark and Sherwood District Council - Developer Contributions and Planning Obligations Supplementary Planning Document 2013.
- All these documents are available at www.newark-sherwooddc.gov.uk.

Town Action Plan 2010-2015 (Southwell Town Council)

- National Planning Policy Framework 2012
- National Planning Practice Guidance
- National Character Area Profile 48 available at www.gov.uk/national-character-area-profiles Southwell Neighbourhood Planning Area Profile (2014) Prof Margaret Evans.

Socio-Economic Statistics

- URS Southwell Demographic Report (2014) Office for National Statistics available at: <http://www.neighbourhoodstatistics.gov.uk/disseminat>

Flood Risk Assessments and Mitigation Policy E1

- Environment Agency- Flood Map for Planning (Rivers and Sea) available at www.environment-agency.gov.uk
- Environment Agency- Risk of Flooding from Surface Water available at www.environment-agency.gov.uk
- Department for Communities and Local Government National Planning Policy Guidelines (Flood Risk for Planning Applications 26/3/14)

Flood Resilient Design Policy E2

- CIRIA -The SUDS Manual (C697) 2007 available at www.ciria.org/
- CIRIA – The SUDS Manual (C697) and SUDS Techniques, Hydraulic, Structural and Water Quality Issues, Science Summary P2-261/20/SS (SCO20086)- Environment Agency available at www.environment-agency.gov.uk
- DCLG Flood Resilient Construction for new buildings, June 2007 available at <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>
- Environment Agency Pollution Protection Guidelines for Works and Maintenance on or near water PPG5, Oct 2007 available at www.environment-agency.gov.uk
- European Parliament –Water Framework Directive (Directive 2000/60/EC) of the European Parliament.
 - Amended by – (Decision no 2455/2001/EC)
 - (Directive 2008/32/EC) available at www.environment-agency.gov.uk
- Trent Valley Internal Drainage Board –Planning and Byelaw. Policy
 - (approved 24/05/2012)
 - (amended 29/07/2013)
 - Advice Note ANO1 Building Structures,
- Planting and Fencing
 - (approved 24/05/2012)
 - (amended 8/10/2013)
 - Available at www.tvidb.co.uk

Green Infrastructure and Biodiversity Policy E3

- Natural England-The Natural Environment and Rural Communities (NERC) Act 2006 available at www.legislation.gov.uk/ukpga/2006/16/contents
- Department for Environment, Food and Rural Affairs (Defra)-Biodiversity Offsetting Metric. Available at www.gov.uk/guidance/biodiversity-offsetting
- The Joint Nature Conservation Committee (jncc)-The UK Biodiversity Action Plan (UKBAP) available at jncc.defra.gov.uk/ukbap

- Nottinghamshire County Council- Nottinghamshire Local Biodiversity Action Plan (LBAP) available at www.nottsbag.org.uk/projects.htm
- Department for Environment Food and Rural Affairs (Defra) -Biodiversity 2020- A Strategy for England's wildlife and ecosystem services available at www.gov.uk/defra

Public Rights of Way and Wildlife Corridors Policy E4

- Sustrans National Cycle Network Guidelines and Practical Details Issue 2 available at www.sustrans.org.uk
- Disability Discrimination Act 2005/ Equality Act 2010 available at www.legislation.gov.uk/ukpga2005/13/contents
- Department for Environment, Food and Rural Affairs (Defra)-Rights of Way Circular 1/09 Guidelines for Local Authorities Version 2. October 2009 available at: <https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs>
- Nottinghamshire County- Council-Public Rights of Way Improvement Plan 2007 available at www.nottinghamshire.gov.uk

Climate Change Policy E6

- Wind Energy Supplementary Planning Document 2014 (Newark and Sherwood District Council) available at www.newark-sherwooddc.gov.uk

Historic Environment Policy DH3

- DCLG -The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 available at <https://www.gov.uk/organisations/department-for-communities-and-local-government>
- DCLG -List of Buildings of Special Architectural or Historic Interest (District of Newark and Sherwood, Nottinghamshire, Parish of Southwell available at <https://www.gov.uk/organisations/department-for-communities-and-local-government>
- Nottinghamshire County Council-Historic Environment Record (HER) available at www.heritagegateway.org.uk

- Southwell Conservation Area Appraisal Supplementary Planning Document (Newark and Sherwood District Council 2005) available at [www.newark and sherwooddc.gov.uk](http://www.newarkandsherwooddc.gov.uk)
- Newark's Archaeological Resources Study (Newark and Sherwood District Council) available [www.newark and sherwooddc.gov.uk](http://www.newarkandsherwooddc.gov.uk)
- Bassetlaw District Council - Toolkit for listing non- designated heritage assets available at bassetlaw.gov.uk/Non-Designated-heritage-Assets-Criteria-J
- Southwell Town Council- Southwell Historic Core 2012. (Renamed in the Neighbourhood Plan as Southwell Historic Town Centre)
- Southwell Landscape Setting Study 2012 (Newark and Sherwood District Council) available at [www.newark and sherwooddc.gov.uk](http://www.newarkandsherwooddc.gov.uk).

Green and Open Spaces and Burial Grounds Policy CF2

- Community Green Space Improvement Plan 2010 (Newark and Sherwood District Council) available at www.newark-sherwooddc.gov.uk
- Playing Pitch Strategy (Newark and Sherwood District Council) 2014 available at [www.newark- sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Primary Shopping Frontage and District Centre Policy CF3

- The Shopfront and Advertising Design Codes SPD 2014 (Newark and Sherwood District Council) available on www.newark-sherwooddc.gov.uk

Housing Type and Density and Affordable Housing Policies HE1 and HE2

- Newark and Sherwood District Council Affordable Housing SPD 2013
- Newark and Sherwood Balancing Housing Markets and Housing Stock Analysis 2009
- Housing Needs Analysis Sub Area (Southwell) 2014 (Newark and Sherwood District Council)
- Affordable Housing Viability Assessment (Newark and Sherwood District Council).
- (All the above documents are available at www.newark-sherwooddc.gov.uk)

Southwell Design Codes Appendix 1

- British Standards Institution 2015- British Standard 5837 available at www.bsigroup.com
- National House Building Council -National House Building Standards, Chapter 4.2 on Building near trees available at www.yourspreadsheets.co.uk/buildingneartrees-to-nhbc.html
- Department of the environment (1984) Arboriculture Research note 84/90/ARB –The Ultimate Size and Spread of Trees Commonly Grown in Towns
- British Standards Institution 2015-British Standard 8545 available at www.bsigroup.com
- Joint Nature Conservation Committee -National Vegetation Classification (NVC) available at www.jncc.defra.gov.uk
- “Meeting Part M and Designing Lifetime Homes” (Joseph Rowntree Foundation) available at www.jrf.org.uk>Publications.
- Standards and quality in development – A good practice guide (National Housing Federation) available at www.dsdni.gov.uk/print/housing/hagds-design-standards
- Department for Communities and Local Government Code for Sustainable Houses and Energy Performance of Buildings available at www.gov.uk/code-for-sustainable-homes-and-energy-performance

Evidence Base for this Review – this is in addition to the above list

- Newark and Sherwood District Council Amended Core Strategy 2019
- Newark and Sherwood District Council Amended Allocations & Development Management Development Plan Document – Options Report (July 2021) plus preceding stages of the Plan Review (<https://www.newark-sherwooddc.gov.uk/planreview/>)
- National Planning Policy Framework 2012 revised July 2021
- Planning Practice Guidance
- Various Guides Produced by Locality
- Design Codes – Final Report AECOM March 2023

Environmental Policies

- Planning Decision 10/00324 18th May 2010 Land off Greet Park Close
- Hedgerow Regulations 1997
- NSDC Open Space Assessment and Strategy Jan 2022
- Open Space Strategy Background Data – assessments of sites in Southwell (recommended that NSDC provide some input to explain the assessments)
- Strategic Flood Risk Assessment Update (2016)
- Southwell Flood Risk Management Project Information (Nottinghamshire County Council) – the flood risk study they undertook after the 2013 flood event no longer appears to be on their website.
- Guidance on Open space, sports and recreation facilities, public rights of way and local green space, Gov.uk March 2014

Heritage and Landscape

- Southwell Conservation Area Character Appraisal 2005
- Southwell Conservation area review 2022
- Southwell Conservation Areas Appraisal – Boundary Review Document Public Consultation Exercise 11th Feb – March 25th, 2022
- Southwell Landscape Setting (November 2012) (NSDC)
- Landscape Character Appraisal Supplementary Planning Document (NSDC)

Transport and Access

- Newark and Sherwood District Council Supplementary Planning Document RESIDENTIAL CYCLE AND CAR PARKING STANDARDS & DESIGN GUIDE June 2021

Town Centre & Retail

- Town Centre & Retail Study (2016) (see consultation documents on linked webpage)
- Retail Planning information supporting the Sainsbury's application (21/02043/FULM) may be of interest and provides a more up-to-date picture than the 2016 study.

Community Facilities

Housing and Employment

- National Design Guide
- Building for a Healthy Life: Homes England June 2020

- STC Neighbourhood Plan Monitoring Checklists for Specific Sites
- NSDC Housing and Employment Completions and Commitments data – NSDC to provide.
- N&SDC Statement of Five-Year Land Supply 1 April 2020
- District Wide Housing Needs Assessment (December 2020) and the separate Sub Area Profiles
- N&SDC STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT SOUTHWELL AREA 2021
- Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (May 2021)
- Southwell Housing Needs Assessment AECOM May 2022

Site Specific policies

- Two Sites Master Plans - AECOM Dec 2022

Monitoring and Review

- STC Neighbourhood Plan Monitoring Checklists for Specific Sites
- N&SDC Local Development Framework Annual Monitoring Reports
- Housing, Employment and Retail Completions and commitments for the Southwell Area –