



Southwell Neighbourhood Plan Appendices 1-4

Post Regulation 16 Version

*La
Parisienne*
Cafe
Restaurant
01636 816373

Appendix 1 Design Codes

A series of Design Codes have been produced to provide guidance for any future developments in Southwell. This will ensure that local character is considered and local distinctiveness is enhanced and protected

Introduction

Design Codes set out within this document have been significantly influenced by local precedents and also national best practice materials. Based on the understanding gained in the previous sections, feedback captured during the engagement workshop and relevant planning policy, the Design Codes matrix is broken down into seven categories:

1. Heritage
2. Built Forms
3. Materials and Detailing
4. Natural Environment Features
5. Flood Resilience
6. Sustainable Design
7. External Storage Spaces

All proposed developments need to consider the character areas in order to ensure any negative impact is avoided. The Design Codes will help to understand what type of development is appropriate in Southwell.

The Southwell Design Codes provide additional information as to the background of the existing characteristics and vernacular of the Southwell Parish Area. The purpose of the guide is twofold: firstly it acts as an additional point of reference on matters of design within the Southwell Neighbourhood Plan; and secondly, it seeks to, as much as is possible, ensure that proposed development within the Neighbourhood Plan area is sustainable in its design - i.e. it is

contextually responsive, attractive and functional, serving the needs of the local community.

The table below identifies all the codes within this document. A prefix has been created for each code to allow simple application and referencing of the Design Codes for the Neighbourhood Plan. It also shows which codes are relevant to the Countryside and Settlement Focus Areas (CFA/ SFA). This allows for more nuanced application in response to the development pressures within each area. It is intended that the Design Codes, in conjunction with the Neighbourhood Plan, will ensure that the development which materialises in Southwell over the Neighbourhood Plan period will be: contextually responsive; attractive; functional; and most importantly, will meet the design aspirations of the local community

Core Design Topic	Design Code Name	Design Code Abbreviation	SFA1	SFA2	SFA3	SFA4	SFA5	CFA A	CFA B	CFA C
1 Heritage	Heritage Assets	HIA								
2 Built Form	Layout General	LG								
	Context	C								
	Formal Building Lines	FBL								
	Informal Building Lines	IBL								
	Linked Buildings	LB								
	Uniform Roofline	UR								
	Varied Roofline	VR								
	Flats and Apartments	FA								
	Terraced Properties	TP								
	Semi-detached Properties	SDP								
Detached Properties	DP									
3 Materials and detailing	Material Colours	MC								
	Types of Materials	TM								
	Historic/Heritage Detailing	HHD								
	Facades	F								
	Windows and Doors	WD								
	Roofscapes	R								
	Dormers and Rooflights	DR								
4 Natural Environment Features	Woodland, Trees and Hedgerows	NTH								
	Constraints	CON								
	New Planting	NP								
	Treatment of Non-woody Herbaceous Plant Species	TNWHPS								
5 Flood Resilience										
6 Sustainable Design										
7 External Storage Spaces	Refuse Storage	RS								

1 Heritage Assets

Heritage assets play a central role in defining local character in Southwell. Local heritage is an important tool for successful and diverse place making and presents opportunities for future development to enhance local identity.

Listed Buildings and Scheduled Monuments

There are a high number of listed buildings in Southwell, the majority of which are Grade II and can be found along Westgate, King Street, and Church Street. These designations reflect the high status and local and national significance of the assets. There are two Grade I listed buildings: Minster Church of St Mary the Virgin with attached chapter house; and Bishop's Manor and remains of Bishop's Palace. The Roman villa complex and Anglo-Saxon cemetery, and Archbishop's Palace are two Scheduled Monuments located east of Southwell Minster. Future development should aim to respect and enhance the settings of listed buildings and monuments in order to retain their positive contribution to the streetscape

The Conservation Area covers a large area(1.078km²) of the town including Southwell District Centre. The overlap of these designations reflects the historic retail character of Southwell Town Centre, as well as the significance of the town's historic development and origins.

Heritage Assets (HA)

- 1. All new development must be respectful of the scale and massing of the historic built form.**
- 2. Low-quality designs that do not successfully assimilate with the historic built form will not be permitted.**
- 3. Development must not impede key long-distance views of the countryside at town fringe areas.**
- 4. Removal of green spaces and verges within the study area and mature foliage and trees within conservation areas should be avoided.**

- 5. New development must seek to respect the local vernacular.**
- 6. Better management of exterior advertisement and signage is required to increase visual harmony within the historic and redeveloped high street and town centre.**



Figure 51: Historical buildings in commercial uses



Figure 52: King Street with historical buildings

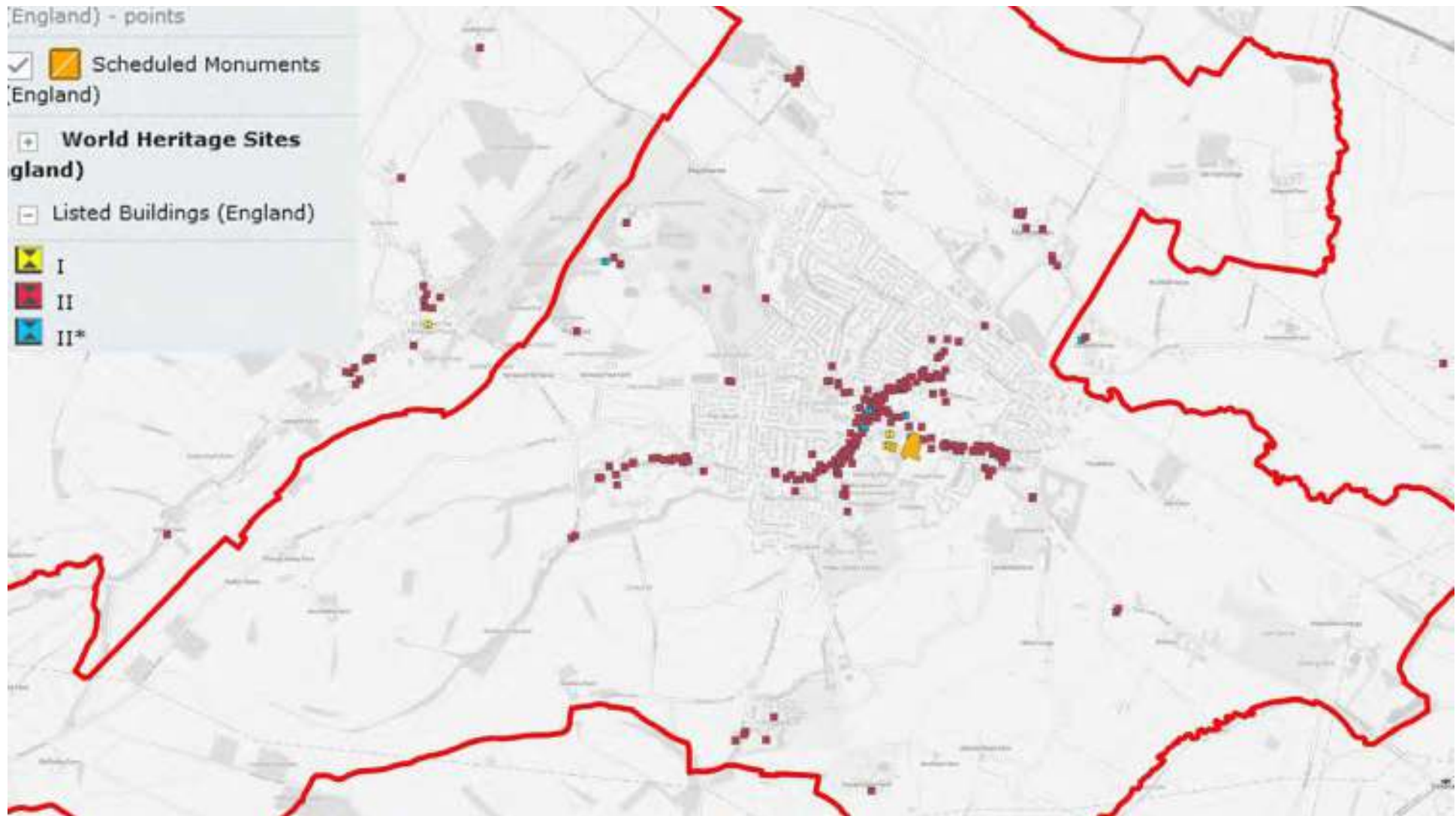


Figure 53: Historic assets plan (source: <https://magic.defra.gov.uk>)

2 Built Forms

Building lines play a key role in defining the layout and the character of an area. There is a good mix of housing typologies in Southwell. Varied housing typologies contribute to the variety of building lines in Southwell.

Layout General (LG)

1. All new buildings must be designed to avoid long blank walls fronting onto the street, creating a strong building line, sense of place with an animated street scene as well as ensuring a secure environment with a measure of passive, natural surveillance. Streets must be designed as a whole to avoid 'gappy' silhouettes and ensuring that a strong building line is created and, where appropriate, reinforced.
2. New development must be designed so as to offer a sense of enclosure and create a clear differentiation between spaces and their purposes; for example parking and amenity spaces.
3. Houses must be grouped or staggered and not built in regimented rows in order to offer variation in the street scene and reinforce strong enclosure of the street and a frontage which interacts well with the wider context.
4. Corner buildings as well as structures located in other prominent gateway locations should be designed so as to emphasis the corner and appropriately turn the corner (possibly through a chamfered edge).
5. Blank and exposed gables ends are to be avoided due to their lack of interaction with the surrounding street scene.
6. The spacing of development must reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping must be incorporated in the design.



Figure 55: Enclosed space on cul-de-sac off Dudley Doy Road

Context (C)

1. All new development must respond to the unique characteristics of the site and its context. Proposals must take the lead from the local vernacular of existing buildings when considering orientation, form (density, mass, height, layout, building line) and function (use) of existing development at the boundaries of the development site. Moreover, the site should consider how it reinforces the building line and streetscape.
2. Proposals for development must demonstrate their sympathy with the existing characteristics of the area, such as building shapes, form, layout, styles, colours and materials from which the proposed development can take inspiration. It is recommended that applications for new development are supported by a vernacular study detailing how proposals integrate with existing character.
3. Development inappropriate or uncharacteristic within the context of Southwell in its design must be avoided. Standardised development solutions will be deemed unacceptable.
4. All new development must seek to create a place with a locally inspired or distinctive identity. Variations in density, height and style can help create areas with different character.

- 5. Too many identical or similar house types (where there is no benefit to the overall architectural integrity of the scheme from repetition) must be avoided.
- 6. Planning applications within the view cones of the NSDC Protected Views policy (SoPV) and the Southwell Conservation Area, where the development will affect the views, setting or sense of place surrounding heritage assets, must include an objective assessment of the effects it will have on these matters. This can be in the form of an artist's scaled drawings or photography from critical viewpoints or techniques such as axonometric modelling. In the case of trees this should comply with the recommendations of BS 5837, the National House Building Council Standards Chapter 4.2 Building near Trees and the ultimate crown size of species based on Arboriculture Research note 84/90/ARB



Figure 56: Buildings within context



2.1 Block Structure and Building Line

Any development should ensure buildings are aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. Building ancillary to domestic properties such as garages may be placed gable end to the road in keeping with historic outbuildings seen throughout the area. In Southwell there are three types of building lines that can be found throughout the area:



Figure 57: Informal building lines examples within Southwell

Figure 58: Formal building lines examples within Southwell





Figure 59: Linked building lines examples within Southwell

Informal building lines (IBL)

1. Informal building lines can be applied within lower density developments;
2. Developments with informal building lines are usually characterised by larger plots, generously-sized gardens, or with greater provision of open space;
3. The alignment of new building lines must respond to the context of surrounding landscape;
4. Properties should provide gardens in the front and rear, or a small buffer as a minimum;
5. The layout of developments shall be permeable in order to provide legible connections through the area and beyond; and
6. This type of building line can be suitably applied where the development faces the open countryside, or open space or the edge of development.

Formal building lines (FBL)

1. Formal building lines can be applied within the medium- higher density development in Southwell or the area where the housing typology is generally uniform;
2. This type of building line can be applied where the development sits adjacent to/ within the residential area with urban settings;
3. The layout of developments shall be permeable in order to provide legible connections through the area and beyond;
4. Linked buildings can be found in Southwell town central area; and
5. Lines of linked building generally have a higher density and the length can reach up to 60m.

Linked Buildings (LB)

6. Linked buildings can be found in several central Southwell character areas;
7. This type of building line can be applied where the development sits adjacent to/ within the residential area with urban settings;
8. Lines of linked building generally have a higher density and the length can reach up to 60m; and
9. The layout of developments shall be permeable in order to provide legible connections through the area.

2.2 Building Heights and Roofline

A comfortable variation in the size and scale of buildings - from single storeys bungalows to three-storey townhouses - can enhance local character. It provides variety and difference, as opposed to homogeneity. Houses within Southwell are mainly 2-2.5 storeys high, with a minority of 2.5-3 storeys townhouses and apartments. New development should be sympathetic in height and scale to its surrounding context in each focus area. There are two types of building rooflines throughout Southwell that can be identified.

Type 1 (Uniform roofline)

Buildings with uniform skyline can be found throughout Southwell's residential areas due to general street types, building heights and minimal building articulation.

Type 2 (Varied roofline)

Buildings with various heights can be found in the Town's commercial street and other areas of pre-war development within the town's central areas. Such variety positively contributes to the character of Southwell.



Figure 60: Varied rooflines example within Southwell



Figure 61: Uniform rooflines example within Southwell

Varied Roofline (VR)

1. Buildings with various heights can be found in Southwell's Historic Core and other areas that are heavily influenced by the slope and view to the open countryside. Such variety positively
2. contributes to the character of Southwell.
3. This roofline must be applied in the area where the development meets the countryside's edge to retain its rural character.
4. Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line must be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character. The change in storeys height between adjacent buildings should be no more than 0.5 a storey to maintain a consistent building character.

Uniform Roofline (UR)

1. Uniform roofline can be applied in the areas where urban settings/ higher density can be encouraged.
2. Uniform roofline can be applied in area when the development rhythmically uses several uniform housing typologies.
3. 3 or 4 buildings with the same roof height
4. can form the uniform roofline.
5. Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line must be carefully considered to create uniform roofline that reflects the surrounding context of the site.

Built Forms (continued)

2.3 Building Typology

A variety of approaches to housing typology and layout of buildings should be explored to make best use of land and create high quality comfortable and attractive homes.

New development should enhance Southwell's character by achieving more interesting, varied and high quality design and built form. Depending on the housing needs, terraced, semi-detached, detached and higher density properties are acceptable. Design principles and precedents for each type are provided in this section.

Flats and Apartments (FA)

1. When delivering new flats and apartments, or in converting existing buildings to flats and apartments, care must be taken to ensure that wherever practicable, the creation of single aspect dwellings is avoided. Where this is not possible, such as with the conversion of existing historic buildings, then applications must clearly demonstrate this through their submissions.
2. When developing larger schemes of this type, they must be disaggregated into smaller elements, to ensure that the development does not appear as a single mass or block.
3. Access points must be arranged and spaced to ensure that there is a regular active frontage that addresses the public highway and reinforces the rhythm of the street. Design which introduces large blank façades to the street, or those with only kitchen and bathroom windows to publically accessible areas, should be resisted.
4. It is important that the mass and scale of apartments proposed sits comfortably within the sites existing context.



Figure 62: Example of apartment buildings in Southwell

Terraced Properties (TP)

1. Mainly 2 Storeys, with 3 storeys for prominent or identified key buildings. Street scale needs to be considered. Wider primary routes should have larger-scale buildings.
2. Typically simple pitched roof volumes. Projecting elements must be considered on key buildings to help demarcate corners.
3. Consistent setbacks to be provided to achieve well-defined street compositions.



Figure 63: Example of terrace buildings in Southwell

Semi-detached Properties (SDP)

1. Mainly 2 Storeys, with 3 storeys for key building locations.
2. Typically simple traditional forms with the occasional projecting elements. Projecting elements must
3. be considered on key buildings to help provide corner articulation.
4. Setbacks are consistent, with only a small variation between buildings to provide a more formal street composition.
5. Buildings must strongly relate to the street, although a varied frontage is acceptable.
6. Adjoining semi-detached properties should match unless on a corner.



Figure 65: Example of semi-detached buildings in Southwell

Detached Properties (DP)

1. **Mainly 2 Storeys, with 3 storeys for junction locations and 1 storeys for bungalows.**
2. **Variable frontages should be provided through more informal building placements between plots.**
3. **Building massing should be varied with greater use of mixed roof styles and projecting gables to create varied streetscapes.**
4. **Building orientation is not required to conform to any joint relationship with adjacent properties, however frontages should positively address the street.**
5. **Variation permitted to the ridge and roof lines. Individual buildings must accommodate any topographical changes between units.**



Figure 66: Example of detached buildings in Southwell

3 Materials and Detailing

Without being too prescriptive about the adopted material palette, developments should complement the existing residential character of the local area, and reflect the character of Southwell. Southwell's existing local character and material palette is generally predominated by brick, with slate and orange pantile with some red plain tile roofs. These materials should be used as a design cue for any new development. Proposed development should adopt high quality, natural materials which sit well within the attractive natural landscape and which help to reinforce the historical character of the town where possible



orange brickwork

white render



Grey/purple slate



orange pantiles

Figure 68: Examples of materials used in Southwell

Materials: Colours (MC)

1. All new development must consider the variety and textures of local materials that can be used to inspire the design and form of the proposals. It is recommended that a vernacular study be undertaken detailing how local materials have been considered in the design approach, as well as the rationale for the choice of materials that are to feature in the development.
2. All new development must ensure that there is consistency with existing material colours. Colour should be considered as part of the recommended vernacular study.
3. The dominant construction material in the Southwell Parish area are stone and brick, therefore shades of buff/orange/red/terracotta are the dominate colour. Stone constructed properties do exist (built from the local natural stone) but these are uncommon.
4. Visual intrusion from agricultural, industrial and other non-residential building must be minimised by avoiding bright colours. Subtle colours that reflect the context of the site and the Parish are preferable

Types of Materials (TM)

1. Local bricks or bricks of an appropriate colour for the area (usually shades of orange/red/terracotta) must be the predominant construction material. The texture of bricks must also match those typical of the area. Bricks ideally should be handmade or appropriately machine
2. textured. Concrete, artificially rusticated and smooth faced engineering bricks must be avoided.
3. Artificial or reconstituted stone must only be used if it is sufficiently similar in colour, texture and unit size to that of the local natural stone. Stonework must be laid and pointed in the traditional manner. Sawn stone facing must be avoided.
4. Finishes other than brick and stone do exist within the Parish area and can be used when appropriate. Render is characteristic of the town, typically coloured with natural pigments (ranging from off-white to ochre) using lime render. Modern materials can be used to

achieve the aims of thermally efficient and sustainable building, but should be used with care so as to protect the local character and identity of the area. Applied or mock timber framing should be avoided as it is uncharacteristic of the Parish.

5. New development must clearly demonstrate consistency with wall and roof materials. A wide range of materials per dwelling must be avoided. A simple and neat approach to detailing is recommended.
6. Boundary treatment must reflect that found within the local vernacular. Brick and stone walling is most appropriatn the town centre, whereas at the peripheral parts of the settlement enclosure of the street within the development must be achieved through use of hedges no more than 1m in height where adjacent to the highway.

Historic/Heritage Detailing (HHD)

1. Emphasis must be placed on contemporary interpretation of traditional built form; nevertheless, details taken from traditional buildings must maintain and /or be in keeping with the scale and appearance of the original feature. The use of mock heritage design features such as sash or Gothic headed casements, small paned Georgian style bow windows or self-adhesive lead lattice must be avoided. It is important that new developments do not simply copy the existing built form but instead seek to provide their own subtle detailing to help reinforce the character of the area as well as of the development itself.
2. Inappropriate mixing of historic details and architectural styles must be avoided.

Figure 69: Example of historic details



Façades (F)

1. Façade arrangements (window and door positions) must be in keeping with the surrounding townscape. Doors should front onto the street; crowded and unaligned façade arrangements should be avoided. Façades within the Parish are typically aligned both vertically and horizontally (including dormers and rooflights). A careful acknowledgment of this design feature will ensure continuity in local character. Non-domestic buildings should use similar means to avoid overly simple, monotonous and visually intrusive forms.
2. • Housing design must avoid the use of unnecessary elements and projections from the façade which do not complement the local vernacular, apart from sensitively designed porches. Porches must be designed to make an appropriate and positive contribution to the appearance and design of buildings, matching the architectural properties of the main building in terms of materials and style.
3. • The position of downpipes must be integrated with the design of the roof and façade to minimise visual impact of the pipes.
4. • Meter boxes must be sited conveniently for external access, but be located so as not to have a detrimental visual impact on principal building façades and be coloured to blend with surrounding materials.
5. Satellite dishes or other infrastructure related protrusions are to be located away from principal building frontages



Figure 70: Example of building façades

Windows and Doors (WD)

1. New development must incorporate window sizes which are in keeping with the proportions and scale of existing windows in the area. Nonetheless, larger areas of glazing can be acceptable so long as these are divided into sub-units which are in proportion with windows typical of the area. Large areas of undivided glazing must be avoided, particularly on domestic buildings, unless part of a contemporary, high quality design and appropriate for its location and context.
2. Door furniture must be simple and in keeping with the style of building and the surrounding area. Mock historic styles must be avoided. Hardwood and softwood doors with a paint finish are characteristic of doors and windows in the area.
3. Aluminium, UPVC and tropical hardwood windows and doors must be avoided.
4. Doors with large glass panels on residential units must be avoided. Nevertheless, such doors may be appropriate for other types of uses such as Flats or Sheltered Housing schemes. All windows and doors should be recessed by at least 50mm so as to provide relief to the stone lintels.



Figure 71: Example of windows and doors

Roofscapes (R)

1. The predominant roof form in the Parish is a simple double pitch with gable ends. Hipped or halfhipped roofs are found to a lesser extent, roofs of this type must be used sparingly.
2. Local and natural roofing materials, which include red clay pantiles and natural slate roofs (often with clay ridge tiles) must be used whenever possible to maintain local character and identity.
3. Roof pitch must match the chosen material – clay tile roofs are typically more steeply pitched than slate roofs. Verge and eaves details must suit the form and style of the building as well as its location and avoid overly elaborate decorative rooflines.
4. A variation in roofscape is encouraged. Roofscape can be varied through the sensitive grouping of buildings of different heights and/or eaves and ridge levels. A limited range of designs must be used which directly relate to examples found
5. in the traditional vernacular. Monotonous continuation of the roofscape should
6. be avoided. However, very steep or very shallow pitches should also be avoided. The above should apply to all development, both residential and non- residential.
7. The integration of chimney stacks into Southwell's roofscape is strongly encouraged for new constructions.



Dormers and Rooflights (DR)

1. Pitched roofed gabled dormers and cat slide dormers do feature within the Parish area, however, dormers must be used sparingly as they are not a typical feature in the area.
2. When used, dormers must be incorporated so as to provide light into the roof space of the dwelling and not act as a means of extending floor space. Dormers must not be larger than the windows in the property and large flat-roofed, boxy dormers must be avoided. Sufficient space must be left around dormers so they do not crowd verges, hips or ridges.
3. Rooflights can be an acceptable alternative to dormers but must be used sparingly.
4. Rooflights must be set flush so that they are integrated within the roof structure. Rooflights with a vertical emphasis tend to be most appropriate and, like dormers, should be aligned with windows in the main façade.
5. Sun-pipes may be installed in roofs to channel daylight through roof spaces and supplement areas with limited or no natural light provision. Designs must be selected that are appropriate to the location, scale and mass of the structure. Solar heating systems that are incorporated within the construction of a roof, either flashed and flush mounted, or mounted directly on to its surface with minimal visual impact will be supported.

Figure 72: Example of roofscape and dormers

4 Natural Environment Features

Woodland, Trees and Hedgerow (WTH)

1. Developments must be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover.
2. According to the Hedgerow Regulation 1997, any good quality hedgerows classified as important must be protected and enhanced where necessary. This is known as 'Important Hedgerow'.
3. Species choice must be predominantly native but not completely; a 2:1 ratio would be appropriate to help build a tree population that supports UK wildlife but is also capable of responding to new disease and climate threats.

Constraints (CON)

7. A Constraints Plan for Trees, Other Woody Species and Hedges must be made to illustrate the impact the constraints retained, or new plantings of these elements, will have on the design process. The Constraints Plan must identify Root Protection Areas (RPAs) for the trees, woody species and hedges identified as suitable for retention, in accordance with BS 5837 to ensure trees are allowed to reach maturity.
8. Areas where trees, woody species and hedges may constrain use of the land on the site must be identified. This must be established with regard, for example, to the characteristics of this vegetation in terms of ultimate size, density of foliage in accordance with BS 5837, the National House Building Standards, Chapter 4.2 of Building near Trees and the Arboriculture Research Note 84/90/ARB.
9. Account must also be taken of any special features such as aspect, topography, exceptional size of tree etc.
10. Identification of these zones will allow trees, woody species and hedges to grow to maturity naturally without causing nuisance buildings or gardens on or adjoining the site through, for example, root growth, shading, etc.

New Planting (NP)

1. Trees, other woody species and hedge planting schemes must be planned and implemented in accordance with BS 8545.
2. The species mix of new plantings must be appropriate to their intended function, of native local origin and as the National Vegetation Classification (NVC).
3. New plantings will be subject to the same treatment as above for existing trees, woody species and hedges.
4. Specifications for the Treatment of Trees, Woody Species and Hedges on development sites will normally be subject to planning conditions or other legal arrangement by the LPA.

Treatment of Non Woody Herbaceous Plant Species (TNWHPS)

1. Non woody herbaceous species to be retained or established as part of the design for a development must be appropriate to the geological soil on the site and in the National Vegetation Classification (NVC).
2. The management of non woody herbaceous species must be agreed with the LPA to ensure they are retained for the life of the development.



Figure 74: Example of green spaces

5 Flood Resilience

This section should be read in conjunction with policies (E1 Flood risk assessments and mitigation and E2 Flood resilient design) in Southwell Neighbourhood Plan. Southwell has a significant number of properties within Flood Zone 3 which have a high risk of flooding. The community is therefore very aware of the impact development can have on flood risk to both the wider area and their own properties. New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of functional floodplain. The Sequential and Exception Tests should be utilised to locate the development as required by NPPF. Proposals should not increase flood risk to either the Development site or elsewhere. Consideration should be given, in developing designs, to manage surface water run-off in such a way that slows run-off down and serves to contribute to reducing flood risk to properties downstream as well as at the development site.

Due to the settlement areas' susceptibility to flooding, it would be preferable for Developments to limit surface water discharge rates below the Greenfield runoff rates. This may not be practical in all situations, and the Greenfield rate should be considered a maximum. Where possible, Developments should look to implement Sustainable Urban Drainage Systems (SuDS) to manage drainage requirements. These would preferentially use natural processes to provide green areas, allowing residents to connect more with nature.



Figure 75: EA extent of flooding from surface water map (source: <https://flood-map-for-planning.service.gov.uk>)

6 Sustainable Design

This section should be read in conjunction with the POLICY SD1 – Delivering sustainable development in Southwell Neighbourhood Plan. The Local Plan encourages creating buildings and spaces with reduced environmental impact, offering people opportunities to live lower carbon lifestyles. Buildings should be suitable for future adaptation, conversion or expansion.

The sustainable design and construction of new buildings and extensions to existing buildings have an essential role in reducing running costs, improving energy efficiency, and reducing greenhouse gas emissions. Buildings must be designed to facilitate future adaption and integration of sustainability from the concept stage, with consideration of passive solar heating, cooling and energy efficient strategies. The energy hierarchy should be adopted through implementation of passive environmental design principles (considering how the site layout can optimise beneficial solar gain and reduce energy demands e.g. insulation, while reducing the risk of overheating), then the specification of energy efficient building services before the incorporation of renewable energy sources. All new buildings must have integrated roof mounted PV panels or tiles.

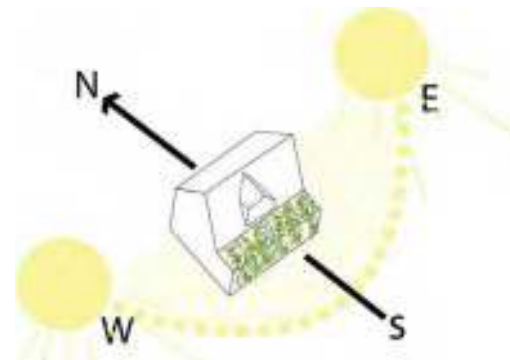


Figure 77 Precedent images – examples of sustainable energy efficient design

7 External Storage Spaces

The Design of external storage spaces can contribute to a de-cluttering of the street scene with items such as bins, hidden from general view. Standards for vehicle and cycle storage are covered by District Council Supplementary Planning Policies.

Refuse Storage (RS)

1. **Proposed developments must include information within their application detailing where bins and crates can be stored.**
2. **All developments must provide convenient, dedicated bin and recycling storage which is out of sight so as to minimise the adverse effects on the streetscape.**
3. **All bin storage must be easily accessible, minimising the distance between storage areas and collection points and avoiding access through the property.**



Figure 78: Precedent images - Example of refuse storages design

Appendix 2 – Glossary

Term Definition

Active Frontage

A street frontage which is considered '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). An amended A&DMDPD the amended DPD was submitted to the Secretary of State in January 2024.

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 intergenerational 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.

Appendix 3 – Key Supporting Documentary Evidence

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>

Sustainable Development Policy SD1

Natural England -Guide to assessing Development

Proposals on Agricultural Land available at

<https://www.gov.uk/government/organisations/natural-england>

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- Map - Risk of Flooding from Surface Water available at www.environment-agency.gov.uk
- Department for Levelling Up Housing and communities National Planning Policy Guidelines (NPPG) -Flood Risk assessments if you're applying for planning permission

available at [Department for Levelling Up, Housing and Communities - GOV.UK \(www.gov.uk\)](#)

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. Available at <https://www.legislation.gov.uk/eudr/2000/60/contents>
 - 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
 - Note is the info in green necessary?
- Buffers for water courses available at [MODEL LAND DRAINAGE BYELAWS \(publishing.service.gov.uk\)](#)
- [Trent Valley Internal Drainage Board Water Management Consortium Byelaw no 10](#) available at [https:// www.wmc-idbs.org.uk/planning-consenting](https://www.wmc-idbs.org.uk/planning-consenting)
-
-
- **Green Infrastructure and Biodiversity Policy E3**
 - Natural England-The Natural Environment and Rural Communities (NERC) Act 2006 available at <https://www.legislation.gov.uk/ukpga/2006/16/contents>

- Department for Environment, Food and Rural Affairs (Defra)-Biodiversity Offsetting Metric. Available at <https://www.gov.uk/guidance/biodiversity-offsetting>
- The Joint Nature Conservation Committee (jncc)-The UK Biodiversity Action Plan (UKBAP) available at <https://jncc.defra.gov.uk/ukbap>
- Nottinghamshire County Council- Nottinghamshire Local Biodiversity Action Plan (LBAP) available at <https://www.nottsbag.org.uk/projects.htm>.
- Government response to Making Space for Nature review available at <https://www.gov.uk> defra
- Department for Environment Food and Rural Affairs (Defra) -Biodiversity 2020- A Strategy for England's wildlife and ecosystem services ,available at <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>
Tree Preservation Orders (TPOs) criteria for designation available at Newark and Sherwood District Council www.newark-sherwooddc.gov.uk.
- .
Natural England Protected species and development: advice for local planning authorities available at <https://www.gov.uk/government/organisations/natural-england>
- Defra -Environmental Improvement Plan 2023 available at <https://www.gov.uk/government/publications/environmental-improvement-plan>
 - A Green Infrastructure Strategy for Newark and Sherwood Feb 2010 available from Newark and Sherwood District Council www.newark-sherwooddc.gov.uk.
 - .
 - Landscape Character Assessment SPD Dec 2013 available from Newark and Sherwood District Council www.newark-sherwooddc.gov.uk.
 - The Hedgerow Regulations available at [The Hedgerows Regulations 1997 \(legislation.gov.uk\)](http://TheHedgerowsRegulations1997.legislation.gov.uk)
 - .
 - British Standards Institution British Standard 5837.2012 Trees in relation to design, demolition and construction Recommendations ,available at <https://www.bsigroup.com>

Doncaster City Council adopted Local Plan 2015-2035

available at [Local Plan - City of Doncaster Council](#)

- **Public Rights of Way and Wildlife Corridors Policy E4**

- Sustrans National Cycle Network Guidelines and Practical Details Issue 2 available at <https://www.sustrans.org.uk>
 - Equality Act 2010 available at <https://www.legislation.gov.uk/ukpga/2010/15/section/6>
 - 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 Management Plan -2018-2026 available at <https://www.nottinghamshire.gov.uk>
- Doncaster City Council adopted Local Plan 2015-2035 available at [Local Plan - City of Doncaster Council](#)

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-sherwooddc.gov.uk
- Newark's Archaeological Resources Study (Newark and Sherwood District Council) available www.newark-sherwooddc.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-sherwooddc.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
- Newark and Sherwood District Council Open Space Assessment and Strategy January 2022 available at 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 British Standard 5837.2012 Trees in relation to design, demolition and construction Recommendations available at <https://www.bsigroup.com>
- National House Building Council -National House Building Standards, Chapter 4.2 on Building near trees available at <https://nhbc-standards.co.uk>
- Department of the environment (1984) Arboriculture Research note 84/90/ARB –The Ultimate Size and Spread of Trees Commonly Grown in Towns
- The Tree Council publication Tree and hedge planting a step by step Guide available at <https://treecouncil.org.uk/guidance-resources/tree-and-hedge-planting-a-step-by-step-guide/>

- Joint Nature Conservation Committee -National Vegetation Classification (NVC) available at <https://www.jncc.defra.gov.uk> national vegetation classification
- “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/hags-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
- 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 –

Appendix 4 – Key to Proposed Open Spaces

Local Green Space 1	Description	Test against LGS criteria in the NPPF
The Southwell Trail .	The trail lies on the track of the former Rolleston to Mansfield railway line. It is lined on both sides with trees and shrubs throughout its length. Most is outside the urban boundary but this LGS is the South East Section which lies within it	Muc Valued by the local community, The trail is well used by walkers, cyclists, horse riders and wheelchair users and the south east section leads off from a public car park so it a valuable introduction. A public footpath along side the river links with the Trail at Maythorne to make for a very attractive circular walk back to Southwell. It is close to the town and not especially extensive. The trees lining the trail provide a rich haven for wildlife.

Local Green Space 2	Description	Test against LGS criteria in the NPPF
The central space in front of the bungalows on Norwood Gardens	An open grassed area with trees	The area provides a focal point to the bungalows and surrounding houses and contributes to the area of open space in North Ward. It is indicated as open space in the NSDC Open Space Strategy and Assessment.

Sum

Special Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	yes	no	no	yes	yes	yes	yes	no	no	yes

Sum

Special Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	yes	no	no	yes	no	no	yes	no	no	no



Looking NW along the trail



Looking west across the river Greet and one of the fields to the trail and houses beyond.



Looking NE

Local Green Space 3	Description	Test against LGS criteria in the NPPF
Land to the east of Kirklington Road	An historic Orchard	The land was excluded from housing site Ho/So/4 in the Local Plan. It is an historic orchard identified in the Natural England map of the same.

Local Green Space 5	Description	Test against LGS criteria in the NPPF
The Hopewell Rise Estate play area	Situated in the south east corner of the estate and next to the High Town Footpath. Contained play equipment provided by the developer.	The Land provides a children's play area as required in the Neighbourhood plan

Summary

Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	no	yes	no	yes	no	yes	no	no	

Summary

Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	no	no	yes	no	no	yes	no	no	



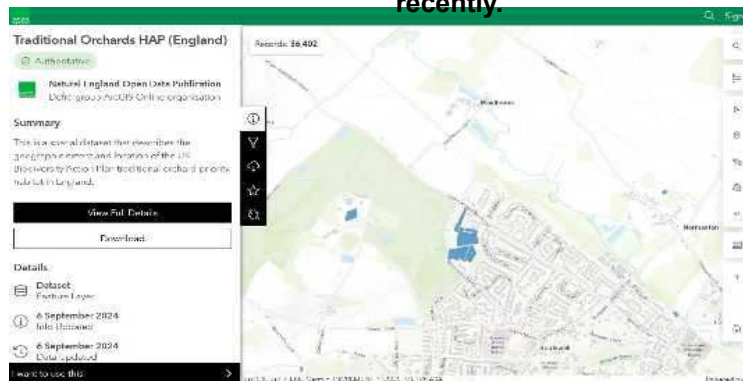
Looking south from the footpath on the north boundary



Looking east from Kirklington Road, part has been fenced off recently.



Looking South East towards High Town path



Local Green Space 6	Description	Test against LGS criteria in the NPPF
Open space on the eastern edge of the Beckett's Field Estate	The land forms part of the open space required for residential developments in the Neighbourhood Plan and contains an important balancing pond – part of the flood mitigation measures.	Although the area does not provide a focal point to the development giving a sense of place as required in the Neighbourhood plan, it contributes to the open space required in the District Council's Core strategy documents.

Local Green Space 6	Description	Test against LGS criteria in the NPPF
Open space on the eastern edge of the Beckett's Field Estate	The land forms part of the open space required for residential developments in the Neighbourhood Plan and contains an important balancing pond – part of the flood mitigation measures.	Although the area does not provide a focal point to the development giving a sense of place as required in the Neighbourhood plan, it contributes to the open space required in the District Council's Core strategy documents.

Sum

Special Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
To Beckett's Field	yes	yes	no	no	yes	yes	yes	no	yes	no



Looking East across the pond with Westhorpe Dumble in the background

Sum

Special Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
To Beckett's Field	yes	yes	no	no	yes	yes	yes	no	yes	no



Looking East across the pond with Westhorpe Dumble in the background

Local Green Space 7	Description	Test against LGS criteria in the NPPF
Beryl's Meadow	A small Triangular piece of land south of Wakeling Close, mostly grass with a footpath running through it. The land is owned by the Town Council.	The land lies within the extended Conservation Area. It gives access from Farthingate Close to a footpath up to Brackenhurst across area 22. It provides a peaceful haven close to the local communities of Wakeling Close and Farthingate.

Local Green Space 8	Description	Test against LGS criteria in the NPPF
Higgins Mead, off Church Street and the site of the former Minster Grammar School	The area is contiguous with Minster Fields and is separated from Church Street by a timber post and rail fence.	Minster Fields, the former school playing fields is already designated as a main open area. The Higgins Mead was gifted to the church on condition that it was not to be built on and has been removed from the District Council's allocated sites. It forms the northern end of the historic Archbishop's Deer Park which stretched from Church Street up to Brackenhurst.

Sum

Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	no	no	yes	yes	no	yes	no	yes	yes

Sum

Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	no	yes	yes	no	no	yes	no	yes	yes



Looking SW from the NE corner, the footpath is on the left, the backs of houses on Wakeling Close on the right.



Looking west from Church Street (in the foreground). The grounds of the Archbishop's Palace and Vicar's Court are surrounded by the trees in the background.

Local Green Space 9	Description	Test against LGS criteria in the NPPF
Land south of Potwell Dyke and west of Shady Lane	The land forms part of the gardens of houses and the Hearty Goodfellow pub on the north side of Easthorpe. One garden contained the original Bramley Apple Tree. The gardens contain a number of trees along the banks of the Potwell.	The land is designated as Important Open Space in the Easthorpe Character Area map.

Local Green Space 10	Description	Test against LGS criteria in the NPPF
Land to the south of Potwell Dyke and east of Shady Lane	A small tract of land, pasture surrounded by mature trees.	The land is designated as Important Open Space in the Easthorpe Character Area map.

Sum

mary Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	yes	no	yes	yes	yes	no	no	yes	yes	yes

Sum

mary Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	yes	yes	yes	yes	yes	no	yes	no	yes	yes



Looking west from Shady Lane across the garden of the Hearty Goodfellow pub. Potwell Dyke is on the right..



Looking North from the SW corner of the land. The trees in the background line Potwell Dyke.

Local Green Space 11	Description	Test against LGS criteria in the NPPF
On the north side of Newark Road immediately to the west of Potwell Dyke	A small piece of scrubby land adjoining a footpath from Newark Road to Greet Park Close	The land is part of the walk from the town centre to the Workhouse, the latter now owned by the National Trust. It was recognised as an important part of the walk when an application for a bungalow on the site was refused by the District Council (Planning ref 10/00324).

Sum

Proximity	Special to Community	Beautiful	Historic Significance	Recreational Value	Tranquil	Rich Wildlife	Local in Character	Extensive?	In Conservation area	Contributes to Landscape Setting of Southwell
yes	yes	no	no	yes	no	no	yes	no	no	no



Looking north across Newark Road from the end of Burgage Lane. The footpath is on the right and continues through Greet Park Close beyond and onwards to Upton Road and the Workhouse

Appendix 5 – Changes to the Plan
See separate document.

