

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

Cllr Karen Roberts
Chairman Southwell Town Council

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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 have regard to national planning policy, as set out in the National Planning Policy Framework (NPPF) and associated guidance documents, and be in general conformity with 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 unless material considerations indicate otherwise.
- 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, 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 revised Plan is a compilation of the reviews of those groups, with further input from our Planning Consultant, Newark and Sherwood District Council Officers and consultants appointed by Locality, an organisation which supports Communities and Neighbourhood Planning.
- 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. We also wished to strengthen the requirements in former Design Guide by changing them into a set of Design Codes.
- 1.9. Housing allocations remain unchanged in the draft revised District Council Allocations DPD, and they do here. At some time in the future we would like to see the sites to the south of the old Highways Depot (site SS7) allocated to allow for potential access to land south of Crew Lane which is 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 have been consulted on the review and proposed changes. Details may be found in the Consultation Statement published alongside the Submission Draft of the Neighbourhood Plan

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 (the amended DPD was submitted to the Secretary of State in January 2024).
- 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. For the revised Plan, The Working Group Group sought comments from all sectors of the community Parish residents, Statutory consultees, local Parish Councils, businesses, and landowners were notified of the publication of the draft revised Plan which was available on-line and in hard copy form in Southwell Library and the Town Council offices. The revised plan was accompanied by a report indicating the changes which have taken place since the original plan in the form of deletions and additions. Consultees were invited to submit their comments using an on-line questionnaire or by paper copy. **Southwell Town Council does not intend to allocate any additional land for housing as part of this review,**

believing it to be the responsibility of Newark & Sherwood District Council to do so.

1.18. The Working 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 12 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 which includes The Minster, which is the cathedral church of the Southwell and Nottinghamshire diocese. To the south of the town lies Nottingham Trent University Brackenhurst campus. Both flourish because of international renown and both are major employers and contributors to the local economy.

Demographic and Socio-economic profile

2.2. The 2021 census recorded a population of 7,558, an increase of 261 or 3.57% since the 2011 census, about half the average for the District of Newark and Sherwood. 207 properties have been built since 2013 giving a total of approximately 3,392 dwellings. (AECOM Housing needs assessment).

2.3. The 2021 census data shows Southwell to have a higher-than-average ageing population - 25% of people being aged between 65-84, compared to England overall where 14.11% of people were in that age range. This is an increase of 4% and 1.9% respectively. The percentage of the population between the ages of 25-44 (14.4, down from 17.25%) in Southwell was 12.2% 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. The former has proved to be correct.

2.4. Finally, 95.9% of residents were of white ethnicity, down from 97% in 2011. Other ethnicities still make 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 2021 census when 48.9% of residents assessed their own health as 'very good', marginally higher than the national average. At the time of writing there are no new published figures for life expectancy for Southwell.

2.6. The percentage of people actively seeking employment in Southwell in 2021 was 2.2%, up from 1.59% which was considerably lower than the national average of 3.5%, showing that Southwell was, on the whole, economically prosperous. 12% of the population are full time students compared with England at 7.7%. In 2021, 42.7% of people were employed as in higher or lower managerial, administrative or professional occupations (England 33.1%). No figures are available for individual wards.

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. However such figures are not available at the time of writing. 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 were expected to be owneroccupied. The 2021 figure for Southwell is 76.6%.

- 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 semidetached/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. The N&SDC Housing Needs Study of December 2020 indicates that 32.8% of older people want a bungalow. Currently bungalows represent 18.1% of the housing stock in the Southwell Area.

- 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. The Amended Core Strategy directs 3% of Newark and Sherwood District’s housing growth to Southwell. This equates to a need to provide 264 dwellings between 2013 and 2033. Previous completions and committed developments will all contribute towards the achievement of this target, which means that there is no strategic requirement to allocate further land in Southwell for housing development at this time.

- 2.10. Southwell has a high level of home ownership at 76.6%, up from 74.3% in 2011. This is higher than the rates across the district (69.8%) and England (62.3%).

- 2.11. 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, Green Southwell and the Potwell Dyke Grasslands Action Group.

Landscape

2.12. 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.

2.13. 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.

2.14. 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

2.15. 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 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.

2.16. 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 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.

2.17. 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 1st 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

- 2.18. 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.
- 2.19. As of June 2023, there were four vacant shops and two other vacant units out of 133 in Southwell. 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.
- 2.20. 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.
- 2.21. 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

- 2.22. 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.
- 2.23. 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.
- 2.24. The playing pitches are situated in the War Memorial Recreation Ground, Park Lane 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 situated at Norwood Park.
- 2.25. 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.
- 2.26. 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

- 2.27. 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

2.28. 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

2.29. 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, Green Southwell and the Potwell Dyke Grasslands 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.

It should be noted that the three elements are to be pursued together and are not set out in any order of priority.

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 other environmental harm, 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 by sustainable modes of transport to services, facilities, and amenities whilst minimising transport-related pollution and congestion.

Objective 5: Community Facilities

To protect and enhance the range of facilities and services to serve the community’s needs, 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 relationship¹ between homes and workplaces, whilst maximizing the benefits for the community.

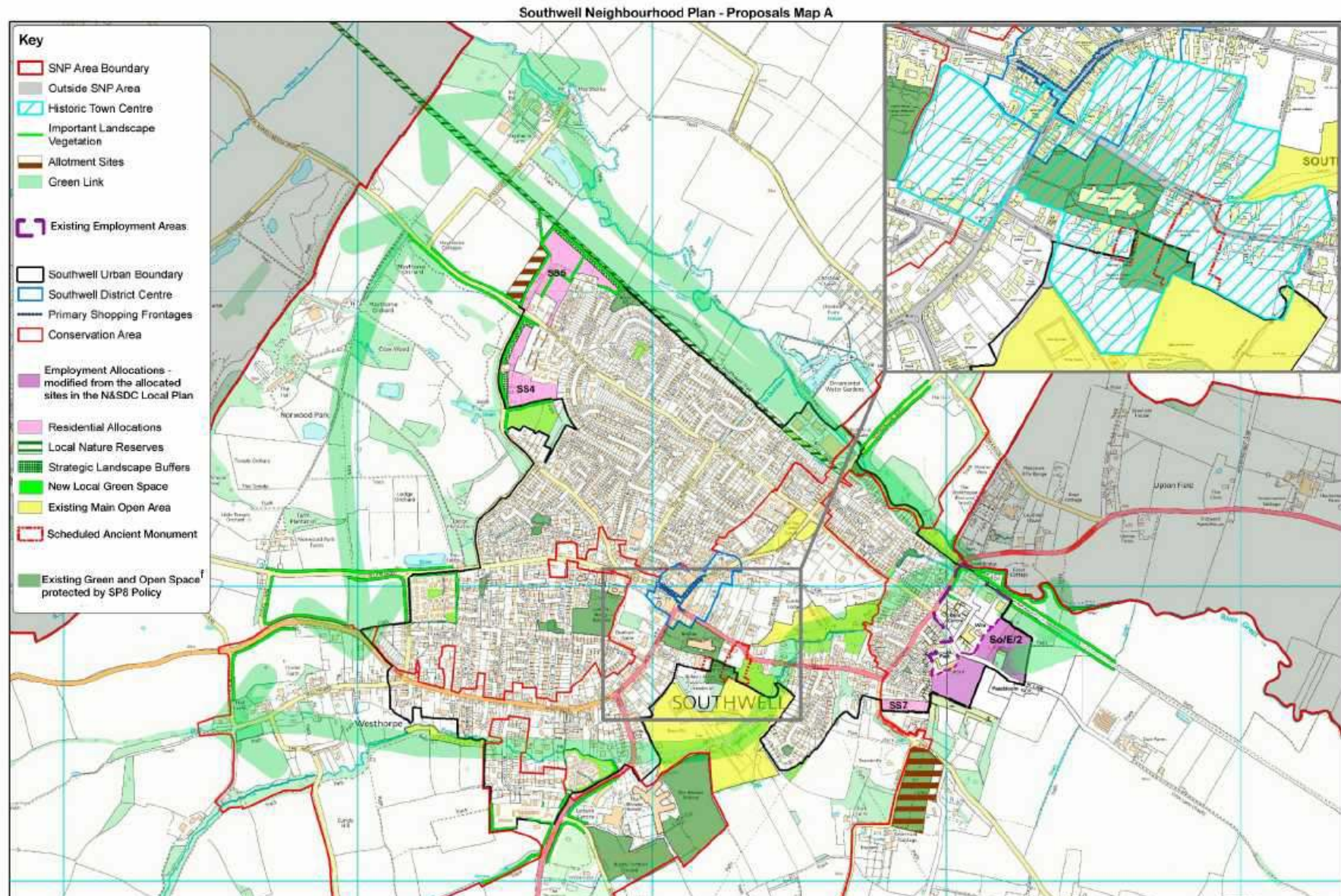
¹ “an important consideration when planning for a sustainable relationship between homes and workplaces is the environmental impacts associated with commuting. A sustainable relationship would be one in which such impacts are minimised, for instance by minimising distances that need to be travelled by car and favouring locations that can conveniently be accessed by public transport, walking or cycling. This would involve careful consideration of the relative locations of homes and workplaces and the type and quality of infrastructure that connects them”.

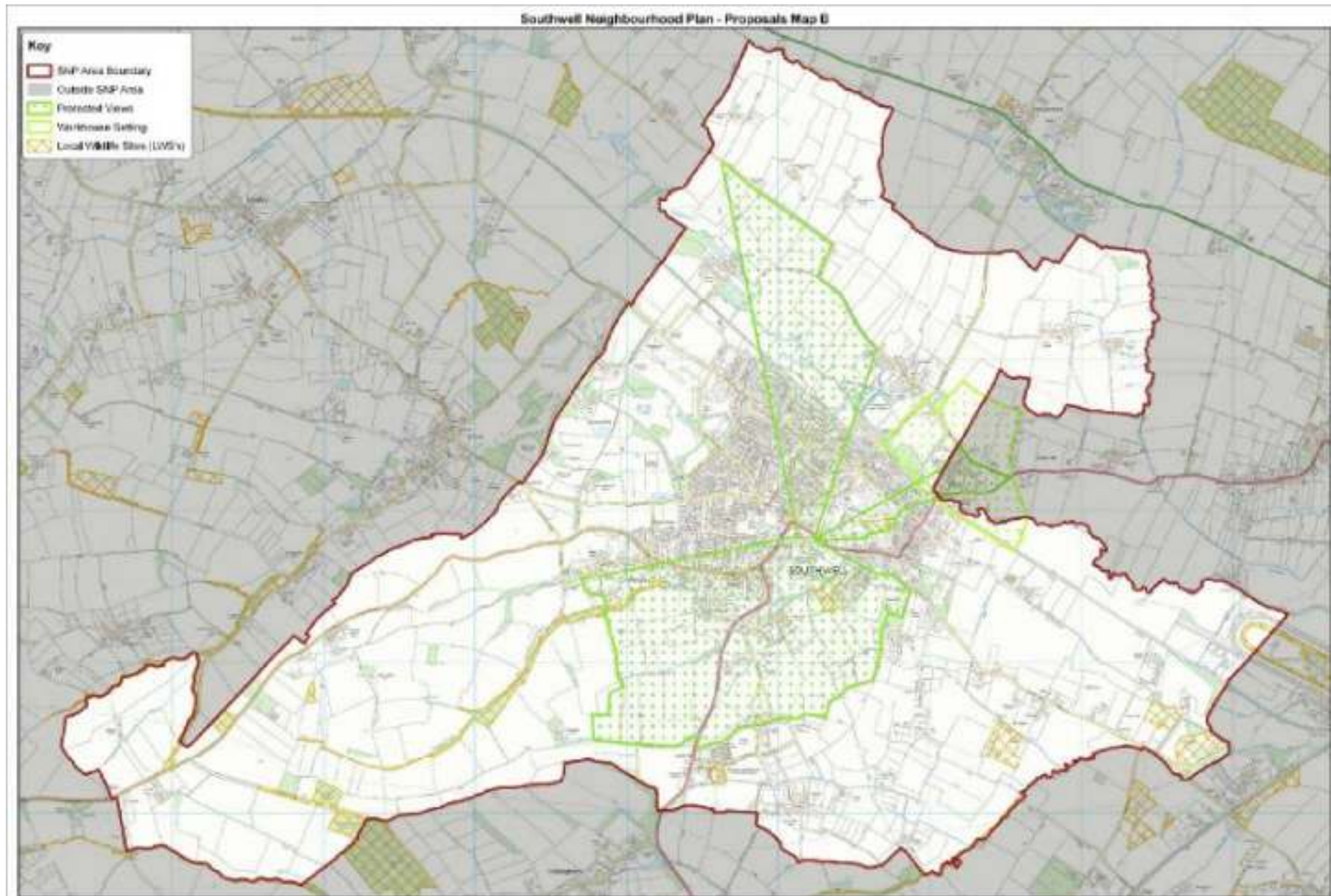
4. Policy Overview

- 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.

	Objectives to be delivered:					
	01	02	03	04	05	05
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 – Town Centre			✓		✓	✓
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	✓					✓
Appendix:						
Appendix 1 – Design Guide			✓			
Appendix 2 – Glossary	✓	✓	✓			
Appendix 3 – Key supporting documentary evidence	✓	✓	✓	✓	✓	✓
Appendix 4 – key to proposed Open Spaces					✓	
Appendix 5 – changes to the Plan						





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 are to be met, with reference to the Local Plan and applicable policies in this Neighbourhood Plan.**
- ii. due 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. due 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. wherever relevant and appropriate, opportunities are being taken to enhance, Southwell’s integrated Blue and Green Infrastructure, recognising and supporting the multiple functions performed by the areas and features that make up this 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 a requirement for developer contributions as set out in the NSDC Developer 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’s 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.**

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”.

They may be found at Appendix 1

b There is a need to ensure the Blue and Green infrastructures is protected and enhanced; and that 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. Where significant non-agricultural development is proposed on agricultural land, the loss of agricultural resource that would be involved should be assessed by an appropriately qualified expert in accordance with the Defra Agricultural land Classification Scheme

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 harm 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 appropriate allowance for climate change. In line with up-to-date national guidance

E1.4 Due consideration should be given to the use of natural flood defence approaches where these offer appropriate solutions with regard to environmental, biodiversity and landscape objectives.

E1.5 Proposals for flood mitigation must be designed to meet the requirements of the National Planning Policy Framework and 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 for a strategic plan to mitigate the effects of flooding in the town, as reflected, for example, in the returns from the NP survey via the Bramley newspaper and the NP Environment Theme Group. The policy 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 those bodies, English Heritage, Natural England, Nottinghamshire County Council, and others. We also liaised directly with Ross Marchall of NCC, the Lead Flood Authority, who had no objections to Flood Policies E1 & E2.

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 flood zones 1, 2 and 3, as identified on the Environment Agency Fluvial Flood Map (rivers and the sea) for planning.

However, it is important that applicants consider the findings of local site specific studies, including the Hydraulic Model for Southwell developed for 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. It should be noted that surface water flooding is the most significant flood-risk issue affecting Southwell.

6.5. Core Policy 10A of the Newark and Sherwood Core Strategy (adopted in 2019) establishes the principal of Local Drainage Designations for Southwell and Lowdham. These designations set local drainage standards which specified forms of new development will be required to meet. This is to ensure that development positively manages its surface water run-off through the design and layout of new development, in order that there will be no unacceptable Impact from run-off on surrounding areas or the existing drainage regime. The details for their operation will be provided through a Supplementary Planning Document (SPD).

6.6. 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, and natural habitats are increasingly used as effective flood defence strategies – allowing bends to slow water down and flooding over marshes (see <https://www.gov.uk/government/publications/natural-floodmanagement-programme-evaluation-report/natural-flood-managementprogramme-evaluation-report>). A balance should be sought between addressing flood prevention and conserving wildlife, landscape, and town character.

6.7. 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.

6.8 The Environment Agency's website provides access to up-to-date flood-risk maps and these can be viewed via the following links:

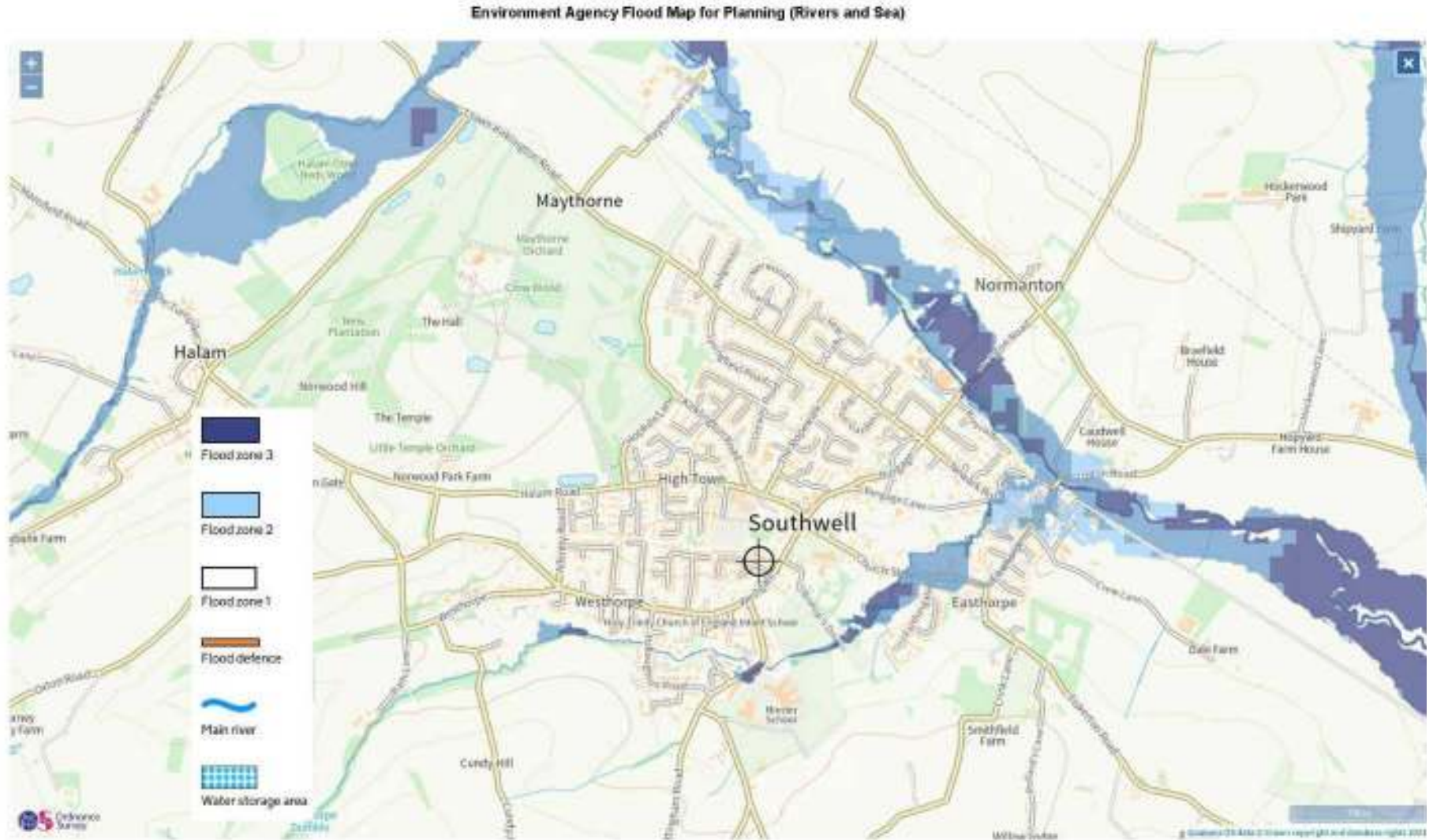
[Fluvial](#)

[Pluvial](#)

6.9 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)

34



Environment Agency Map for Risk of Flooding from Surface Water

35



POLICY E2 – FLOOD RESILIENT DESIGN

Introduction

6.8. 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.

6.9. 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 the following matters have been addressed:

- a. how 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. how any flood mitigation measures proposed have regard to 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, it should be demonstrated that the drainage system and any attenuated storage will:
 - I. use SUDS throughout the site as a primary means of surface water management;
 - II. appropriately limit the discharge rate generated by all rainfall events (making due allowance for climate change effects);
 - III. provide adequate surface water run -off attenuation storage.
 - d. buildings and hard standing areas should be designed so as 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 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.

Explanatory

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

6.11. 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”.

6.12. 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 should be assessed on a case-by-case basis and an 8m wide strip may be acceptable on lesser drains/water courses where compact machinery can be operated. The 8m width also complies with buffer strip requirements in other environment policies within the NP.

6.13. 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 8m 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”.

6.14. 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.

6.15. 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 the latest best practice adopted by the Lead Local Flood Risk Authority. Points of particular importance and relevance that should be taken fully into account when seeking to meet the requirements of Policy E2 include:

- a) using SUDS throughout the site as a primary means of surface water management, designed in accordance with CIRIA C753;
- b) limiting 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 Q_{bar} ;
- c) providing surface water run-off attenuation storage in accordance with “Science Report SC030219 Rainfall Management for Developments” and the approved FRA.

6.16 Good practice involves applying a surface water hierarchy to the design of new developments (except for minor developments creating no significant additional drainage requirements), as follows:

- 1) surface water runoff collected for use; e.g., rainwater harvesting/green walls/roofs;
- 2) discharge into the ground via infiltration; e.g., permeable surfaces (particularly driveways), soakaways, unlined ponds, swales and trenches, wetlands etc;
- 3) attenuation above ground in ponds or water features for gradual release into infiltration features and if this is not possible, to a watercourse;
- 4) attenuation of surface water via storage in tanks or sealed water features for gradual release into infiltration features and if this is not possible, a watercourse;
- 5) discharge to a watercourse or other surface water body;

- 6) in exceptional cases, controlled discharge to a sewer or other drainage system, via above ground attenuation, and if this is not possible, underground attenuation;
- 7) discharge to a surface water sewer, highway drain or other drainage system, discharging to a watercourse or other surface water body;
- 8) discharge to a combined sewer;
- 9) no surface water connections are made to the foul system;
- 10) surface water connections to the combined or surface water system 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;
- 11) no combined sewer overflows are created in areas served by combined sewers, and that foul and surface water flows are separated.

6.17 By following the hierarchy outlined above (6.16), development proposals may satisfy Severn Trent Water's requirements for a Sewerage Environmental Discount, available if there is no surface water connection made to a public sewer.

POLICY E3 – GREEN INFRASTRUCTURE AND BIODIVERSITY

Introduction

- 6.16. 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.
- 6.17. 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 [wildlife habitats and species in Southwell parish and achieve gains for biodiversity](#).

6.18. This policy is part of a multi-faceted approach towards [combating climate change](#), conserving the natural environment and safeguarding 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. It should therefore be read in conjunction with the other policies within the plan, particularly E2, E4, E5, and CF2.

Policy E3

E3.1

Any development which falls within the provisions in the Environment Act 2021, any secondary legislation to this, and the Town and Country Planning Act 1990 and Local Planning Authority undertakings requiring a net gain in biodiversity, must demonstrate in a management plan approved by Newark and Sherwood District Council how this will be achieved and delivered, using a metric, mandated by the relevant legislation, to compare the base line biodiversity value of the site with the potential for the required gain.

The required net gain in biodiversity should be maximised on site, with any shortfall to be delivered offsite, with an appropriate Biodiversity Gain Plan demonstrating how this is to be achieved, ideally adjacent or locally to the site, within Southwell parish or within the Newark and Sherwood District and as a last resort, elsewhere.

Proposals which fail to demonstrate the biodiversity net gain required by the legislation will not be supported.

E3.2 If activities have taken place between 30 January 2020 and the date agreed with Newark and Sherwood District Council for the baseline biodiversity value calculation, or in the absence of any such agreed date, the date of the planning application, which have reduced the baseline biodiversity value of the application site from what it would otherwise have been, then the predevelopment value will be taken as that immediately prior to those

activities. This will be determined using historic aerial imagery and any other relevant published information.

E3.3 All development required by relevant legislation to provide a minimum biodiversity gain should be supported by an appropriate management plan, approved by Newark and Sherwood District Council, setting out objectives, management prescriptions, responsibilities, and a monitoring and reporting procedure.

E3.4 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 favoured only if it is demonstrated that the wildlife and biodiversity value of any such site(s) will be fully protected from and where possible enhanced by the development.

E3.5 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 2006, the UK Biodiversity Action Plan (UKBAP) and the Nottinghamshire Local BAP (LBAP). If such wildlife is identified they must demonstrate how this will be protected for the life of the development and in compliance, where appropriate, with the Natural England Standing Advice for Protected Species, ancient woodland, ancient trees and veteran trees

Developments which include the creation of additional habitats, including roosting, nesting or shelter opportunities for wild life will be looked on favourably provided they are accompanied by a report, from a suitably qualified expert ,that identifies the potential benefits from the proposals and within the following guidelines for bats, swifts, small birds and hedgehogs:

**A) New residential development involving a single dwelling
the provision of a single integrated bat roosting box;**

B) New residential development involving 4-5 dwellings

the provision of an integrated bat roosting box on 2 dwellings and the provision of an integrated bird nesting box on a further 3 dwellings and boundaries to be permeable for European hedgehogs, by the provision of suitable holes in walls and close boarded fencing to create a “hedgehog highway through residential gardens”;

C) Residential Development involving 10 or more dwellings

**integrated bat roosting boxes to be provided on 20% of the dwellings and Integrated swift boxes in minimum groups of 3 to be provided on 10% of the dwellings: and
integrated bird nesting boxes for species other than swifts to be provided on 10% of the dwellings: and**

any new soft landscaping schemes to include the use of species that are beneficial to wildlife in the UK to be maximised.

E3.6 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 but wherever possible enhanced to perform their function

E3.7 Unless it can be shown to be impracticable, a buffer strip 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 watercourse(s). For watercourses the buffer width should be a minimum of 8m to maintain consistency with Polcy E2 – Flood Resilient Design.

For hedges without an accompanying water course **the width of the buffer to be sufficient to –**

- a) prevent damage to roots within the expected Root Protection Areas of trees and woody species when these reach maturity within the retained hedges;
- b) prevent trees and woody species becoming a nuisance or safety hazard for the owners of the properties adjacent to the buffer;
- c) ensure there can be a consistent management of the trees and woody species along the buffered feature;
- d) be effective as a wildlife corridor;
- e) enable easy and sympathetic maintenance of the features.

The inclusion of buffer strips on a development should be undertaken as outlined in Southwell Design Codes BS and WTH.

E3.8 Development proposals which impact on the Important Landscape Vegetation shown on the NP proposals map must include particular consideration in addition to the requirements of Policy E3.8, for its protection, to ensure a rural aspect is maintained on the gateway approaches to Southwell.

All woody species on a development site should be assessed and where appropriate protected,

All established trees on a potential development site must also be assessed for their eligibility to meet the criteria for a Tree Preservation Order (TPO) protection.

The layout on development sites should ensure the Root Protection Areas (RPAs) of any specimen retained, and introduced trees, can be protected from damage when the trees reach maturity and at this stage the trees themselves will not become a nuisance or safety hazard.

E3.10 Where, as a result of a development proposal, the loss of valued trees is unavoidable, establishment of viable replacements must be incorporated as part of the scheme,

3.10(a)New plantings of vegetation should be undertaken for woody species and non woody herbaceous species within the guidance in the National Tree Council “Tree and Hedge Planting Step by Step Guide” and as outlined in the Southwell Design Code NP and Code TNWHPS respectively.

E3.11 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

6.19. 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.

6.20. There are no sites of international importance for habitats and species they support within Southwell parish. However, development has the potential to have negative effects on habitats and species that are a priority for conservation at national and local level importance. This includes protected species and those listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act

2006 and those identified within the UK Biodiversity Plan (UKBAP) and the Nottinghamshire Biodiversity Action Plan (LBAP).

- 6.21. 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 in the Environment Act 2021, National Planning Policy Framework (NPPF), [therefore gives powerful protection for the natural environment and public well being in paras 8,124 180,181,185 and 186](#)
- 6.22. The Environment Act 2021 requires the baseline biodiversity value of a development application [subject to The Act](#) to be determined either at a date agreed between the applicant and Newark and Sherwood District Council or in the absence of any such agreement, the date of the planning application. The legislation includes provision to prevent deliberate actions to reduce the baseline biodiversity value. It is considered that in addition to the biodiversity gain plan required by the Environment Act 2021, additional detail will be required for the management and monitoring of on-site biodiversity gains.
- 6.22a There was concern that the biodiversity value of land proposed for development by District Councils could be inadequately assessed. However nsdc is now [obliged to take full account of the biodiversity value of a site at the time of "Allocation" therefore the review of the Neighbourhood Plan does not address this issue.](#)
- 6.23. The [Environment Act 2021 provides for a Biodiversity Metric standardised metric using a standard methodology to calculate "biodiversity units" in relation to development proposals](#), based on the [type](#), condition and extent of habitat(s) [pre, present and post development..](#)
- 6.24. The Important Landscape Vegetation shown on the NP proposals map is identified because in addition to having ecological and historic value, it has an essential landscape function to provide a gradual transition from the countryside to the urban to help retain the urban character of Southwell. Southwell Town Council is

committed to assisting Newark and Sherwood District Council to produce a Register of other 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.

6.25. “The Hedgerow Regulations only protect “country hedgerows”, defined* as hedgerows on or next to:

1. land used for agriculture or forestry,
2. land used for breeding or keeping horses, ponies, or donkeys,
3. common land,
4. a village green,
5. a site of special scientific interest,
6. a protected European site such as a special area of conservation or special protection area,
7. a local or national nature reserve,
8. land belonging to the state.

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 [such](#) vegetation, to [ensure uniform management of the strips and the buffered features](#) and to provide wildlife movement corridors.

The uk government supports the use of British Standards developed by the British Standards Institute (BSI), [including those relating to planning matters](#). The UK Government is also a partner with the National Tree Council. [The BSI standards or their interpretations](#) and the guidance from the National Tree Council [are available from many Local Councils or on the internet](#).

[It is essential ,to avoid confusion, that planners, developers, enforcement officers and the general public use recognised standard principles when considering planning issues.](#)

POLICY E4 – PUBLIC RIGHTS OF WAY AND WILDLIFE CORRIDORS

Introduction

- 6.26. Southwell has an extensive network of Public Rights of Way (PROWs) through the town and into the surrounding countryside.
- 6.27. 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, including open space allocations, and, where appropriate, also serving as buffer strips and as described in PolicyE3.
- 6.28. PROW are made up of four categories of access, Footpath (public on foot), Bridleway (foot, horseback and pedal cycle), Restricted Byway (foot, horseback, pedal cycle , and horse and cart) and Byway (foot, horseback, pedal cycle , horse and cart and motorised vehicle), although only the first two categories exist in the town.
- 6.29 Cycle path is a legal designation that allows pedal cycles (and may include pedestrians) on a route and is outside of the PROW categories. A footpath can be converted to a cycle path (through the Cycle Path Act 1984) if the physical features of the route allow it or it can be constructed to meet the design specifications. These routes become adopted highways.
- 6.30. 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 footpaths, and bridle ways, which cross their sites, are retained in situ, and wherever possible, made more attractive for public use, and to contribute to Southwell’s Green infrastructure.

E4.2 PROWs should be considered to be multifunctional, to give a positive experience for the legal users including runners, walkers, those with mobility aids and where relevant, horse riders , as well as contributing to the Green Infrastructure.

E4.3 The minimum width of a PROW or Cycle Path should be determined by legal status and the requirements of the intended users as outlined in the NCC Highway draft guidance which states that: -

Existing or diverted public footpaths should have a surfaced minimum width of 2 metres.

Existing or diverted public bridleways should be provided with a surfaced minimum width of 3 metres.

If paths are not routed through open space, in addition to provision for any adjacent woody vegetation they should be provided with clear, unencumbered verges (minimum width of 1m each side) to facilitate good visibility and an open aspect for users

For Cycle-Paths, which, wherever possible, should be separate from pedestrian paths, the minimum width of the hard surface path should be a minimum of 2m.

Where it is not possible to separate cyclists and pedestrians the minimum width of the shared hard surface path should be a minimum of 3m.

For both PROWs and Cycle Paths the appropriate hard surface element of the route should be water permeable and bordered on either side, with a minimum 1m wide grassed strip as a safety margin for users with an

additional width when provision needs to be made for any adjacent woody vegetation.

E4.4 Where boundary screening is required between a development and a PROW, this should be of a type appropriate to the local context, with a preference, where appropriate and feasible, for the use of vegetation (rather than with walls or fences), to give a natural aspect to the PROW and for wildlife benefits, but only if sufficient space is provided to allow for growth and responsible management for the vegetation is defined..

E4.5 When a new PROW is to be provided or revisions made to an existing PROW as part of a development, the alignment should avoid the use of estate roads wherever possible, and preference given to paths through landscape or open space areas away from vehicle traffic. New routes should meet the NCC Highway draft design requirements.

E4.6 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.

E4.7 For cycle routes, which, wherever possible, should be separate from pedestrian paths, the minimum width of the hard surface path should be a minimum of 2m.

Where it is not possible to separate cyclists and pedestrians the minimum width of the shared hard surface path should be a minimum of 3m. In each case the appropriate hard surface element of the route should be water permeable and bordered on either side, with a minimum 1m wide grassed strip to as safety margin for users.

Note: Any further vegetation (shrubs/trees) should be outside of this and given enough room to grow to a mature size.

Explanatory

6.29. 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 should be conserved and enhanced. It was prepared with reference to the Nottinghamshire CC Rights of Way Office.

6.30. 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 on development sites only, as attractive amenities contributing to sustainable transport, public wellbeing, ~~and~~ recreation, and as green corridors for wildlife as part of the Green Infrastructure.

6.31.

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 so that they can be used by all the community, including pedestrians, cyclists, wheelchair, and electric buggy users.. The aim in this situation, therefore, should be for a PROW, Cycle Path or Byway to allow for good public access, effective maintenance and with wildlife friendly vegetation alongside a hard path. The width of any hard path should be related to the anticipated users requirements. The policy therefore takes account of the information in the Nottinghamshire CC PROW Management Plan and Highway draft Design Guide, the “Sustrans” National Cycle Network Guidelines and Practical Details issue 2”, the Equality Act 2010, the Department for Transport “Inclusive Mobility A guide to Best Practice on Access to Pedestrian and Transport Infrastructure”, the Local Transport Note 1/20 and the f Rights of Way Act 1990

- 6.34. 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.
- 6.35. This policy is consistent with the NPPF paras 96, 104, 108, 110, 116 and 186d. Para 104, in particular, states that “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.” Paragraph 110d requires that “planning policies should...provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans). Para 186 d states “opportunities to improve biodiversity in and around development should be integrated as part of design especially where this can secure measurable gain in biodiversity or enhance public access to nature where this is appropriate.”

POLICY E5 – GREEN LINK

Introduction

- 6.35. 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.
- 6.36. 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. The intention is 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.

Policy E5

E5.1 Development proposals that would contribute to the creation of a Green Link around Southwell will be supported in principle subject to all other Development Plan provisions. This is 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 Development proposals which will impact on the Green Link through their physical presence or pressure from activity will be supported only if accompanied by measures to protect and enhance the Green Link by:

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

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

Explanatory

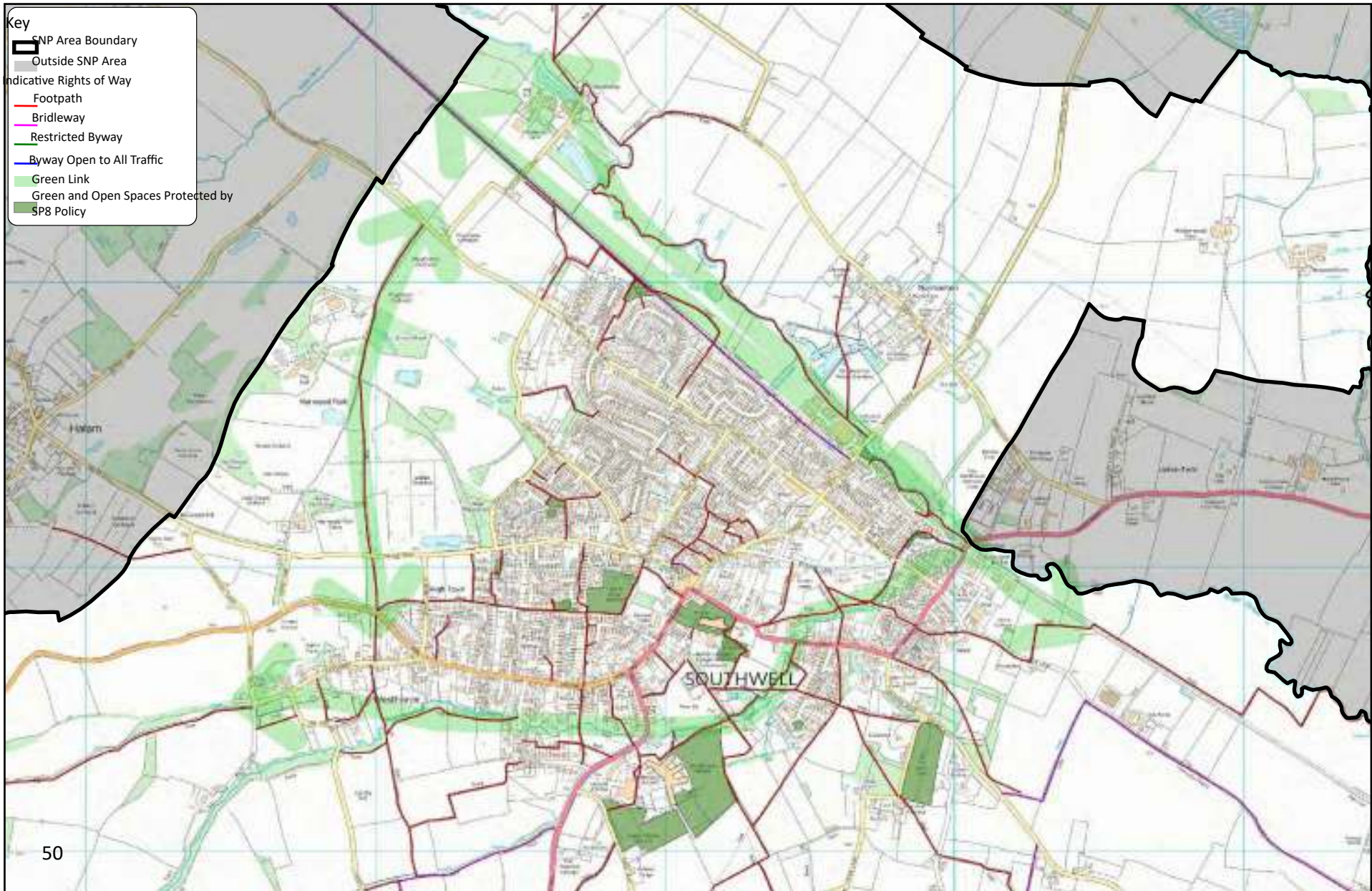
6.37. The Green Link comprises important open spaces, PROWs, and water bodies, primarily around the edge of the built -up area of Southwell, which are integral to the character of the town, public amenity, and wildlife. Many of these routes and spaces already exist (such as the Southwell Trail). However, 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.

6.38. 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.

- 6.39. The policy is consistent with the guidance in the NPPF para 104 “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 from its conservation in paragraphs 8, [119](#), [171](#), [174](#) and [175](#).

The Green Link



POLICY E6 – CLIMATE CHANGE

Introduction

6.40. 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 developments for generating energy from renewable sources, including wind and solar farms, will be supported provided they have demonstrable regard to the NSDC Wind Energy Supplementary Planning Document, and do not have significant adverse impacts on:

- a the quality and character of the local landscape;**
- b the setting of the settlement, taking account, inter alia, of the Southwell Protected Views policy in the A&DM DPD;**
- c the setting, character or appearance of any heritage asset.**

E6.2 Energy-efficient Design and Construction

As appropriate to the type and scale of development proposed, current best practice principles for sustainable design and construction, energy efficiency, and zero carbon emissions, should be taken fully in to account in the design and siting of buildings and places. Development proposals that do not demonstrate appropriate application of those principles will not be supported.

Subject to the development being 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.

E6.3 Improving the energy efficiency of historic buildings

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 sustaining and enhancing the significance of these heritage assets for the future.

E6.4 Adapting to a changing climate

To ensure resilience to the changing climate, to the extent appropriate to the type and scale of development proposed, measures to reduce potential overheating and reliance on air conditioning systems should be incorporated in the design, siting, orientation and landscaping of developments 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).

E6.5 Water management

To aid in the conservation of water, any new development should be designed for water-use efficiency appropriate to the type and scale of development proposed.

Explanatory

6.41. 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.

6.42. Reduction in use of energy is also an important element in maintaining security of energy supply and keeping bills affordable.

6.43. 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.

6.44 Current best practice principles for sustainable design and construction, energy efficiency, and zero carbon emissions, include:

- I. **siting and orientation to optimise passive solar gain;**
- II. **use of high quality, thermally efficient building materials;**
- III. **for non- residential developments, aiming to meet the Building Research Establishment BREEAM building standard ‘excellent’;**
- IV. **incorporating on-site energy generation from renewable sources such as solar panels, to at least the extent required by NS Core Strategy policy CS2;**
- V. **designing alterations to existing buildings with energy reduction in mind and meeting sustainable design and construction standards. This may include considering the use of on-site renewable technologies where they comply with other policies within the development plan.**

Those best practices should be applied in the design and siting of buildings and places in Southwell.

6.45 In the design and construction of new residential developments, developers should aspire to go beyond minimum regulatory requirements to achieve the “Stretching Requirements” set out by the UK Green Building Council (UKGBC - <https://ukgbc.org/>), in their New Homes Policy Playbook, (or equivalent specified by the Future Homes Standard). 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.

6.44. 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 NP Evidence Base (currently £280) is detailed at <https://www.stwater.co.uk/buildingand-developing/regulations-and-forms/application-forms-and-guidance/infrastructurecharges/>.

7. Design & Heritage (DH)

POLICY DH1 – DESIGNING 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 and Guidance 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 has previously adopted Design Guidance and this has been revised as part of the first review of this Neighbourhood Plan. The Town Council has also commissioned 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

should be sustainable in its design, being:

- 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 In terms of scale, mass and overall mix of use, new development, 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 operative Southwell Design Guidance / Codes should be applied to the design of all developments within the Neighbourhood Plan Area.

DH1.4 Development proposals that are not consistent with the operative Southwell Design Guidance / Codes will not be supported unless it is demonstrated that the outcomes and quality of development that the relevant Design Guidance / Codes seek to achieve will be delivered in alternative forms.

DH1.5 Information explaining how the approach and detailed guidance set out in the operative Southwell Design Guidance / Codes has influenced the design proposed should 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 the design has evolved to meet the unique characteristics of each site and its surroundings - responding to that context.

7.6. In order to support this policy, the Neighbourhood Plan Working Group has worked closely with local people and interest groups to produce the Southwell Design Codes (Appendix 1) 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, including people with disabilities, should be delivered alongside proposals and have regard to the guidance in the operative Southwell Design Guidance / Codes.

DH2.2 New public 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. Codes

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 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.**
- DH3.4 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.

DH3.5 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:

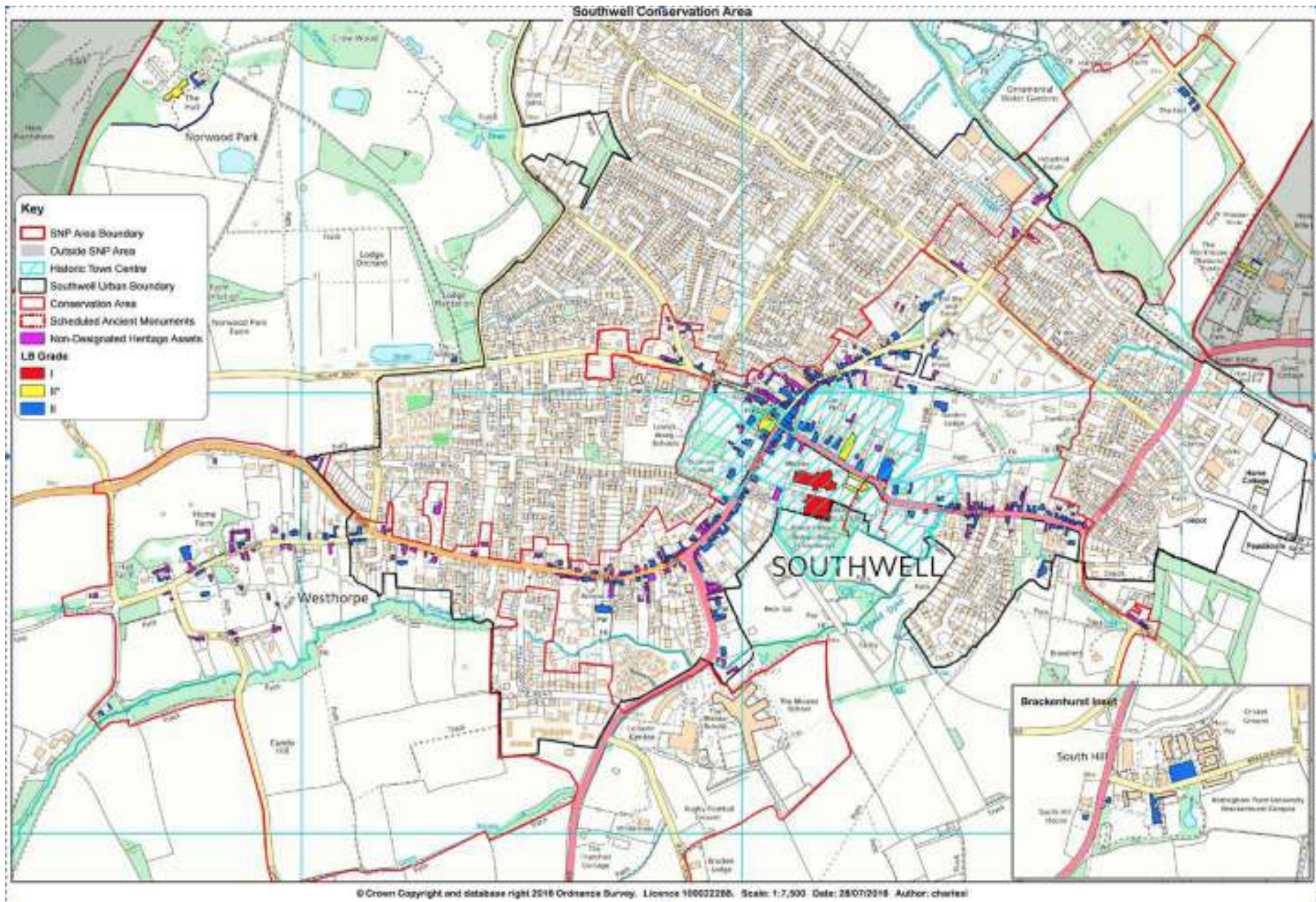
- I. The Southwell Historic Town Centre
- II. The Historic Core (archaeology)

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.
- 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.

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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 As appropriate to the type and scale of development proposed, new developments should provide or connect with 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, should be enhanced to improve their usability, rather than providing new routes. In providing new routes or enhancing existing routes proposals, must demonstrate how the following criteria have been considered:

- 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 where feasible.**

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 112 that development should give priority to cycle and pedestrian routes.

8.4. The Neighbourhood Plan considers that there is scope in the future to allocate King Street, Queen Street and other key routes within the town centre as a pedestrian only zone on Saturdays and for special events/occasions. This will improve the accessibility of the primary shopping centre and further promote tourism within Southwell.

POLICY TA2 – SUSTAINABLE 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

Provision should be made for safe and inclusive access to new development, with the use of sustainable modes being facilitated and prioritised. As appropriate to the type and scale of development proposed, developments should contribute to the delivery of an integrated transport system which prioritises interchange between sustainable modes.

TA2.1 Larger residential developments, of the types identified as such in the Newark and Sherwood Allocations & Development Management DPD , should include dedicated walking and cycling corridors, connecting to existing defined routes in the surrounding area, and making use of multifunctional Green Infrastructure. Such developments should be located within 300 meters or 5-minute isochrone [whichever is the lower] walk of existing public transport services or, if further from such services, contribute towards the provision and establishment of a new/extended transport link to serve the new residential site.

TA2.2 Where appropriate, further contributions will be sought from all household developments over 50 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.

TA2.3 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. Larger 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. Policy TA2.2 is in accordance with NSDC Policies.
- 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 explanatory section 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.

TA3.2 New developments which involve alterations to existing highways and the provision of new highways must meet the following design criteria:

- 1) Provide suitable measures to accommodate traffic (including at peak times;)**
- 2) Improve the safety and attractiveness of the street scene;**
- 3) 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. Six locations are listed below, which should be prioritised as improvement schemes and which have come from extensive public consultation.

Provided the need for the improvements can be evidenced: Contributions will be sought from the allocated sites to make the following highway improvements:

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

- Church Street ☺ Westgate.

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.

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 Where appropriate, new residential development must ensure adequate parking provision with due regard to the standards, adopted by N&SDC.

TA4.2 The following criteria should be considered in determining the acceptability of parking provided in connection with non-residential development:

- a) accessibility;

- b) **type of development;**
- c) **availability of public transport;**
- d) **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.

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.

8.15. Contributions may 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 Any development proposal which will result in either a significant loss or a significant addition of car parking provision available to people visiting or employed in Southwell should be accompanied by an assessment of the implications of the proposed change on:

- a) the viability of Southwell as a District Centre;**
- b) the relative attractiveness of alternative transport modes for people using/visiting the District Centre;**
- c) traffic flows, congestion and associated local environmental impacts.**

Enhancement of existing car parks should focus on making them more accessible and attractive, improving signposting, and designing them to a high standard.

Explanatory

8.17. Any new car parks should be 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 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 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 Proposals for inappropriate development of any land designated as a Local Green Space (identified in Appendix 4 to this Neighbourhood Plan and the map on page 81) will not be permitted except in very special circumstances.

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 84, 93, 98 and 99 of the NPPF.

9.15. Future development in Southwell will be required to contribute to addressing the shortfall in green and opens 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.

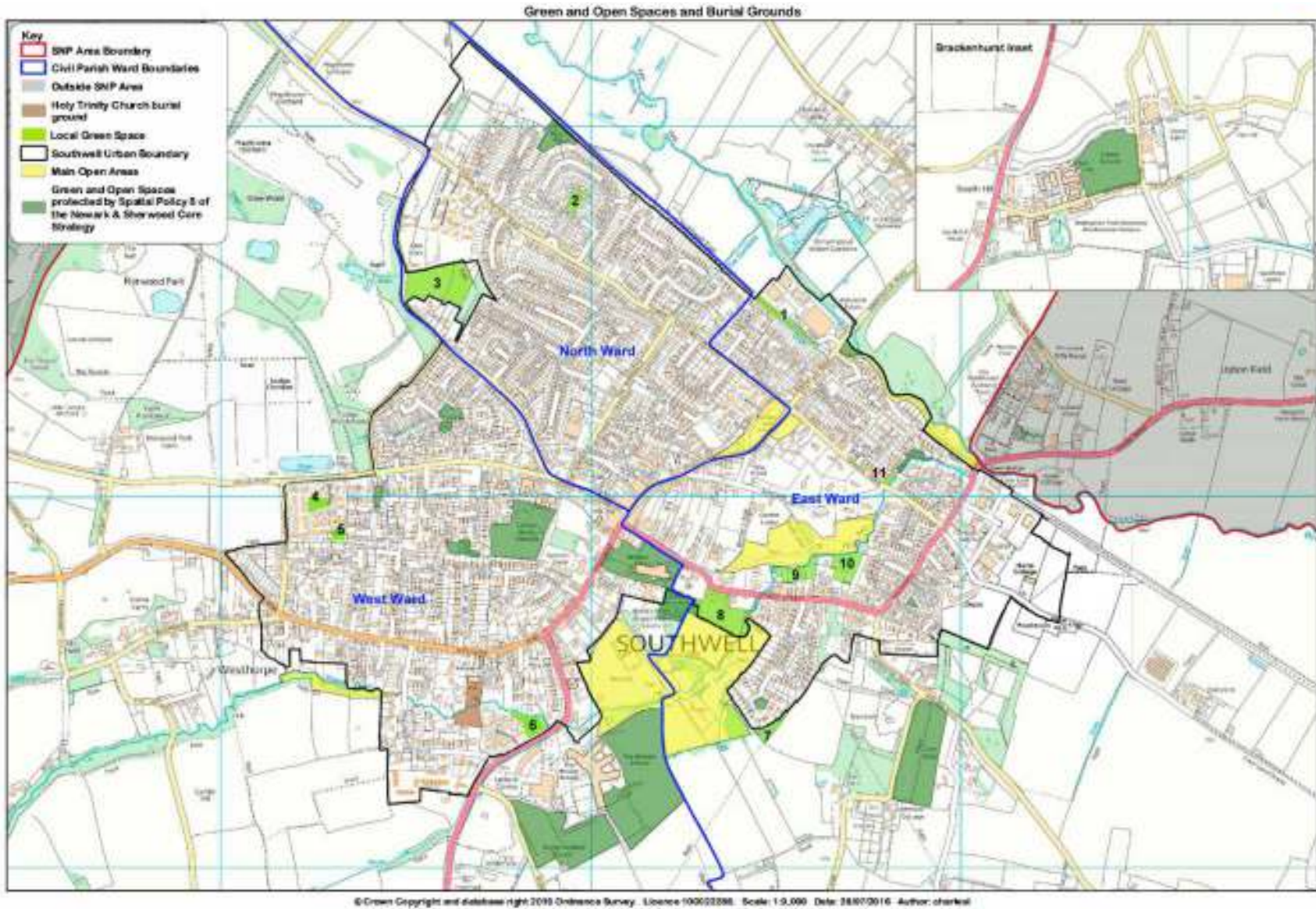
9.17. The policy also seeks to protect existing parks and children's play facilities within the town, ensuring that where their loss is unavoidable, they are replaced locally

by similar (or better) quality facilities to meet the guidance within the NPPF para 99. 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, Hopewell Rise, and the land to the south of Bramley Close.

9.18. The NPPF in paragraph 106 sets out the criteria that must be met in order for a green space to be designated as Local Green Space, which are that it is:

- a) In reasonably close proximity 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) local in character and is not an extensive tract of land.



POLICY CF3 – TOWN CENTRE

Introduction

9.19. The emerging NSDC A&DM DPD no longer identifies a primary shopping frontage in 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 hotfood 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 Core Town Centre, as defined on the Policies Map:

- a) development proposals for retail and non-retail uses, within Use Class E will be supported.**
- b) Development proposals for other uses not falling within Use Class E, will be supported provided that it is demonstrated that they will support the vitality and viability of the District Centre and that they will not, as a result of noise, visual intrusion, disturbance or any form of pollution, significantly reduce the amenities that occupiers of neighbouring premises may reasonably expect to enjoy.**

CF3.2 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:

- a) 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;**
- b) Amenity – The proposed use must be compatible with existing neighbouring uses and must not, as a result of noise, visual**

intrusion, disturbance or any form of pollution, result in an unacceptable loss of the amenities that occupiers of neighbouring premises may reasonably expect to enjoy.

CF3.3 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 **Core Town Centre** remains occupied by a mixture of uses that generate daytime footfall.
- 9.21. The policy only affects ground floor uses, as it may be conceivable that within that mixture, non-retail uses such as residential or office accommodation can 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. Part CF3.2 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 edgeof-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 Parish should be accessible by sustainable modes of transport and/or be located within safe and convenient 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:

1. to promote Southwell as a tourist destination and diversify its offer.
2. to support existing tourism assets within the town, such as the Minster and nearby Workhouse

3. 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 Developments that contribute to the achievement of the balance of new housing identified in Table HE1, column 3, will be supported, subject to their compliance with the Southwell Design Codes (Appendix 1). Developments that are not consistent with the achievement of that balance will only be supported if it is demonstrated that the development will provide other benefits that outweigh the desirability of achieving the identified balance.

Table HE1 – Housing Mix

<u>Number of bedrooms</u>	<u>Current mix (2011)</u>	<u>Target mix (2031)</u>
1 Bedroom	7.3 %	6.2%
2 Bedrooms	19.9%	24.1%
3 Bedrooms	35.9%	48.3%
4 Bedrooms	28.0%	16.2%
5 or more Bedrooms	8.9%	5.3%

HE1.2 Where the mix advised by the LPA to achieve the 2031 target mix set out in table HE1 cannot be delivered for viability reasons, applicants must set this out using an open book viability assessment as part of the planning application which is to be agreed with the Local Planning Authority. In these cases, applications should reflect these mixes as closely as possible.

HE1.3 Developments which provide bungalow and other types of accommodation for elderly and disabled people as part of the above provision will be strongly supported.

HE1.4 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.

HE1.5 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 establishes premises as part of the commercial/industrial sites at Crew Lane and Sation 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

- 1 Compliance with A&DM DPD policy So/E/2 subject to mitigations of traffic impact, especially where these support small scale and start-up businesses**
- 2 Demonstrated 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 employment 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 amenity.

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.

[Redacted]

[Redacted]

Compliance with A&DM DPD policy So/E/2, subject to mitigation

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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 work 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. Work has also been completed on SS1, 2 & 3. Policies relating to these sites have also been deleted

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 postdetermination 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.**
- IX. Maintenance of key existing landscape features such as hedges and landscape planting for the lifetime of the development.**
- X. The impact on the Kirklington/Lower Kirklington junction of both this site and site SS5 taken together and after consultation with the Highways Authority**

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.
 - X. The impact on the Kirklington/Lower Kirklington junction of both this site and site SS4 taken together and after consultation with the Highways Authority

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

Policy

SS7.1 Southwell Depot has been allocated on the Policies Map for residential development providing around 18 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 By-Pass 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.**
 - a) The investigation of potential archaeology on the site and any necessary post- determination mitigation measures secured by condition on any planning consent.**
 - b) 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.

- c) **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 2033 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 2021-2023 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 programmes listed at 13.8.

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)

13.10. 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.

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