

Southwell Neighbourhood Plan: Addendum to the Basic Conditions Statement



In response to the independent examiner's letter of 15 September 2026, this addendum, prepared by OpenPlan on behalf of Southwell Town Council, supplements the submitted Basic Conditions Statement. It addresses the two new (March 2026) requirements concerning climate change and the local nature recovery strategy, and the new housing basic condition. The Town Council's views relate to the submitted modified Plan.

The submitted Statement's discussion of general conformity remains useful context, but general conformity is no longer the applicable basic condition.

Climate change mitigation and adaptation

The Town Council considers this requirement met. The review deliberately strengthened the Plan's response to climate change (submitted Plan, paragraphs 1.6–1.8). Policy E6 supports renewable generation, energy efficient construction and sensitive retrofit (E6.1–E6.3); it also addresses overheating through a cooling hierarchy and promotes water efficiency (E6.4–E6.5). Policies E1 and E2 address flood risk, drainage and resilience; Policies E3–E5 protect and improve green infrastructure and corridors. Policies SD1, DH1 and TA1–TA2 address sustainable design and opportunities for walking, cycling and public transport. Taken together, these policies are designed, to the extent appropriate to a neighbourhood plan governing land use and development, to reduce emissions and help development adapt to heat, water stress and flooding.

Local nature recovery strategy

The Nottinghamshire and Nottingham Local Nature Recovery Strategy applies to Southwell and was published on 10 November 2025, which was after the modified Plan was prepared and submitted. The Strategy comprises a Statement of Biodiversity Priorities and a Local Habitat Map identifying areas of existing importance and opportunities for recovery, with priorities and potential measures. The submitted Plan's Policies E3 protection and enhancement of habitats, trees, hedges and biodiversity, E4 wildlife corridors, E5 Green Link, CF2 green spaces, and E1–E2 water management are broadly consistent with its approach to connected habitats, watercourses, urban nature and nature based flood management. Policy E3 also favours biodiversity gain on site and then locally, where provision off site is needed.

Because the final Strategy postdates the submission, however, the submitted text does not expressly address its mapped areas, priorities and measures. The Town Council therefore invites the examiner to recommend the following short addition after Policy E3.1, to demonstrate how the Plan takes account of the Strategy when applied to proposals:

"Where relevant to the scale and location of a proposal, development should have regard to the Nottinghamshire and Nottingham Local Nature Recovery Strategy, including mapped areas of importance or opportunity and relevant priorities and potential measures, when protecting, creating or enhancing habitats and locating biodiversity gain."

With this clarification, the Town Council considers the requirement met. The Local Habitat Map identifies opportunities, not a prohibition on development. Any overlap with allocations or proposed Local Green Spaces needs to be checked with the District Council.

Housing provision

The statutory comparison is between what the development plan for Newark and Sherwood would propose with the modified Plan and what it would propose without it. The District Council's Planning Policy Team has confirmed that making the modified Plan would not cause the development plan to provide for less housing, and that the Plan is consistent with the adopted Amended Core Strategy (ACS). The Town Council agrees. The ACS establishes the current distribution of growth to 2033. The Southwell Town Council

modified Plan retains housing sites SS4 (around 45 dwellings), SS5 (around 60) and SS7 (around 18 in the submitted text); former allocations SS1–SS3 have been removed because development is complete. Paragraph 2.9 does not impose a ceiling on suitable additional housing or windfall development.

The Amended Allocations & Development Management DPD (AADMDPD) Inspector found that higher targets in the earlier Core Strategy meant that extending the period to 2033 required no additional allocations. Because the ACS is over five years old, five year supply must now be measured against Local Housing Need under the Standard Method. He concluded that a five year deliverable supply would not be demonstrated on AADMDPD adoption, yet found the plan capable of delivering planned growth, citing policy flexibility and the new Local Plan in preparation for anticipated adoption in 2029 (report, paragraphs 11–13, 23 and 65–71). That supply shortfall does not mean this Neighbourhood Plan reduces the amount proposed by the development plan.

The Town Council therefore considers the new housing basic condition met. For clarity, it supports adding a short explanation to paragraph 2.9 of the modified Plan: *“The current housing provision for Southwell is established by the adopted Amended Core Strategy. Newark and Sherwood District Council is preparing a new Local Plan, which will review housing need and provision; the Neighbourhood Plan does not set a ceiling on otherwise acceptable housing development.”*

Separately, the AADMDPD Inspector recommended modification MM16 retaining 15 dwellings at Southwell Depot (So/Ho/7) because of highway constraints, whereas submitted Policy SS7 says around 18. The two figures will need to be reconciled in this examination. The AADMDPD is not yet adopted.

Conclusion

The Town Council considers that the housing and climate requirements of the revised Basic Conditions are met and, subject to the proposed Policy E3 clarification, the nature recovery requirement is also met.

Source documents

Levelling-up and Regeneration Act 2023, sections 98 and 99

Commencement Regulations 2026, SI 2026/169

Nottinghamshire County Council, Local Nature Recovery Strategy and Local Habitat Map

Newark and Sherwood AADMDPD Inspector's report, August 2026

Newark and Sherwood District Council, AADMDPD status

Production Note

This addendum has been prepared by OpenPlan, on behalf of Southwell Town Council, with the assistance of AI tools. OpenPlan has reviewed and edited its content, checked material facts and references against their sources, and approved the final version. The analysis and conclusions reflect OpenPlan's professional judgement, for which OpenPlan takes responsibility.

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