

Southwell Neighbourhood Plan Schedule of Modifications

Comparison of the made 2016 Plan and the Post Regulation 16 Submission Version June 2025

Purpose and scope: This schedule identifies the substantive, structural and consequential modifications between the made Southwell Neighbourhood Plan and the submitted revised Plan. It is formatted for use in plan review and examination. The 'exact change' column records the operative effect of each modification and, where helpful, the wording added, deleted or replaced. It does not record every punctuation, formatting or routine factual-data change. In some cases, the commentary identifies issues that may require further changes, so that the examiner may consider and advise on these.

Source qualification: The June 2025 source is the version without appendices. References to revised Design Codes, evidence and Local Green Space appendices are therefore recorded, but their detailed content and boundaries are not compared in this schedule.

2016 paragraph or policy	2025 paragraph or policy	Exact change(s)	Commentary
Cover; paras 1.1-1.15; 12.4-12.6	Cover; paras 1.1-1.18; 12.6-12.8	Extends the operative end date from 2026 to 2033 and state that the next review is to commence in 2030. Replaces the original plan-preparation narrative with an account of the 2020-2025 review, the updated Local Plan context and the reasons for review, including climate change, digital/home-working trends, national policy change, the enlarged Conservation Area and the Environment Act 2021.	This is a temporal and contextual modification. It changes the period for which the Plan is intended to guide development and explains the basis of the review. Paragraph 1.17 also states that the Town Council does not propose additional housing allocations in this review.
Paras 2.1-2.24	Paras 2.1-2.29	Refreshes the parish profile using more recent evidence, principally the 2021 Census, the 2022 AECOM Housing Needs Assessment and updated information on housing completions, population, employment, services, education, tourism and community activity.	The changes update the evidence and explanatory context rather than introduce an operative development-management test. They are extensive in volume but generally consequential in planning effect.
Paras 3.1-3.3 Vision	Paras 3.1-3.3 Vision	Retains the three-part Vision: Building a Strong Community; Supporting a Vibrant Trading Environment; and Delivering a Good Place to Live. Adds that the three elements are to be pursued together and are not in priority order.	The strategic vision is carried forward. The added sentence clarifies how its three elements should be read.
Para 3.3 Objectives 1-6	Para 3.3 Objectives 1-6	Rewrites all six objectives. Principal additions are positive social, economic and environmental outcomes; climate adaptation and biodiversity improvement; a positive design contribution; reduced transport pollution and congestion; protection of services as well as facilities; and a sustainable relationship between homes and workplaces.	The six-topic framework remains, but the revised wording is broader and more outcome-focused. It provides a stronger strategic basis for the revised policies.
Paras 4.1-4.6 and policy-objectives matrix	Paras 4.1-4.6 and policy-objectives matrix	Updates the policy matrix and policy titles; removes completed site policies SS1-SS3 from the live structure; remove legacy HE2 and HE3 entries; renumber HE4 as HE2; and show only SS4, SS5 and SS7 as live site-specific policies.	This rationalises the policy framework. Some residual titles and references were not updated consistently and are identified under drafting and cross-reference corrections below.

2016 paragraph or policy	2025 paragraph or policy	Exact change(s)	Commentary
Proposals Maps A and B, pp.20-21	Policies and thematic maps in Section 4 and later chapters	Updates mapping to reflect the revised policy framework, completed allocations, changed town-centre terminology, Local Green Space and other updated environmental designations. The former separate Proposals Map B is not reproduced in the same form.	Mapping changes are material where they alter the land or features to which policy applies.
Policy SD1; paras 5.1-5.7	Policy SD1.1(i)-(viii); paras 5.1-5.5	Replaces the seven unnumbered criteria with eight numbered criteria. Replaces the Design Guide reference with the Design Codes; add the Local Flood Designation; replace the general transport-capacity test with accessibility by active travel/public transport and minimal reliance on private motor vehicles; strengthen wellbeing from taking account of needs to maintaining or enhancing wellbeing; and adds a test preventing loss of best and most versatile agricultural/horticultural land.	The policy retains its sustainable-development purpose but materially changes the decision-making criteria, especially transport accessibility and agricultural land protection.
Policy E1; paras 6.1-6.6	Policy E1.1-E1.5; paras 6.1-6.9	Inserts a prohibition on harm to Southwell Local Drainage Designations. Retains the Flood Risk Assessment and compensatory flood-storage requirements but replaces the fixed 30% climate-change allowance with the allowance required by up-to-date national guidance. Adds express support for appropriate natural flood-management approaches and update the evidence to the Southwell Flood Risk Management Plan and current Environment Agency/Lead Local Flood Authority material.	The core approach is retained, but Local Drainage Designations and natural flood management create new operative considerations and the technical basis is updated.
Policy E2; paras 6.7-6.14	Policy E2.1-E2.2; paras 6.8-6.17	Retains the sequential approach, SuDS, runoff control, design and 8 m watercourse buffer. Replaces the former 1-in-100-year six-hour event plus 30% formula with current climate allowances and detailed requirements for SuDS as the primary means of management, discharge-rate control and attenuation. Adds protection of existing flood defences, adoption and lifetime maintenance provisions, and a detailed surface-water disposal hierarchy.	This is a substantial technical expansion. It changes how compliance is demonstrated while preserving the policy's original purpose of avoiding increased flood risk on and off site.
Policy E3; paras 6.15-6.22	Policy E3.1-E3.11; paras 6.16-6.25	Replaces the general baseline-assessment, no-net-loss and biodiversity-offsetting approach with statutory Biodiversity Net Gain provisions: mandated metric; Biodiversity Gain Plan; on-site delivery first, then adjacent/local, parish, district and finally other off-site provision; anti-degradation baseline provisions; and management/monitoring. Adds detailed requirements for protected species, habitat features, bat/bird/hedgehog measures, hedgerows, buffers, Important Landscape Vegetation, trees, replacement planting and lifetime management.	This is a policy rewrite responding to the Environment Act 2021. Some provisions restate statutory requirements while others add locally specific design and habitat measures.

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Policy E4; paras 6.23-6.28	Policy E4.1-E4.7; paras 6.26-6.35	Retains protection, enhancement, multifunctionality, route alignment and lifetime maintenance of Public Rights of Way. Replaces the general width approach with specified standards: 2 m surfaced footpaths; 3 m bridleways; 2 m cycle paths; 3 m shared paths; 1 m verges where applicable; permeable surfacing; and vegetated boundary treatment.	The policy becomes substantially more prescriptive and measurable.
Policy E5; paras 6.29-6.33	Policy E5.1-E5.2; paras 6.35-6.39	Retains the Green Link strategy and its route-based purpose. Recasts the support and mitigation wording into numbered clauses, update the route description to include the Memorial Gardens and Higgons Mead, and replaces references to gaps with scope for the link to be strengthened.	The spatial strategy is unchanged. The modifications clarify how development affecting the Green Link is to protect and enhance it.
Policy E6; paras 6.34-6.36	Policy E6.1-E6.5; paras 6.40-6.45	Replaces the former two-part policy on renewable/low-carbon generation and energy-saving construction with five components: renewable energy generation; energy-efficient and zero-carbon design/construction; sensitive retrofit of historic buildings; a seven-stage overheating/cooling hierarchy; and water-use efficiency. Adds explanatory support for Passivhaus/EnerPHit-type standards, the zero-carbon aspiration and adaptation to extreme weather.	This is one of the more substantial modifications. The policy moves from a primarily energy-focused approach to comprehensive climate mitigation and adaptation.
Policy DH1; paras 7.1-7.4	Policy DH1.1-DH1.5; paras 7.1-7.6	Renames Sense of Place as Designing for Sustainability and Sense of Place. Replaces reliance on the Southwell Design Guide with five sustainability/design principles and operative Southwell Design Guidance/Codes. Requires consistency with the Codes unless equivalent outcomes are demonstrated, and requires an explanation in a Design and Access Statement or other design statement.	The town-centre focus is retained, but the mechanism changes from general guidance to a more formal code-based assessment framework applying to all built development.
Policy DH2; paras 7.5-7.8	Policy DH2.1-DH2.3; paras 7.7-7.10	Retains the public-realm and landscape principles, but requires safe access expressly for people with disabilities; requires new public spaces to be integral and central to development; adds littering and appropriate Police guidance; and changes long-term maintenance to maintenance for the life of the development.	The basic direction is unchanged, but accessibility, integration and management requirements are strengthened.
Policy DH3; paras 7.9-7.25	Policy DH3.1-DH3.5; paras 7.11-7.28	Retains protection of relationships between listed buildings and the established large-house/Prebendal plot pattern. Adds pre-application archaeological assessment for sites known or likely to have archaeological interest; immediate reporting of discoveries; and an explicit requirement that development within or adjoining the Conservation Area preserve or enhance its character or appearance, having regard to the updated Appraisal.	The operative policy expands from two historic-town-centre tests to a broader heritage policy addressing archaeology and the enlarged/updated Conservation Area.

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Policy TA1; paras 8.1-8.4	Policy TA1.1-TA1.3; paras 8.1-8.4	Retains links to facilities, safety, lighting, street furniture, minimised crossings and safe routes to school. Adds protection and enhancement of existing networks, off-road cycle routes where feasible, stakeholder negotiation and eligibility of improvements for Community Infrastructure Levy funding.	The policy is widened from route provision to protection, delivery and funding.
Policy TA2; paras 8.5-8.9	Policy TA2.1-TA2.3; paras 8.5-8.8	Renames Public Transport Connectivity as Sustainable Transport Connectivity. Add safes and inclusive access; dedicated walking/cycling corridors for larger residential schemes; a requirement to be within 300 m or a five-minute walking isochrone of public transport or contribute to a new/extended service; and potential contributions from developments over 50 dwellings for public transport and links to rail/long-distance modes.	The former general statement of support becomes a detailed locational and contributions policy.
Policy TA3; paras 8.10-8.11	Policy TA3.1-TA3.2; paras 8.9-8.11	Retains developer contributions to mitigate negative highway effects. Adds design criteria requiring new or altered highways to accommodate traffic, improve safety and the attractiveness of the street scene, and integrate appropriate traffic calming.	This adds an operative highway-design test to what was previously principally a mitigation-contributions policy.
Policy TA4; paras 8.12-8.15	Policy TA4.1-TA4.3; paras 8.12-8.15	Adds an express requirement for adequate residential parking having regard to adopted District Council standards. Retains the four non-residential assessment criteria and the requirements for parking to respect local character and avoid overspill. Removes the former express favourable treatment of parking proposals enhancing visitor access to the shopping centre.	The policy now addresses residential as well as non-residential parking, while the former town-centre-support statement is omitted.
Policy overview listed TA5, but no separate operative TA5 appeared in the made Plan	Policy TA5.1; paras 8.16-8.18	Inserts an operative Parking Strategy policy. Significant additions or losses of visitor/employee parking must assess effects on District Centre viability, the attractiveness of alternative modes, traffic flows, congestion and environmental impacts. Adds criteria for enhancement of existing car parks.	Although TA5 appeared in the 2016 policy-objectives matrix, the made Plan contained no separate operative TA5 between TA4 and Chapter 9. The 2025 text therefore creates a new development-management policy in practical terms.
Policy CF1; paras 9.1-9.5	Policy CF1.1; paras 9.1-9.5	Adds schools to the protected facility types. Changes the exception to resistance from facilities being 'poorly used, not viable <i>or</i> adequate provision is made elsewhere' to 'poorly used, not viable <i>and</i> adequate provision is made elsewhere'.	Adding schools broadens the policy. Replacing 'or' with 'and' substantially raises the loss test if intentional, because all three conditions would need to be satisfied.

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Policy CF2; paras 9.6-9.14	Policy CF2.1-CF2.4; paras 9.6-9.18	Retains on-site open-space provision, burial-ground support and resistance to loss. Deletes the statement that the Plan does not designate Local Green Space and adds CF2.4: inappropriate development on land identified as Local Green Space will not be permitted except in very special circumstances. Updates the evidence on open-space deficiency and burial capacity.	This introduces formal Local Green Space designation and the associated national-policy protection for the first time. The designations depend on Appendix 4.
Policy CF3; paras 9.15-9.19	Policy CF3.1-CF3.3; paras 9.19-9.24	Renames Primary Shopping Frontage and District Centre as Town Centre. Removes the Primary Shopping Frontage-based test and old A2/B1 Use Class references. Support Class E uses in the Core Town Centre; applies vitality/viability and amenity tests to non-Class E uses; and adds proximity/connectivity and amenity criteria for retail development outside the District Centre.	The policy is comprehensively recast to respond to Use Class E and the emerging Local Plan's removal of the Primary Shopping Frontage designation.
Policy CF4; paras 9.20-9.24	Policy CF4.1-CF4.2; paras 9.25-9.29	Retains support for tourism and overnight accommodation. Clarifies that significant tourism development in the parish should be accessible by sustainable modes and/or within safe and convenient walking distance of the town centre or adjacent to an existing asset; removes the dated 2013 Tourism Strategy/action-plan detail.	The operative direction is materially unchanged; wording and context are updated.
Policy HE1; paras 10.1-10.7; Tables HE1a and HE1b	Policy HE1.1-HE1.5; paras 10.1-10.7; Table HE1	Deletes separate brownfield and greenfield dwelling-type mixes and their numerical density standards. Inserts a single 2031 bedroom target mix: 1 bed 6.2%; 2 bed 24.1%; 3 bed 48.3%; 4 bed 16.2%; 5+ bed 5.3%. Retains viability, bungalow/accessible housing and self-build provisions. Strengthens the approach to one- and two-bedroom homes from consideration of removing permitted development rights to stating that those rights will be removed.	The evidence basis and operative housing-mix method change substantially. The 2016 policy expressly applied its tables to schemes of 11 or more dwellings; the 2025 threshold appears only in supporting paragraph 10.3, not HE1.1. Density commentary is also retained although the new table has no densities.
Policy-objectives matrix entries HE2 Affordable Housing and HE3 Open Space and New Residential Developments; no corresponding detailed operative policies	No HE3; HE2 becomes Economic Development and Employment	Removes obsolete HE2 and HE3 entries from the formal policy structure and renumbers former HE4 as HE2.	This corrects legacy numbering in the made Plan.
Policy HE4; paras 10.8-10.14	Policy HE2.1-HE2.6; paras 10.8-10.14	Renumber sHE4 as HE2. Retains support for Crew Lane/Station Road, starter units, existing employment sites and home working, and resistance to loss of employment facilities. Removes the old safeguarded bypass formulation and adds HE2.6 allowing land within allocated sites So/E/2 and So/E/3 to be considered for other uses if unnecessary for employment need following deletion of the protected bypass line.	The economic strategy is broadly retained, but the treatment of allocated employment land changes consequentially upon deletion of the safeguarded bypass line.
Policies SS1 Land east of Allenby Road; SS2 Land south of Halloughton Road; SS3 Nottingham Road	Deleted; para 11.1	Deletes all three operative housing allocation policies because development on SS1, SS2 and SS3 has been completed.	The deletion is substantial structurally but records implementation of the allocations rather than a new spatial strategy.

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Para 11.1; SS6 Rainbows and SS8 former Minster School had no operative policies	Para 11.1	Updates SS6 from development commenced to development completed. Retains the absence of an SS8 policy but adds that the former Minster School site is to be made into a Main Open Area.	The SS6 wording is consequential.
Policy SS4	Policy SS4.1-SS4.2(i)-(x)	Retains the allocation for about 45 dwellings and criteria (i)-(viii). Adds criterion (ix), requiring maintenance of key existing landscape features and planting for the lifetime of the development, and criterion (x), requiring the combined impact of SS4 and SS5 on the Kirklington Road/Lower Kirklington Road junction to be considered after consultation with the Highway Authority.	The allocation and principal design brief are unchanged; landscape stewardship and cumulative highway impact are added.
Policy SS5	Policy SS5.1-SS5.2(i)-(x)	Retains the allocation for about 60 dwellings and most criteria. In the Southwell Trail access criterion, deletes the requirement for access from 'both ends and the centre' and retains access from both ends only. Adds lifetime maintenance of key landscape features and a cumulative-junction-impact requirement equivalent to SS4.	The central Trail connection is removed, while stewardship and cumulative transport assessment are strengthened.
Policy SS7	Policy SS7.1-SS7.2	Increases the indicative capacity from about 15 to about 18 dwellings. Deletes the requirement for the eastern boundary to be defined by the safeguarded Southwell bypass line. Replaces it with a requirement to allow access to the formerly safeguarded land for possible expansion across the whole former-depot site. Adds lifetime maintenance of key landscape features.	This changes both capacity and the spatial relationship of the allocation to adjoining land following removal of the bypass safeguarding.
Paras 12.1-12.3 Monitoring	Paras 12.1-12.5 Monitoring	Retains Annual Monitoring Report arrangements and adds a policy-by-policy rating of approvals as: compliance; minor concessions; significant discrepancies; or major failure to comply. Requires results to be collated to assess effectiveness and applies the same system to the Design Codes.	This creates a new monitoring methodology. It is not a development-management policy but may provide useful evidence for future review if consistently defined and applied.
Paras 12.4-12.6 Review	Paras 12.6-12.8 Review	Replaces the 2026 end date and 2020/2025 review timetable with an end date of 2033 and next review commencing in 2030. Removes flood-risk review as a listed trigger; retains updated triggers relating to housing need, Main Open Areas and Local Plan/Core Strategy review.	The timetable aligns the reviewed Plan with the 2033 strategic plan period. Removing the flood-risk trigger reflects completion of newer evidence and measures, but flood policy should remain subject to monitoring.
Paras 13.1-13.11 Implementation	Paras 13.1-13.11 Implementation	Retains the partnership, CIL, section 106 and external-funding framework. Updates paragraph numbering and references and removes the detailed 2016 list of named short-, medium- and longer-term CIL projects, while retaining annual review and a rolling five-year programme.	The implementation framework is preserved but the historic project list is rationalised.
Appendix 1 Design Guide; Appendix 2 Glossary; Appendix 3 evidence	References to Appendix 1 Design Codes and Appendix 4 Local Green Space	Replaces the policy basis of the Design Guide with Design Codes and introduces Local Green Space evidence/designations through Appendix 4.	The June 2025 version refers to updated design codes/guidance and clarifies the assessment of Local Green Spaces.

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In the process of identifying and listing the changes, some errors and omissions have been noticed. In the nine rows below, these have been identified, together with proposed remedial actions, for the Examiner's information and consideration. The Town Council would welcome guidance on how these corrections might best be addressed at this stage.			
Contents and operative policy titles were internally consistent in the main chapters, subject to legacy HE numbering	Contents entries for E6, DH1, TA2 and CF3 do not consistently match the operative headings; E6 page is shown as 579	Correct the contents page number for E6 and align every contents title with the final operative policy title: DH1 Designing for Sustainability and Sense of Place; TA2 Sustainable Transport Connectivity; CF3 Town Centre; and any other final adopted titles.	These changes do not alter policy meaning.
Policy CF2 supporting para 9.12 referred to HE3, consistent with the old policy-objectives matrix	Para 9.15 still refers to HE3, although no HE3 exists in the revised structure	Delete or replace the HE3 cross-reference with the correct current policy reference.	The current cross-reference is inoperative and may require further correction.
HE1 contained dwelling-mix and density tables	HE1 Table HE1 contains bedroom mix only, but para 10.6 still states that densities are stated in the table	Delete or rewrite paragraph 10.6 so that it accurately explains the operative policy. Where density standards are intended, insert them expressly into Policy HE1 and its table.	This is more than a typographical error because inserting or removing density standards affects decision-making. The intended policy position should be confirmed.
HE1 policy expressly applied its mix tables to schemes of 11 or more dwellings	HE1.1 contains no numerical threshold; para 10.3 says the policy applies to developments of 11 or more dwellings	State the intended threshold in the operative policy or amend paragraph 10.3 if the revised policy is intended to apply to all residential development.	Leaving the threshold only in supporting text creates uncertainty over the policy's scope.
Policy CF1 used 'poorly used, not viable or adequate provision is made elsewhere'	Policy CF1.1 uses 'poorly used, not viable and adequate provision is made elsewhere'	Confirm whether the cumulative 'and' test is intentional. If not, restore 'or' or recasts the exceptions as separately defined alternatives.	The conjunction can change the outcome of a planning decision and should not be treated as a minor editorial amendment.
Policy E3 had unnumbered but sequential provisions	E3 numbering contains a self-reference to E3.8, no E3.9, and a clause labelled 3.10(a) rather than E3.10(a)	Renumber E3 sequentially and replaces the apparent E3.8 self-reference with the intended cross-reference.	Accurate numbering is necessary because E3 is lengthy and relies on internal cross-references.
Policy E1 used a complete climate-change sentence	E1.3 contains 'climate change in line with up-to-date national guidance'	Insert missing punctuation and spacing, for example: 'with an appropriate allowance for climate change, in line with up-to-date national guidance.'	The intended meaning is apparent, but the submitted text should be corrected for certainty.
Policy E4 contained one general route-width provision	E4.3 and E4.7 repeat cycle-path, shared-path, permeable-surface and verge standards	Consolidate the duplicated standards into one operative clause and retain a single, internally consistent set of dimensions.	Duplication risks inconsistency if either clause is later amended and makes the policy unnecessarily difficult to apply.
Implementation para 13.7 referred to HE4 and did not need to list a separate operative TA5	Implementation para 13.8 still refers to HE4 and old policy titles and omits TA5	Update the list to use the final policy numbers and titles, including HE2 and TA5 where intended.	The implementation list should mirror the operative policy framework exactly.

Production Note

This Schedule of Modifications 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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Steve Kemp BA, DipTP, MRTPI
steve@thinkopenplan.com

OpenPlan
The Terrace
Grantham Street
Lincoln
LN2 1BD

