

Southwell
Modified Neighbourhood Plan
July 2024

Basic Conditions Statement

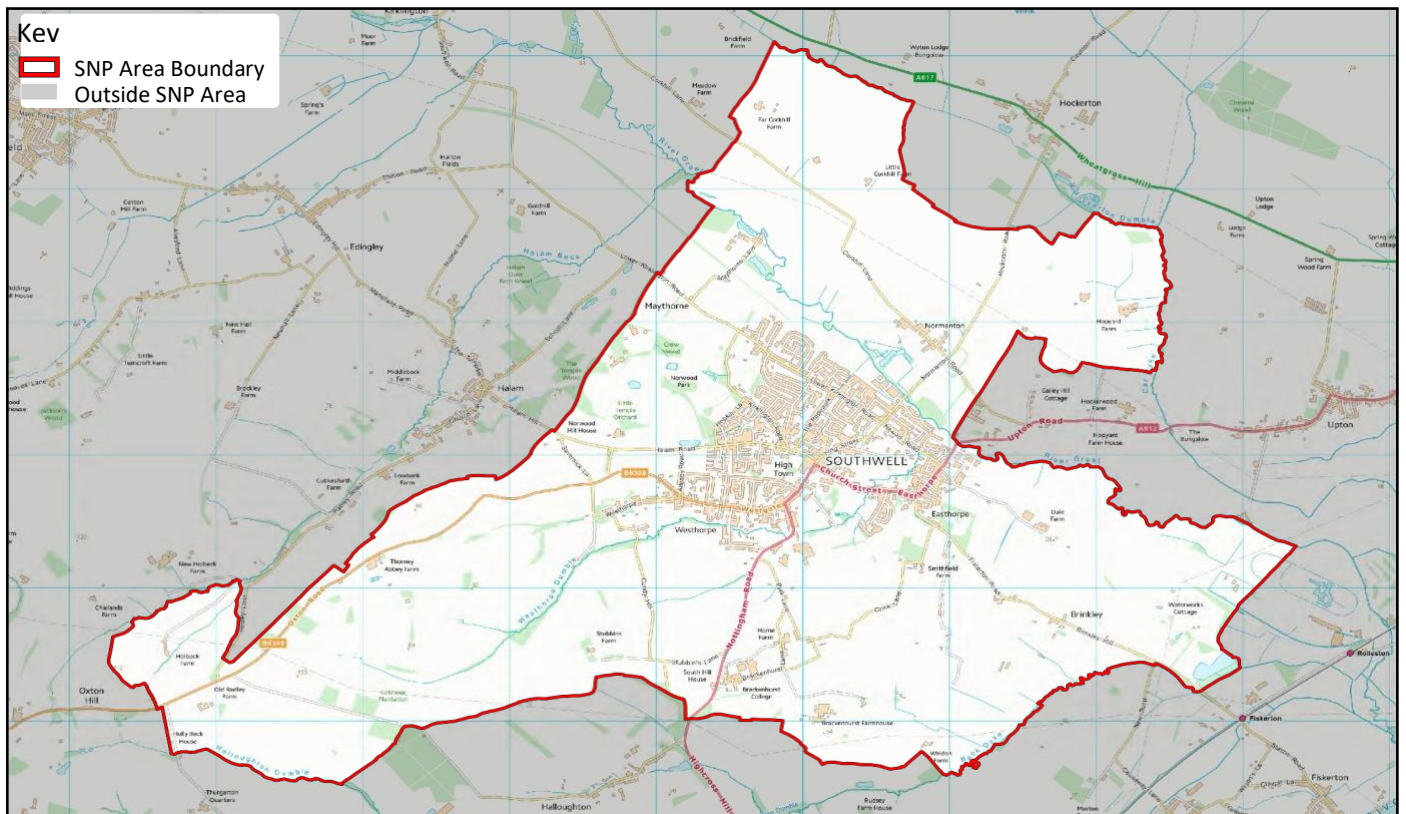
Modified Southwell Neighbourhood Plan Basic Conditions Statement

1. Introduction	1
2. Conformity with the Basic Conditions	2
3. Having regard to the National Planning Policy Framework	3
4. Conformity with the Newark & Sherwood Local Plan	20
5. Contributing to Sustainable Development	31
Conclusion of the Sustainability Appraisal	36
6. Compatibility with Assimilated Obligations and European Convention on Human Rights	36
7. Conclusion	36

1. Introduction

- 1.1. Following the required consultations, an independent examination and community approval through a referendum, the Southwell Neighbourhood Plan was formally 'made' on 11th October 2016. Southwell Town Council is the qualifying body, and the Plan applies to the whole of the Designated Neighbourhood Area as outlined on the map in Figure 1 (Page 2).
- 1.2. The Neighbourhood Plan has now been reviewed. Amendments have been proposed and consultation on these has taken place in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Having considered all responses received, Southwell Town Council is now submitting the Modified Neighbourhood Plan to the Local Planning Authority, Newark and Sherwood District Council, and this statement explains how the Basic Conditions have been met in the modified Plan, as submitted.
- 1.3. The Neighbourhood Plan's policies, including the revisions that have been made, refer only to planning matters (use and development of land) and do not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other development defined as "excluded development" in Section 61k of the Town and Country Planning Act 1990.
- 1.4. This Basic Conditions statement has been prepared to demonstrate that the plan meets all the relevant requirements under the Town and Country Planning Act 1990, Schedule 4b paragraph 8 (2) of which requires that all neighbourhood development plans must:
 - a) have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - b) have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;
 - c) have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
 - d) contribute to the achievement of sustainable development;
 - e) be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - f) not breach, and be otherwise compatible with, assimilated obligations (primarily relating to Strategic Environmental Assessment and Habitat Regulations); and
 - g) meet prescribed conditions in relation to the order and comply with prescribed matters.
- 1.5. This statement demonstrates that the Basic Conditions have been met by showing how the Neighbourhood Plan:
 1. has regard to national policy;
 2. is in general conformity with the strategic policies in the development plan for the local area;
 3. contributes to the achievement of sustainable development; and
 4. is compatible with "assimilated obligations".

Figure 1: Designated Neighbourhood area (Outlined by the red Line)



2. Conformity with the Basic Conditions

2.1 An assessment of compliance has been prepared, evaluating the modified policies against NPPF National Planning Policy Framework (NPPF) guidance, the principles of sustainable development, and strategic policies of the operative development plan for Newark and Sherwood, currently the Local Development Framework. The results have been summarized in the tables in sections 3 and 4 of this statement.

2.2 Ways in which the modified policies contribute to the achievement of sustainable development are explained in section 5, and compatibility with “assimilated obligations” is confirmed in section 6.

2.3 In summary, the Southwell Neighbourhood Plan has been prepared having regard to:

- national policies as set out in the National Planning Policy Framework 2021,
- The achievement of sustainable development,
- Local Policies as set out in the ‘Name of District’ Local Plan (2010),
- EU obligations as carried forward.

3. Having regard to the National Planning Policy Framework

3.1 Every neighbourhood plan must have regard to national policy, which is set out mostly in the National Planning Policy Framework (NPPF) – most recently revised in December 2023 – and Planning Practice Guidance.

3.2 Paragraphs 28-30 of the NPPF describe the role and scope of neighbourhood plans:

“28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”.

3.3 Ways in which the modified Southwell Neighbourhood Plan has regard to national policy are outlined in Table 1, below. It should be noted that the analysis presented in this table relates primarily to those policies that have been modified as a result of the review that has been undertaken. All policies included in the Southwell Neighbourhood Plan when it was formally made in 2016 had been subject to independent examination which confirmed their compliance with the Basic Conditions.

Table 1. Consistency with the provisions of the National Planning Policy Framework

Abbreviations: NP - Neighbourhood Plan; NPPF National Planning Policy Framework

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
<p>Policy SD1: Sustainable development</p>	<p>8</p>	<p>Paragraph 8 outlines three core sustainable development objectives:</p> <p><i>“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> <p><i>a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p> <p><i>an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy..”</i></p> <p>All three objectives are addressed in modified Policy 1, which supports developments that:</p> <ul style="list-style-type: none"> • are appropriately designed so as to maintain or enhance the quality / value of the local and wider environments; • take due account of flood risk and respond appropriately to such risk; • enhance Southwell’s blue and green infrastructure; • contribute to the provision of necessary physical, social and environmental infrastructure; • are accessible by active travel and public transport (with reduced reliance on private motor vehicles); • will maintain the wellbeing of Southwell’s residents;

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<ul style="list-style-type: none"> • avoid the loss of the “best and most versatile’ agricultural land. <p>In effect, modified Policy 1 translates the principles of sustainable development, as set out in the NPPF, to the particular context and circumstances of Southwell.</p>
Policy E1: Flood Risk Assessments and Mitigation	165 - 175	<p>The modifications to Neighbourhood Plan Policy E1 ensure that this policy complements the district-wide policies relating to flood risk in Newark and Sherwood, by setting out a place-specific approach based on evidence of flood risks and impacts in Southwell and the responsibility structure that has been put in place to manage and alleviate flooding in the Parish. This approach is entirely consistent with that advocated in the NPPF.</p> <p>Paragraph 165 of the NPPF states that <i>“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)...”</i>.</p> <p>The need for policies to be informed by thorough assessment of flood risk is stressed in Paragraph 166: <i>“Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards”</i>; and further detailed in Paragraph 167 which reads as follows: <i>“All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:</i></p> <ol style="list-style-type: none"> <i>a) applying the sequential test and then, if necessary, the exception test as set out below;</i> <i>b) safeguarding land from development that is required, or likely to be required, for current or future flood management;</i> <i>c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management)...”</i>.

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
Policy E2 – Flood Resilient Design	173	<p>In requiring that developments that, due to their location and type, require flood risk assessment, must be located, sited and designed to be flood-resilient and to avoid increasing the risk of flooding both on and off site, modified Policy E2 is consistent with NPPF requirements and advice, particularly paragraph 173, which reads:</p> <p><i>“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁹. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:</i></p> <ul style="list-style-type: none"> <i>a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</i> <i>b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;</i> <i>c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;</i> <i>d) any residual risk can be safely managed; and</i> <i>e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan”.</i>
Policy E3 – Green Infrastructure and Biodiversity	185 - 188	<p>The NPPF emphasises the need for protection and enhancement of biodiversity and geodiversity. In this context, Paragraph 185 states that plans should:</p> <p><i>“a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁵; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and</i></p> <p><i>b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify</i></p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p><i>and pursue opportunities for securing measurable net gains for biodiversity”.</i></p> <p>The modifications to Policy E3 strengthen the Neighbourhood Plan’s approach to the protection and enhancement of biodiversity and habitats in line with the most recent national legislation and policy, including by requiring a net biodiversity gain of at least 10%.</p>
<p>Policy E4 – Public Rights of Way and Wildlife Corridors</p>	<p>102, 104</p>	<p>Modified Policy E4 seeks to protect Public Rights of Way (PROWs) when development is taking place. Recognising the recreational and environmental value of such routes, as well as their access functions, the Policy covers issues relating to both their protection and their accessibility and maintenance. This is consistent with NPPF expectations as summarised in the paragraphs quoted below:</p> <p>Paragraph 102 - <i>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change”;</i></p> <p>Paragraph 104 - <i>“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”.</i></p>
<p>Policy E5 – Green Link</p>	<p>181</p>	<p>This Policy seeks to maintain and strengthen the connectivity of 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. The Green Link is an important component of Southwell’s Green Infrastructure* and the approach taken in Policy E5 is consistent with the NPPF’s requirement at Paragraph 181: <i>“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (*); and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</i></p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p>* <i>“Green Infrastructure” is defined in the NPPF’s glossary as:</i> <i>“A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity”.</i></p>
<p>Policy E6 – Climate Change</p>	<p>8, 11, 157 & 158</p>	<p>Modified PolicyE6 takes an integrated approach to climate change mitigation and adaptation, addressing: renewable energy generation; energy-efficient design and construction; improving the energy efficiency of historic buildings; adapting to a changing climate; and water management.</p> <p>This policy responds to NPPF guidance and requirements as exemplified in the sections quoted below:</p> <p>Paragraph 8 describes the three objectives of Sustainable Development, of which the Environmental Objective (Paragraph 8c) is <i>“– to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.</i></p> <p>This is then applied to plan-making at Paragraph 11a, which states that: <i>“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”;</i></p> <p>Paragraph 157, which reads – <i>“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”;</i> and</p> <p>Paragraph 158, which requires that <i>“Plans should take a proactive approach to mitigating and adapting to</i></p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p><i>climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures⁵⁶. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts...”.</i></p>
<p>Policy DH1: Design Codes for Sustainability & Sense of Place</p>	<p>131 - 141</p>	<p>Modified Policy DH1 seeks to influence the form, appearance and functionality of built development so that it is:</p> <p>contextually responsive; functional and inclusively accessible; energy and resource efficient; visually attractive; and consistent with the well-being of the local community and, the natural environment now and in the future. The policy gives decision-making weight to the operative Design Guidance / Codes for Southwell. This approach is consistent with the NPPF’s aims for <i>“achieving well-designed and beautiful places”</i> as exemplified by the paragraphs quoted below.</p> <p>Paragraph 131 – <i>“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.</i></p> <p>Southwell Town Council has committed to working with Newark and Sherwood District Council to update and further strengthen design guidance and codes for Southwell, in accordance with the approach described in NPPF paragraphs 133 and 134:</p> <p><i>“133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage,</i></p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p><i>level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety...</i></p> <p><i>134 – Design guides and codes can be prepared at an area-wide, neighbourhood or site- specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents”.</i></p>
<p>Policy DH2 – Public Realm</p>	<p>135</p>	<p>Modified (strengthened) Policy DH2 seeks to ensure that development proposals which have the potential to impact on the public realm contribute to high quality streets, pavements, and other publicly accessible areas (the public realm).</p> <p>NPPF Paragraph 135 states that: <i>“ Planning policies and decisions should ensure that developments:</i></p> <ul style="list-style-type: none"> • <i>will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</i> • <i>are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</i> • <i>are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</i> • <i>establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i> • <i>optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</i> • <i>create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵²; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.</i>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
Policy DH3 – Historic Environment	Chapter 16	<p>Policy DH3 complements District-wide policy relating to conservation of the built heritage, by setting out specific policies for development within Southwell’s Historic Town Centre and Conservation Area.</p> <p>NPPF Paragraph 196 outlines the role of plans, including neighbourhood plans, in conserving and enhancing the historic environment: <i>“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</i></p> <ul style="list-style-type: none"> • <i>the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</i> • <i>the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</i> • <i>the desirability of new development making a positive contribution to local character and distinctiveness; and</i> • <i>opportunities to draw on the contribution made by the historic environment to the character of a place.”</i>
Policies TA1 Cycle and Pedestrian Routes	11	<p>This policy seek to improve Southwell’s sustainability of through the delivery of improvements to cycle and pedestrian routes so as 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.</p> <p>NPPF Policy 110 states that “Planning policies should... d) 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)...”</p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
Policy TA2 – Sustainable Transport Connectivity	108, 116	<p>Policy TA2 supports measures to deliver an integrated transport system and seeks to increase accessibility to and use of public transport as part of the integrated mix.</p> <p>This approach follows NPPF advice, in particular:</p> <p>Paragraph 108. “Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <ol style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.” <p>And paragraph 116. “Within this context, applications for development should:</p> <ol style="list-style-type: none"> a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use...”

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
Policy TA3 – Highways Impact	108	<p>In seeking mitigation of impacts, Policy TA3 is consistent with Paragraph 108d of the NPPF:</p> <p>“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>...d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains...”</p>
Policy TA4 – Parking Standards	111	<p>In setting local parking standards Policy TA4 follows advice in paragraph 111:</p> <p>“If setting local parking standards for residential and non-residential development, policies should take into account:</p> <ul style="list-style-type: none"> a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”
Policy TA5 – Parking Strategy	112	<p>Policy TA5 seeks to maintain adequate car parking provision, particularly to serve the town centre. This is consistent with NPPF paragraph 112:</p> <p>“Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists”.</p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
<p>Policy CF1 – Community Facilities – Identified Assets</p>	<p>88 (d), 97, 193</p>	<p>The NPPF emphasises that community facilities should be protected and not negatively impacted by future developments so that they can provide the social, recreational, and cultural facilities and services the community needs, for its health and wellbeing. This is outlined within the following policies:</p> <p>paragraph 88 (d)</p> <p><i>“the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</i></p> <p>paragraph 97</p> <p><i>“To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <p><i>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i></p> <p><i>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</i></p> <p><i>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</i></p> <p><i>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</i></p> <p><i>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services..”</i></p> <p>and paragraph 193</p> <p><i>“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing</i></p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p><i>businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed..”</i></p> <p>The policy identifies Southwell’s community facilities and protects them from negative impacts as a result of new development.</p>
<p>Policy CF2 _ Green and Open Spaces and Burial Grounds</p>	<p>96 (c), 181, 186</p>	<p>The NPPF emphasises the need for protection and enhancement of green infrastructure for both health and environmental benefits to the community. The expectations are outlined in the following paragraphs:</p> <p>paragraph 96 (c)</p> <p><i>“enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”</i></p> <p>and paragraph 181</p> <p><i>“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”</i></p> <p>In addition to this, the NPPF also prioritises the protection of biodiversity and habitats when considering development proposals, and sets out frameworks to consider these proposals as outlined within paragraph 186:</p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p><i>“When determining planning applications, local planning authorities should apply the following principles:</i></p> <p><i>a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</i></p> <p><i>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</i></p> <p><i>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</i></p> <p><i>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate..”</i></p> <p>The NP policy aims to protect and enhance the parish’s green infrastructure and supports developments which contribute to this. In addition, the plan also seeks to improve biodiversity by requiring a net gain of at least 10%.</p>
<p>Policy CF3 – Primary Shopping Frontage & District Centre</p>	<p>90</p>	<p>The policy provides for development that will support the vitality and viability of Southwell’s town centre, defined in the Local Development Framework as a District Centre, as the primary focus retail and shopping activity. It also sets out locally-relevant criteria for assessing the</p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p>appropriateness of retail development proposals outside the defined District Centre.</p> <p>The approach is consistent with that advocated in the NPPF, in particular paragraph 90, which states that: “Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:</p> <ul style="list-style-type: none"> • a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters; • b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre; • c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones; • d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary; • e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and • f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
Policy CF4 - Tourism	88	<p>Policy CF4 seeks to support tourism-related developments, with a preference that “they should be accessible by sustainable modes of transport and/or be located within walking distance from the centre of the town or adjacent to an existing asset”.</p> <p>Although the NPPF contains little specific policy guidance relating directly to tourism, it does include “culture and tourism development” within the definition of main town</p>

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		centre uses” (Annex 2, Glossary) and, at paragraph 88, identifies enabling “sustainable rural tourism” as a component of “Supporting a prosperous rural economy”.
Policy HE1 – Housing Type and Density	63, 130	In setting out evidence-based expectations and requirements regarding the mix of house types and appropriate densities, Policy HE1 is consistent with advice in NPPF paragraph 63 that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”. The policy’s approach to density reflects the guidance in paragraph 130 that in “existing urban areas, significant uplifts in the average density of residential development may be inappropriate if the resulting built form would be wholly out of character with the existing area”.
Policy HE2 – Economic Development and Employment	86, 127	<p>Policy HE2 supports developments for employment-creating/supporting uses at identified locations, seeks to support and safeguard the contributions that those locations make to the local economy, whilst allowing for smaller-scale, low impact employment developments in other places where appropriate. The policy also provides for alternative uses on some previously allocated sites that may no longer required for strategic employment purposes.</p> <p>The approach summarised above is consistent with NPPF guidance and expectations. In particular, and within the context of a neighbourhood plan:</p> <p>Paragraph 86 states that “Planning policies should:</p> <ul style="list-style-type: none"> a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

NP Policy	NPPF Paragraph(s) of particular relevance	How Consistency is Achieved
		<p>Paragraph 127 states that “Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:</p> <p>a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework...”.</p>
<p>Site-Specific Policies SS4, SS5 and SS7</p>	<p>60 and Section 5 overall.</p>	<p>These policies seek to facilitate the development of three allocated sites by setting out clear expectations and requirements. This is consistent with the overall direction of NPPF paragraph 60, which states that:</p> <p>“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community”.</p>

4. Conformity with the Newark & Sherwood Local Plan

4.1 Every neighbourhood plan must be in general conformity with the strategic policies in the development plan for the local area. At present the operative development plan for Newark and Sherwood District comprises the Core Strategy (as amended in 2019) and the Allocations and Development Management DPD (2013), together with the various Neighbourhood Plans for parts of the District.

For the purposes of this statement, the modified Southwell Neighbourhood Plan has been assessed for consistency with the Core Strategy and the strategic policies of the Allocations and Development Management DPD (ADMDDPD), as listed below:

- DM 1 – Development within Settlements Central to Delivering the Spatial Strategy*
- DM 2 – Development on Allocated Sites Policy
- DM 3 – Developer Contributions Policy
- DM 4 – Renewable and Low Carbon Energy Generation Policy
- DM 5 - Design Policy
- DM 6 – Householder Development Policy
- DM 7 – Biodiversity and Green Infrastructure Policy
- DM 8 – Development in the Open Countryside Policy
- DM 9 – Protecting and Enhancing the Historic Environment Policy
- DM 10 – Pollution and Hazardous Materials Policy
- DM 11 – Retail and Town Centre Uses Policy
- DM 12 – Presumption in Favour of Sustainable Development
- So/E/2, So/E/3 – Southwell development allocations

4.2 A revised Development Management Policies DPD is at a relatively advanced stage in the examination process, but has not yet been finalised and adopted.

Table 2: Conformity with the Newark and Sherwood Core Strategy and Allocations and Development Management DPD

NP Policy	Development Plan Policy	How Conformity is Achieved
<p>Policy SD1: Sustainable development</p>	<ul style="list-style-type: none"> • DM 1 – Development within Settlements Central to Delivering the Spatial Strategy* • DM 12 – Presumption in Favour of Sustainable Development 	<p>Southwell is defined as a “Service Centre”. Policy SD1 is consistent with ADMDPD Policy DM1 which states that:</p> <p>“Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the Policies Map, proposals will be supported for housing, employment, community, retail, cultural, leisure and tourism development appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Core Strategy and other relevant Development Plan Documents”.</p> <p>Policy SD1 also provides a local context for considering development proposals against the requirements of Policy DM12 - Presumption in Favour of Sustainable Development.</p>
<p>Policy E1: Flood Risk Assessments and Mitigation</p>	<ul style="list-style-type: none"> • Core Policy 10A - Local Drainage Designations 	<p>Core Policy 10A - Local Drainage Designations – reads as follows:</p> <p>“In order to ensure the appropriate management of flood risk as part of new development, the District Council will work with partners to develop Local Drainage Designations in the following locations:</p> <ul style="list-style-type: none"> • Lowdham; and • Southwell <p>These designations will 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.</p> <p>In seeking to ensure that development is allowed in locations and forms consistent with flood risk considerations, Policy E1 seeks to enable appropriate development consistent with Southwell’s role as a Service Centre (DM1) and policies So/Ho/3, So/MU/1 which require satisfactory flood risk assessment as a prerequisite for development in particular sites/locations in Southwell”.</p>

<p>Policy E2 – Flood Resilient Design</p>	<ul style="list-style-type: none"> • CP9 - Sustainable Design • DM5 - Design Policy 	<p>Item 9of ADMDPD Policy DM5 – Design– deals with Flood Risk and Water Management and reads as follows:</p> <p>“The Council will aim to steer new development away from areas at highest risk of flooding. Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones.</p> <p>Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere.</p> <p>In accordance with the aims of Core Policy 9, development proposals should wherever possible include measures to pro-actively manage surface water including the use of appropriate surface treatments in highway design and Sustainable Drainage Systems.”</p> <p>ADMDPD paragraph 7.28 states that “in the interests of minimising both new and existing developments vulnerability to flood risk arising from climate change, proposals for new developments should wherever possible utilise Sustainable Drainage Systems (SUDs) to manage surface water run-off. SUDS should be used wherever possible to mitigate against vulnerability to flooding”.</p>
---	---	---

<p>Policy E3 – Green Infrastructure and Biodiversity</p> <p>Policy E4 – Public Rights of Way and Wildlife Corridors</p> <p>Policy E5 – Green Link</p>	<ul style="list-style-type: none"> • DM 7 – Biodiversity and Green Infrastructure Policy • DM 8 – Development in the Open Countryside Policy 	<p>Policy DM 7 requires that “ New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision.</p> <p>Policy SP8 of the Core Strategy, the Green Infrastructure Strategy and the Green Space Improvement Plans, provide a strategic context for protection, improvement and addition of green spaces and other elements of Green Infrastructure. As explained at paragraph 3.12 of the ADMDPD, “the supporting text to Core Strategy Policy CP12 notes that Southwell is particularly deficient in terms of its Green Infrastructure connections with a poor level of access to both Newark and the west of the District. The Green Infrastructure issues for Southwell identified by the Green Infrastructure Strategy are therefore focused on the protection and enhancement of existing networks and the creation of new strategic access routes to link the settlement to Newark and areas of tourism activity in the North West of the District and into the wider Green Infrastructure network. The Green Infrastructure Strategy suggested that provision should be made for the...creation of a new Multi-User route stretching from Newark to the North West of the District incorporating the existing Southwell Trail route”.</p>
<p>Policy E6 – Climate Change</p>	<ul style="list-style-type: none"> • Core Policy 10 – Climate Change • DM 4 – Renewable and Low Carbon Energy Generation Policy • DM 5 - Design Policy 	<p>Core Policy 10 of the Core Strategy sets out targets for carbon reduction and promotes the development of renewable and low carbon energy and heat generation projects. Paragraph 7.8 of the ADMDPD states that “mitigating and adapting to climate change will be a significant and on-going requirement of the planning system over our plan period. In addition to the contributions that can be made through the design and layout of development, securing new sources of renewable and low carbon energy production will make an important contribution to achieving this”.</p> <p>Policy DM4 - Renewable and Low Carbon Energy Generation – states that: “In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission</p>

		will be granted for renewable and low carbon energy generation development, as both stand alone projects and part of other development, its associated infrastructure and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process...”
Policy DH1: Design Codes for Sustainability & Sense of Place	<ul style="list-style-type: none"> DM 5 - Design 	<p>Policy DM5 sets out criteria for new developments, under the following headings:</p> <ol style="list-style-type: none"> 1. Access 2. Parking 3. Amenity 4. Local Distinctiveness and Character 5. Trees, Woodlands, Biodiversity and Green Infrastructure 6. Crime & Disorder 7. Ecology 8. Unstable Land, and 9. Flood Risk and Water Management.
Policy DH2 – Public Realm	<ul style="list-style-type: none"> The ADMDPD does not contain specific policy requirements relating to the public realm 	Although, there is no specific policy requirement relating to the public realm, Policy DH2 is consistent with the underlying approach to the design quality of buildings and places in the Core Strategy and ADMDPD.
Policy DH3 – Historic Environment	<ul style="list-style-type: none"> DM 9 – Protecting and Enhancing the Historic Environment Policy 	In setting out an integrated policy approach to development affecting Southwell’s historic environment, Policy DH3 complements District-wide Core Policy 14 and ADMDPD Policy DM9, adding provides place-specific detail.
<p>Policies TA1 Cycle and Pedestrian Routes</p> <p>Policy TA2 – Sustainable Transport Connectivity</p> <p>Policy TA3 – Highways Impact</p>	<ul style="list-style-type: none"> Core Strategy Objective 9 Core Policy 9 – Sustainable Design Core Strategy Spatial Policy 7 - Sustainable Transport Policy DM5 - Design 	<p>These policies are consistent with Objective 9 of the Core Strategy:</p> <p>“To retain and improve accessibility for all, to employment, services, community, leisure and cultural activities, through:</p> <ul style="list-style-type: none"> the integration of development and transport provision, ensuring that most new development will be located where it is accessible to use services and facilities by a range of means of transport; the retention and upgrading of existing infrastructure, services and facilities relating to transport and communications; and encouraging the increased use of public transport, walking and cycling.

Policy TA4 – Parking Standards		<p>These Neighbourhood Plan policies also give local effect to Spatial Policy 7 – Sustainable Transport – in which it is stated that:</p> <p>“The Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities.</p> <p>Development proposals should contribute to, the implementation of the Nottinghamshire Local Transport Plan and should:</p> <ul style="list-style-type: none"> • minimise the need for travel, through measures such as travel plans for all development which generate significant amounts of movement, and the provision or enhancement of local services and facilities; • provide safe, convenient and attractive accesses for all, including the elderly and disabled, and others with restricted mobility, and provide links to the existing network of footways, bridleways and cycleways, so as to maximise opportunities for their use; • provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements in line with Highways Authority best practice...”.
Policy TA5 – Parking Strategy		<p>These Neighbourhood Plan policies also complement and supplement Policy DM 5 – Design, which states that:</p> <p>“In accordance with the requirements of Core Policy 9 [Sustainable Design], all proposals for new development shall be assessed against the following criteria:</p> <ol style="list-style-type: none"> 1. Access Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible...”. 2. Parking Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Development resulting in the loss of parking provision will require justification”. <p>Paragraph 6.77 of the Core Strategy states that: “Through the Town Centre and Retail Study (2016), it has been identified that the centre would benefit</p>

		<p>from additional leisure uses, increased and improved parking provision and the alleviation of traffic congestion”.</p> <p>ADMDPD Policy SoAP 1 - Role and Setting of Southwell – seeks to:</p> <p>“Promote Southwell’s role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town attractive to residents and visitors. In order to achieve this the District Council and its partners will seek to:</p> <ul style="list-style-type: none"> • Promote a competitive and healthy Town Centre which is host to an appropriate composition of main Town Centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through: <ul style="list-style-type: none"> • Seeking to secure additional car parking capacity which is either able to directly serve the Town Centre or alternatively relieve pressure on existing Town Centre parking facilities;...”
Policy CF1 – Community Facilities – Identified Assets	Core Strategy Spatial Policy 8	<p>Spatial Policy 8 - Protecting and Promoting Leisure and Community Facilities – reads as follows: “The provision of new and enhanced community and leisure facilities will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities, both within the District and beyond. The loss of existing community and leisure facilities through new development requiring planning permission will not be permitted, particularly where it would reduce the community’s ability to meet its day-to-day needs unless it can be clearly demonstrated that [certain exceptions, similar to those in Policy CF1, apply]”.</p>
Policy CF2 _ Green and Open Spaces and Burial Grounds	<ul style="list-style-type: none"> • Core Strategy Spatial Policy 8 • Core Policy 12 - Biodiversity and Green Infrastructure • DM 7 – Biodiversity and Green Infrastructure Policy 	<p>Facilities referred to in Spatial Policy 8 - Protecting and Promoting Leisure and Community Facilities – as quoted above, in relation to Policy CF1, include open space.</p> <p>In Core Policy 12 - Biodiversity and Green Infrastructure -it is stated that “The District Council will..:</p>

		<ul style="list-style-type: none"> • Expect proposals to take into account the need for continued protection of the District’s ecological, biological and geological assets... • Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;... • Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between: <ul style="list-style-type: none"> • Newark and Southwell; and • Southwell and the north-west of the District • Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;... • Support the implementation of area-based Strategic Green Infrastructure interventions. <p>Policy DM 7 requires that “New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on-site development proposals and through off site provision.</p>
--	--	---

<p>Policy CF3 – Primary Shopping Frontage & District Centre</p>	<ul style="list-style-type: none"> • Core Policy 8 - Retail & Town Centres • DM 11 – Retail and Town Centre Uses Policy 	<p>For the purposes of Core Policy 8 - Retail & Town Centres – Southwell’s Town Centre is identified as a District Centre, defined as follows: “Primarily used for convenience shopping, with some comparison shopping. They also provide a range of other services for the settlement and surrounding communities”.</p> <p>Core Policy 8 states that: “The District Council will seek to maintain and enhance the vitality and viability of centres by working with partners and applicants to:</p> <ul style="list-style-type: none"> • Support a network of healthy, vibrant and resilient centres, composed of a balanced range of retail and other main Town Centre uses; • Ensure that the needs for retail and other main Town Centre use development are met in full. Ensuring that, taking account of commitments as at 1st April 2016, sufficient provision has been made to meet forecast convenience and comparison retail capacity within the District up to 2033; • Focus future retail and main Town Centre use development and investment using the hierarchy of centres set out below, ensuring that proposals for new development are consistent in terms of scale and function with the size and role of centre in question. The extents of centre boundaries have been defined on the Policies Map;
<p>Policy CF4 - Tourism</p>	<ul style="list-style-type: none"> • Core Policy 7 - Tourism Development • Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy 	<p>Policy CF4 is consistent with Core Policy 7 - Tourism Development – which states that:</p> <p>“The District Council recognises the economic benefits of sustainable tourism and visitor based development (including tourist accommodation), and will view positively proposals which help to realise the tourism potential of the District, support the meeting of identified tourism needs, complement and enhance existing attractions or that address shortfalls in existing provision, subject to:</p> <ul style="list-style-type: none"> • Within the main-built up areas of ‘settlements central to the delivery of the spatial strategy’ the proposal being acceptable in terms of its: <ul style="list-style-type: none"> • Design and layout; and • Individual and/or cumulative impact on local character (including the built and natural environments),

		<p>heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside, landscape character”.</p> <p>Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy – states that:</p> <p>“Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the Policies Map, proposals will be supported for housing, employment, community, retail, cultural, leisure and tourism development appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Core Strategy and other relevant Development Plan Documents”.</p>
Policy HE1 – Housing Type and Density	<ul style="list-style-type: none"> DM 2 – Development on Allocated Sites Policy 	<p>Policy HE1 is consistent with Core Policy 3, which sets out the District-wide approach to ensuring that developments deliver appropriate housing mix, type and density. It is also consistent with the requirements relating to Allocated Sites in DM2.</p>
Policy HE2 – Economic Development and Employment	<ul style="list-style-type: none"> Core Policy 6 - Shaping our Employment Profile DM 1 – Development within Settlements Central to Delivering the Spatial Strategy 	<p>Policy HE2 follows the strategic direction of Core Policy 6 - Shaping our Employment Profile – which states that:</p> <p>“The economy of Newark and Sherwood District will be strengthened and broadened to provide a diverse range of employment opportunities by:...</p> <ul style="list-style-type: none"> Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities. Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the needs of both traditional and emerging business sectors and types...”. <ul style="list-style-type: none"> Policy HE2 is also consistent with the employment references in Policy DM 1 – Development within Settlements Central to Delivering the Spatial Strategy.

<p>Site-Specific Policies SS4, SS5 and SS7</p>	<ul style="list-style-type: none"> • So/E/2, So/E/3 – Southwell development allocations 	<ul style="list-style-type: none"> • In the Core Strategy, the Settlement Hierarchy identifies Southwell as a Service Centre, where housing development is to be provided for. The allocations to which Site-Specific Policies SS4, SS5 and SS7 relate contribute towards meeting the expectations for Southwell as a Service Centre and are consistent with Policy DM 1 – Development within Settlements Central to Delivering the Spatial Strategy and with the specifics of Policies So/E/2, So/E/3 – Southwell development allocations.

5. Contributing to Sustainable Development

5.1 The table below represents an assessment of the extent to which the Neighbourhood Plan's policies, as modified, contribute towards the achievement of Sustainable Development. The likely effects of each policy have been considered in relation to economic, social and environmental sustainability principles, assessing the expected impacts as negative, neutral or positive in each case. The method is largely intuitive, but it provides an overall assessment of the impacts that can be expected and the extent to which the Neighbourhood Plan's policies should contribute towards the achievement of sustainable development.

5.2 The definition of sustainable development employed in the assessment of compliance has been derived from the NPPF's definition (NPPF, paragraph 8):

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Table 3: The Modified Neighbourhood Plan’s Consistency with Principles of Sustainable Development

Key to the symbols used in this table:

- Negative, 0 Neutral, + Positive

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
Policy 1: Sustainable development	+	+	+	The Policy seeks to provide for appropriate housing, economic development, services, infrastructure, all whilst protecting the environment, protecting and enhancing biodiversity and seeking to meet net zero carbon goals.
Policy E1: Flood Risk Assessments and Mitigation	+	+	+	This policy seeks to ensure that flood risk considerations are taken full into account when decision regarding the location and form of development are being made. It requires mitigation of adverse risks and impacts if development in an area of significant risk is unavoidable. Ensuring that risk of flooding is minimised and/or mitigated is essential to social, economic and environmental well-being.
Policy E2 – Flood Resilient Design	+	+	+	This policy seeks to ensure that developments in areas where flood risk is a consideration are designed to be resilient to any flooding that may occur and do not exacerbate the risk of flooding elsewhere. This precautionary approach is essential to social, economic and environmental well-being.
Policy E3 – Green Infrastructure and Biodiversity	+	+	+	This policy seeks to both protect and enhance Southwell’s Green Infrastructure and protect and increase biodiversity. By protecting and improving areas for residents to walk/play the mental health and wellbeing of residents will be supported. It is well known that access to both blue and green infrastructure can significantly increase people’s mental well-being and happiness. Alongside this, the policy also seeks to protect the Public Right of Ways (PROW), encouraging people to walk and bike, helping to work towards a net zero carbon future.

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
Policy E4 – Public Rights of Way and Wildlife Corridors	+	+	+	Complementing Policy E4, this policy seeks to both protect and enhance Southwell’s network of public rights of way, recognising their human and ecological benefits that flow from this.
Policy E5 – Green Link	+	+	+	Complementing Policies E3 and E4, this policy seeks to create a Green Link around Southwell to help conserve the rural character of the town and maintain attractive PROWs linked to open spaces, for the benefit of the public and wildlife. Significant human well-being and ecological benefits can be expected to flow from this.
Policy E6 – Climate Change	+	+	+	This policy supports energy-efficient, low-carbon development and community-scale renewable energy generation. Such development will have positive environmental impacts and will help to support an efficient, green local economy.
Policy DH1: Design Codes for Sustainability & Sense of Place	0	+	+	This Policy aims to ensure that new developments are consistent with Southwell’s distinctive characteristics, by requiring new developments to be built in line with the place-specific design guidance. This will have positive socio-cultural impacts.
Policy DH2 – Public Realm	0	+	+	This policy seeks to support and promote improvements to the public realm a safe, comfortable and attractive public realm, accessible for all users. This can be expected to encourage active travel, replacing car use in some instances, and to make Southwell attractive to residents and visitors.
Policy DH3 – Historic Environment	+	+	+	The policy aims to protect Southwell’s distinctive and culturally valuable historic built environment, enhancing the character of the area and thus the socio-cultural and economic well-being of the community. The policy can also be expected to make on-going beneficial use of heritage buildings, thus making the most of the energy, physical resources and culture embedded in them.

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
Policies TA1 to TA3 Transport and Access	+	+	+	Taken together, these policies seek to provide for efficient travel and access to support social and economic activities and interactions, whilst promoting a preference for active travel and public transport. The policy can be expected to support Southwell's social and economic well-being, whilst encouraging alternatives to car dependence and a reduction in transport-related carbon emissions.
Policy TA4 – Parking Standards	+	+	0	These policies seek provision of vehicle parking spaces at a level that avoids adding to on-street parking and is adequate to support the social and economic well-being of Southwell's community. In combination with Policies TA1 to TA3, which seek to reduce car dependency and use, the policy can be expected to have a neutral environmental impact.
Policy TA5 – Parking Strategy	+	+	0	
Policy CF1 – Community Facilities – Identified Assets	+	+	0	<p>The policy seeks to protect and enhance community facilities unless they are no longer fit for purpose, or a suitable replacement is developed.</p> <p>Community facilities are vital to communities' health and wellbeing as they provide places to socialise and keep fit. The protection and improvement of these facilities will therefore support the social well-being of the area, being positive for both mental and physical health.</p> <p>Additionally, the policy may be expected to have economic benefits for Southwell as the facilities provide jobs and contribute to the local economy.</p>
Policy CF2 – Green and Open Spaces and Burial Grounds	+	+	+	<p>The policy identifies green spaces within the NP area and seeks to protect and enhance these valued assets. The policy will protect vital areas for residents to walk/play which, as part of the green infrastructure, can contribute towards both mental and physical wellbeing.</p> <p>In addition, adding green spaces will contribute to the biodiversity and environment of the area. The spaces may also have flood resilience</p>

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is achieved
				functions: economic damage caused by flooding will be reduced and, therefore, the cost of the impacts of natural hazards may be decreased.
Policy CF3 – Primary Shopping Frontage & District Centre	+	+	0	This policy seeks to maintain and strengthen Southwell town centres role as a District Centre, providing a good range of shops and services close to the community’s homes.
Policy CF4 - Tourism	+	+	0	Southwell is an attractive, historic town in attractive countryside. By supporting facilities to serve visitors, this policy will maintain and enhance social and economic well-being, with neutral environmental impacts.
Policy HE1 – Housing Type and Density	+	+	0	The policy aims to provide for housing developments to both fulfil housing requirements /commitments and meet the housing needs of the community. It aims to provide for those looking for homes and introduce more people into the community of Southwell. The policy seeks to ensure that housing is provided for those who otherwise may not be able to get on the property ladder. It will provide for both rented and owner-occupied residential properties. This will benefit the community, as people will gain more stability and be able to feel included within the community. In addition, it will reduce inequalities in the area as people will be able to access the property ladder.
Policy HE2 – Economic Development and Employment	+	+	+	Providing for local employment can be expected to support the local community’s social and economic well-being, whilst minimising the need for longer journeys between homes and workplaces.
Site-Specific Policies SS4, SS5 and SS7	+	+	+	These policies support development of appropriately located sites within the urban area, provided that a number of constraints, including flood risk, are satisfactorily addressed. This will provide for housing and economic development and social/recreational provision, all to meet the community’s needs, making use of urban land.

Conclusion of the Sustainability Appraisal

5.3 Overall, the assessment shows that the Neighbourhood Plan's policies, as modified, can be expected to make a positive contribution towards sustainable development within the Neighbourhood Area.

6. Compatibility with Assimilated Obligations and European Convention on Human Rights

6.1 The Modified Southwell Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 A screening opinion was issued by Newark and Sherwood District Council who considered it unlikely that there would be any significant environmental effects arising from the Modified Southwell Neighbourhood Plan. Requirements for Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment under the (former-EU) Habitats Regulations, are considered further in a separate document.

7. Conclusion

7.1 The Basic Conditions as set out and referred to in Schedule 4B to the Town and County Planning Act 1990 and associated regulations are considered to be met by the Modified Southwell Neighbourhood Plan and all the policies contained within it.