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AECOM

Southwell Town Council

Design Assessment

Final Report 2024
With Post Regulation 14 Revisions

Quality information

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Revision History

Revision	Revision date	Details	Name	Position
1	21.10.22	Draft report	Joe Greenhalgh	Graduate Urban Designer
2	14.02.23	First draft	Wei Deng	Principal Urban Designer
3	28.04.23	Final draft	Wei Deng	Principal Urban Designer
4	03.05.24	Post Reg 14	Peter Scorer	Working Group Chair

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Introduction

01

EXPLANATORY NOTE: This is an edited version of the report prepared for Southwell Town Council by AECOM in April 2023. This version of the report includes the baseline assessment of urban and landscape character across the Neighbourhood Area. Design Codes informed by this character assessment have been included as an appendix within the modified Southwell Neighbourhood Plan.

The aim of the Neighbourhood Plan Design Code is to help deliver suitable sustainable development that meets the needs of local people.

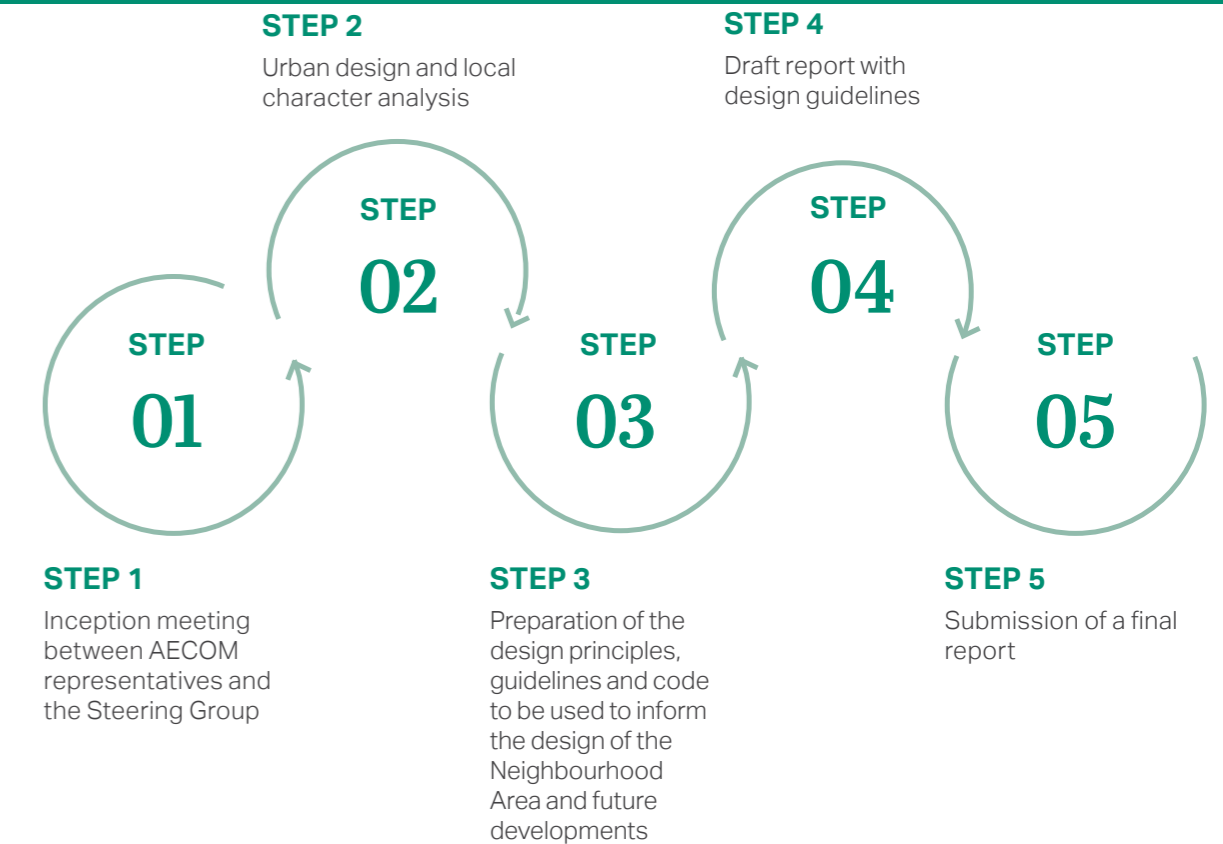
1. Introduction

The Neighbourhood Plan group (NPG) were allocated AECOM's support by Locality to establish a design guide with a number of Design Code to influence the character and design of new development within the Neighbourhood area.

This Design Code report covers the whole plan area. The Design Codes are underpinned by a baseline assessment of the character across the Neighbourhood area, including that of the landscape and built form. Particular attention will be paid to the natural and historic environment, which are defining features of the Neighbourhood area. The town of Southwell will also be a focal point of the report with it being the primary settlement of the Neighbourhood area. Development in the open countryside, including; isolated farmsteads, estates, and hamlets will also be appraised.

1.1 Aims

- To positively influence the character and design of new development within the Neighbourhood area.
- To identify the character and historic features of the Neighbourhood area.
- To produce detailed analysis of the Neighbourhood area's built form and landscape context.
- Provide Design Code to support contextual and sustainable development in the future.



1.2 Area of study

The Neighbourhood area is defined by the historic boundary of Southwell Parish, which is under the local jurisdiction of Southwell Town Council. Southwell is a minster and market town in the Newark and Sherwood District of Nottinghamshire. The town is most famous for Southwell Minster, a Grade I Listed medieval cathedral with twin spires viewable from around the Neighbourhood area. The town is circa 14 miles north-east of Nottingham, the county's largest and principal city.

Southwell is the primary settlement, and subsequent focus, of the Neighbourhood area and this Design Code and guideline document. Other settlements include the small hamlets of Normanton, Brinkley, and Maythorne, as well as a Nottingham Trent University campus split across three sites. Each of these development pockets are separated from Southwell's urban area via open landscape (i.e. green gaps).

Despite Southwell's town status, the settlement and its surroundings are characteristically rural. The town is bounded by open countryside, which in places extends into the town's urban area. Open landscape makes up a majority of the Neighbourhood area's land mass, contributing to the rural and green character of the locality. The Neighbourhood area is host to several landscape assets such as the River Greet and Norwood Park, as well as a network of streams, known locally as "dumbles".

The area is served by the B6386 (Oxton Road), a single strategic road which radiates from Southwell Town Centre westwards towards nearby Oxton. It should also be noted both Fiskerton Road and Upton Road have been recently de-classified (formerly the A612). The nearest railway station is at Fiskerton, just outside the Neighbourhood area, providing connectivity to regional centres such as Nottingham, Newark-on-Trent, and Lincoln.

1.3 Objectives

The following objectives will help to achieve the overarching aims set out on the previous page.

- Review of planning policy and landscape character studies covering the whole Neighbourhood area.
- Detailed character analysis of the area's built form, including identification of its local vernacular and heritage assets.
- Design Code covering the whole Neighbourhood area.
- Design Code specifically focusing on character, landscape, and sustainable development within Southwell.

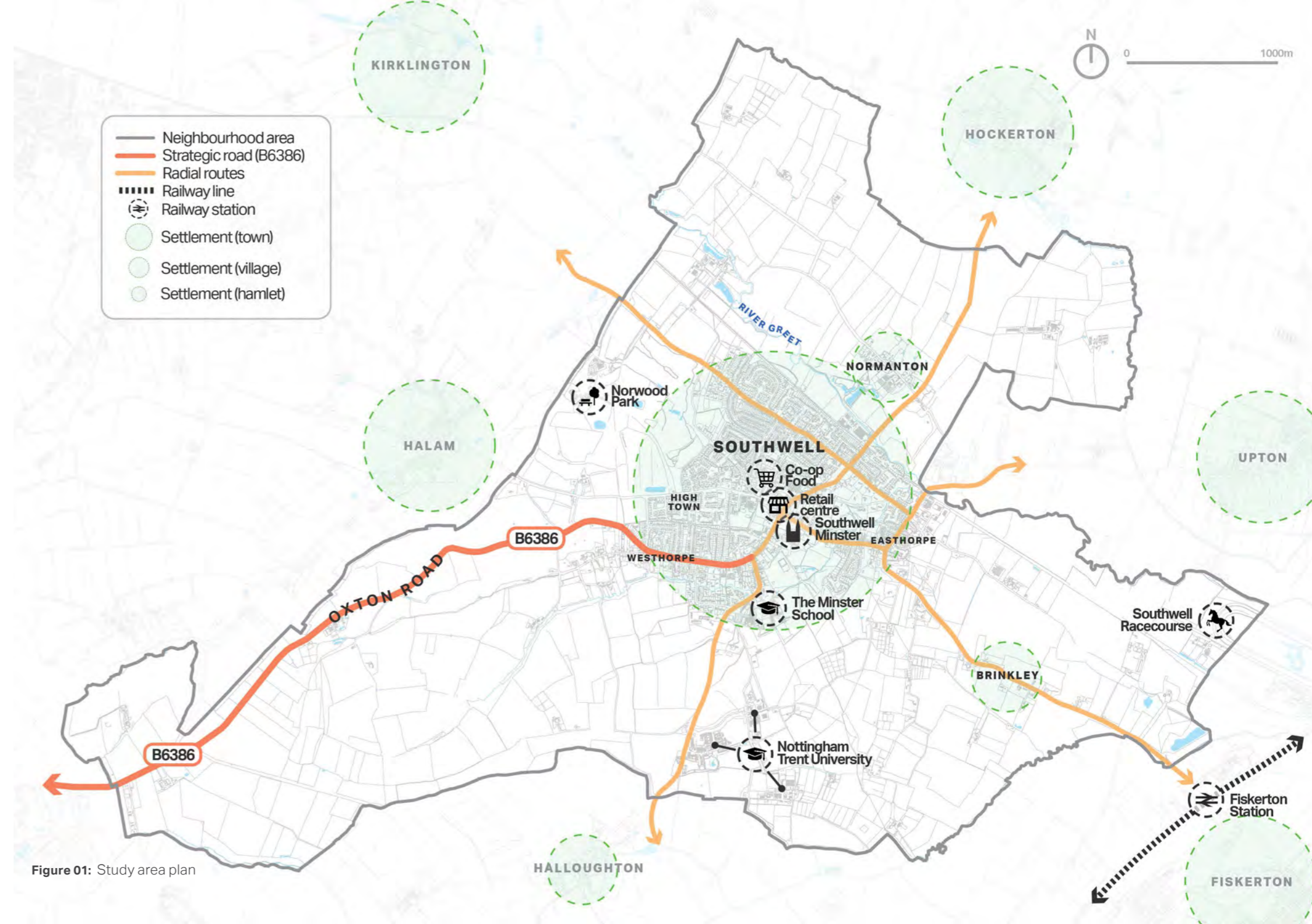


Figure 01: Study area plan

1.4 Planning policy and guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this design guide and the codes featured in it. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life (formerly building for Life 12).

1.4.1 National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within NPPF apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The Revised NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment.

The parts of the NPPF which are of relevance to this Design Code Report are:

- Part 7 (Ensuring the vitality of town centres)
- Part 12 (Achieving well-designed places)
- Part 15 (Conserving and enhancing the natural environment)
- Part 16 (Conserving and enhancing the historic environment)

The NPPF notes that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and code'.

1.4.2 National Design Guide (2019) & National Model Design Code (2021)

These companion documents set out characteristics of well-designed places. They support the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. The National Design Guide states that 'specific, detailed and measurable criteria for good design are most appropriately set at the local level'. The guides are expected to be used by local authorities, applicants and local communities to establish further Design Code (such as this) and guides that can deliver this in line with local preferences.



National Design Guide 2019

Supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places, and Buildings, Resources and Lifespan.

2021 - National Model Design Code DLUHC

This report provides detailed guidance on the production of Design Code, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide:

Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.

2020 - Building for a Healthy Life

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

1.4.3 Local Planning Policy context

The Neighbourhood area is under the jurisdiction of three tiers of local government:

- Nottinghamshire County Council
- Newark & Sherwood Council
- Southwell Town Council

The following planning documents were reviewed to understand the policy context under which this document has been produced. These include key documents such as the district's Local Development Framework (LDF), Conservation Area (CA) Appraisal, and Supplementary Planning Documents (SPD).

Amended Core Strategy DPD	March 2019
Allocations & Development Management DPD	July 2013
Affordable Housing SPD	July 2013
Conversion of Traditional Rural Buildings SPD	November 2014
Householder Development SPD	November 2014
Landscape Character Assessment SPD	December 2013
Residential Cycle & Car Parking Standards SPD	June 2021
Shopfronts and Advertisements Design Guide SPD	November 2014
Draft Southwell Conservation Area Appraisal	February 2022
Southwell Gateway Sites Assessment	May 2022
Southwell Neighbourhood Plan	September 2016

Local Development Framework (LDF)

The LDF is the authority's strategic planning document which sets out how it will tackle pertinent local issues. It does this by bringing together a suite of documents setting out Newark & Sherwood's planning policy. The LDF is made up of:

Amended Core Strategy Development Plan Document

This document is one of the LDF's overarching primary documents covering the big issues the Council and their partners need to address in the next 20 years. It includes a vision, objectives, and policies to help deliver development and change in the district. The document is intended to be read alongside the Allocations & Development Management DPD, as well as with more detailed place-specific documents such as those within Neighbourhood Plans (i.e. including this Design Code document).

The document includes core policies covering the whole district and area-specific policies tailored to the planning needs and context of places such as Southwell. The following core policies directly relate to the remit of this Design Code document and should therefore be considered:

- Core Policy 1 - Affordable Housing Provision*
- Core Policy 2 - Rural Affordable Housing*
- Core Policy 3 - Housing Mix, Type & Density*
- Core Policy 8 - Retail & Town Centres*
- Core Policy 9 - Sustainable Design*
- Core Policy 11 - Rural Accessibility*
- Core Policy 14 - Historic Environment*

The following area-specific policies should also be considered:

- SoAP 1 - Role and Setting of Southwell*
- SoAP 2 - Brackenhurst Campus - Nottingham Trent University*

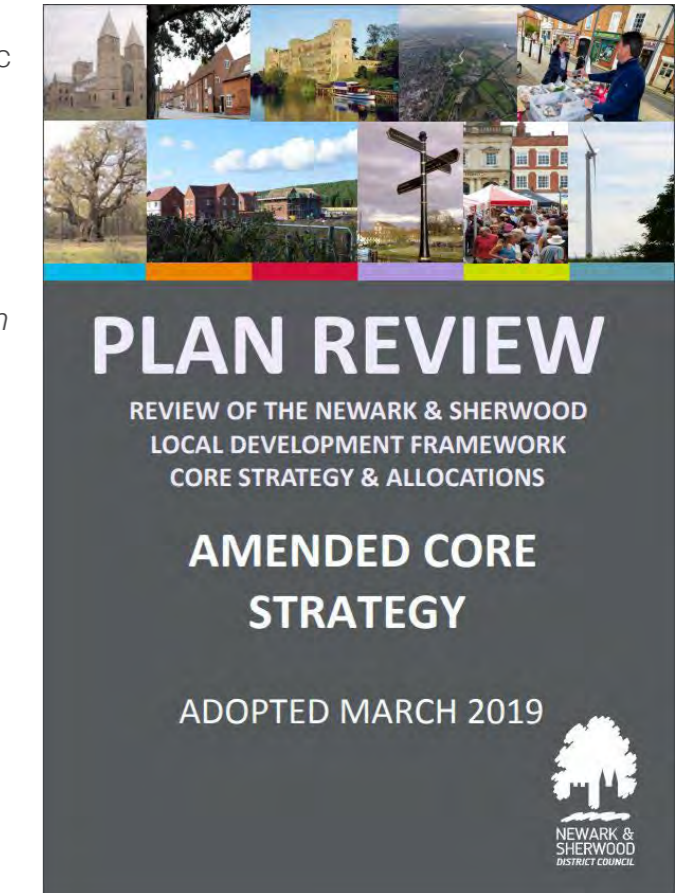


Figure 02: Front cover of the Newark & Sherwood Local Development Framework's Amended Core Strategy document

Allocations & Development Management Development Plan Document

This is another key document of the LDF which should be read in conjunction with the Council's Amended Core Strategy DPD and any Neighbourhood Planning documents. The report includes detail on the allocations of land for housing, employment, and retail, as well as the making of other designations. The plan seeks to help deliver the approach to the district's future development set out in the Amended Core Strategy. It includes information that should be used in the day-to-day assessment of planning applications, as well as providing a suite of development management policies.

Supplementary Planning Documents

The following SPDs directly relate to the design remit of this Design Code document, and are all part of Newark & Sherwood Council's LDF. The following documents are a material consideration in planning applications and should be read alongside this Design Code document and the wider LDF's content.

Affordable Housing SPD

This document sets out the policy context for affordable housing, the details of how Newark & Sherwood Council will seek to negotiate these matters, and how the issues of viability will be considered. The document also provides guidance on affordable housing in rural areas. Applicants and agents in particular need to read the SPD so they understand how the Council will practically interpret and apply the requirements of the affordable housing policies (Core Policies 1 & 2) within the Amended Core Strategy.

Conversion of Traditional Rural Buildings SPD

The district is host to a wealth of traditional rural buildings. This document sets out what is required when applying for permission to change their use, and the issues that will be taken into account when considering such applications. In the context of this SPD, 'traditional rural buildings' refers to buildings of particular styles, which may include some outside rural areas. The types and characteristics of traditional rural buildings commonly found in the district are set out in Appendix B of the document.

Householder Development SPD

This SPD provides further detail on how policies within the development plan will be interpreted and applied for householder development proposals. Its intention is to guide the determination of proposals and to support applicants in bringing forward high-quality schemes. The purpose is not to restrict contemporary design or

innovative solutions, but to ensure the district continues to have a high-quality and well-designed housing stock which is appropriate to its location and that maintains good standards of amenity for existing and future occupants of host and neighbouring properties.

Landscape Character Assessment SPD

The Landscape Character Assessment (LCA) SPD provides an objective assessment of the varied landscape in Newark & Sherwood. The document is a district-level appraisal of landscape character which forms part of the wider assessment for the Nottinghamshire County. It provides an explanation of the differences between landscapes that is based around a sense of place, local distinctiveness, characteristic wildlife, and natural features. The document identifies specific policy zones which provide a basis for considering landscape issues as part of decisions over new development.

Residential Cycle & Car Parking Standards SPD

The document provides applicants and developers with information about the Council's parking requirements (both parking standards and parking design for bicycles and cars) for new residential development. The primary aim of the SPD is to supplement existing development plan policies which seeks to improve design in the district.

The principle objectives of the SPD are to provide high-quality attractive, well-designed parking provisions, to encourage people to cycle more, to reduce the risk of anti-social behaviour and visual impact of parking infrastructure, and to ensure a consistent and transparent approach to assessing planning applications.

Shopfronts & Advertisements Design Guide SPD

This SPD provides the historic retail centres and smaller scale shopping facilities in Newark & Sherwood with a guide on which types of retail development are appropriate. Many of these areas include listed buildings and are set within conservation areas. They form a significant part of the built heritage of the district, with their appearance having a significant contribution to the overall character of settlements. Whilst the SPD concentrates on retail units, elements of the guidance will also be pertinent to other businesses which occupy street-level frontages such as restaurants, pubs, and financial services.

Other documents

Draft Southwell Conservation Area Appraisal

The document is an assessment of Southwell Conservation Area (CA). The aim of the appraisal is to define the special interest of the CA that merits its designations and describe and evaluate the contribution made by the different features of its character and appearance. The CA was first designated in 1968, and subsequently extended in 1970, 1993, and in 2005 during the CA's reviews.

The document includes detail of Southwell's historic development as well as specific detail on the CA's 6 identified character areas. It then concludes with a management plan which sets out how the area can, and should, prioritise the enhancement of its historic features and buildings.

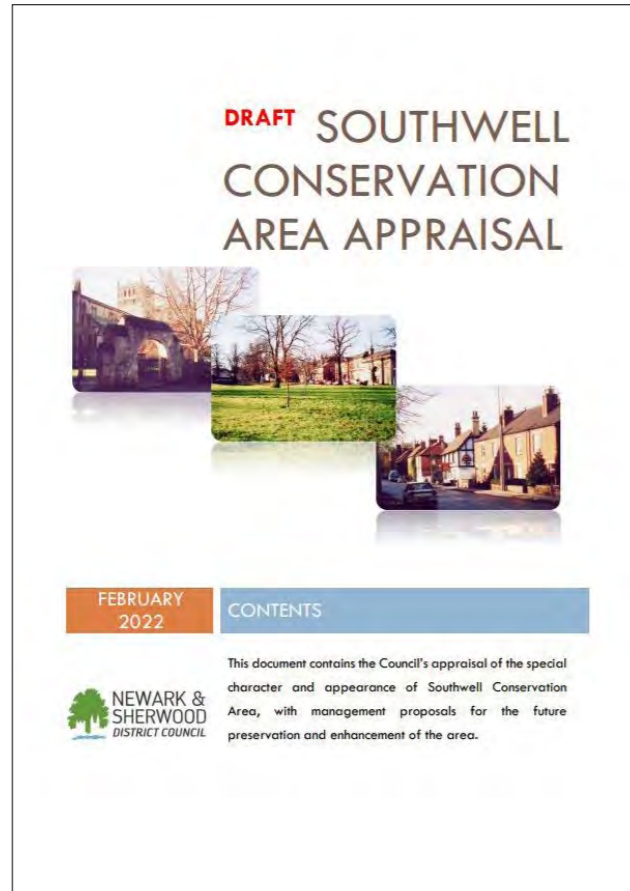


Figure 03:
Front cover of the Draft Southwell Conservation Area Appraisal

1.5 Process and Engagement

This section provides a brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.



Figure 04:
Consultants met with the Chair of the Southwell Steering Group at Southwell Town Council's office at The Old Courthouse

1. Inception Call with Steering Group

An initial inception call with the Southwell Steering Group was conducted. This allowed AECOM to confirm the brief and programme of works.

2. Site Visit

A site visit was undertaken on July 11th 2022. Several AECOM Urban Design Consultants, an AECOM Heritage Consultant, Southwell Town Council's Planning Consultant, and the Chair of the Southwell Steering Group were in attendance. The visit allowed AECOM to understand the areas of interest and sites pertinent to the development of the Southwell Design Code. The day in Southwell included a walking tour of the Town Centre and its surrounding suburbs and key spaces. Consultants later conducted a more extensive tour of the wider Neighbourhood area, ensuring both the urban and landscape features of the area were equally appraised.

3. Specialist Input

Consultants from AECOM's Heritage Team were invited to provide specialist support and guidance. A Heritage Consultant attended the site visit, along with the Design Consultants, where they appraised Southwell's historic built and natural environments.

4. Virtual workshops

Virtual workshops between Consultants and the Steering Group were conducted to provide updates, as well as to give an opportunity for feedback on the report's progress. The workshops formed an integral part of the report's formulation and ongoing engagement opportunities.



Neighbourhood Context

02

2. Neighbourhood Context

2.1 Historic origins

The origins of Southwell can be traced back to the Roman era, when it was a small settlement on the Fosse Way, a Roman road that connected Exeter to Lincoln. The toponymy of Southwell remains unclear, with several sites claiming to be the original “well” by which the town received its name.

In the 11th century, Southwell became the site of a minster, or a cathedral-like church, which was one of the largest and most important religious buildings in England at the time. The minster was a centre of pilgrimage and played a significant role in the religious and cultural life of the town. The town also incorporates the equally ancient settlements of Easthorpe and Westhorpe which were once separate entities before their subsequent coalescence.

Southwell has received formal recognition as being one of four towns in Nottinghamshire which has an ‘outstanding historic quality’. The assets which contribute to this status include; an extensive Conservation Area, Scheduled Ancient

Monuments, Listed Buildings, the origin of the Bramley apple and a local nature reserve along a former railway line which served the town (the Southwell Trail). The Parish is also rich in archaeology which is of significant local and national importance. The ruins of the Archbishop’s Palace which dates back to the late 14th century when the Archbishop of York settled in Southwell, is designated as a Scheduled Ancient Monument. The ruins of the palace were partially built upon when the present Bishops’ Manor was constructed in 1907. The other Scheduled Ancient Monument is located next to the Minster - a large Roman villa which was occupied well into the 4th century.

The Grade II* Listed Saracen’s Head public house was built in 1463 on land gifted in 1396 by Archbishop Thomas Arundel of York. During the English Civil War, King Charles I spent his last night as a free man in May 1646 in the Saracen’s Head (then the King’s Head), before surrendering to the Scottish Army stationed at nearby Kelham.

This chapter outlines the planning constraints, and wider neighbourhood context of Southwell and its surrounding rural areas.



Figure 05: Southwell (1883) - the linear development of the town is evident from this historic map from 1883

2.2 Movement network

The Neighbourhood area's vehicular network reflects Southwell's rural position and character. The town is served by the B6386 (Oxton Road), a strategic B road providing connectivity between Southwell and the nearby village of Oxton. As well as this, Fiskerton and Oxton Road (formerly the A612) are key routes into Southwell.

Like most settlements several radial routes, with historic origins, permeate from the town's core. Each route provides connectivity to surrounding villages (i.e. Hockerton and Halam), towns (i.e. Mansfield and Newark-on-Trent), and cities (i.e. Lincoln and Nottingham).

The Neighbourhood area is host to a network of rural lanes, particularly to the south of Southwell where most of the open landscape is located. Many of these lanes are narrow cul-de-sacs bounded by hedgerow and/or fields. They typically provide access to isolated farms or developments in the open countryside and are therefore relatively informal in terms of

appearance, materiality, and maintenance. These lanes reflect the rural character of the wider Neighbourhood area. The street network is subsequently concentrated around Southwell due to it being the Service Centre for the Neighbourhood area.

A network of access roads are found in and around Southwell. These roads provide access to a handful of dwellings along residential streets. Like the rural lanes many of these roads are cul-de-sacs and provide access to developments. The difference being that these roads are formal and are within a much more urban context, typically surrounded by several buildings and hard surfacing.

The nearest railway station is Fiskerton Station, just outside of the Neighbourhood area and accessed from Fiskerton Road. There are frequent bus services to Nottingham, as well as to other nearby centres such as Newark-on-Trent and Mansfield, however these are less frequent and sometimes only run occasionally.



Figure 06: Nottingham Road - a radial route providing connectivity between Nottingham and Southwell from the south



Figure 07: Intersection of Market Place and Church Street in Southwell Town Centre

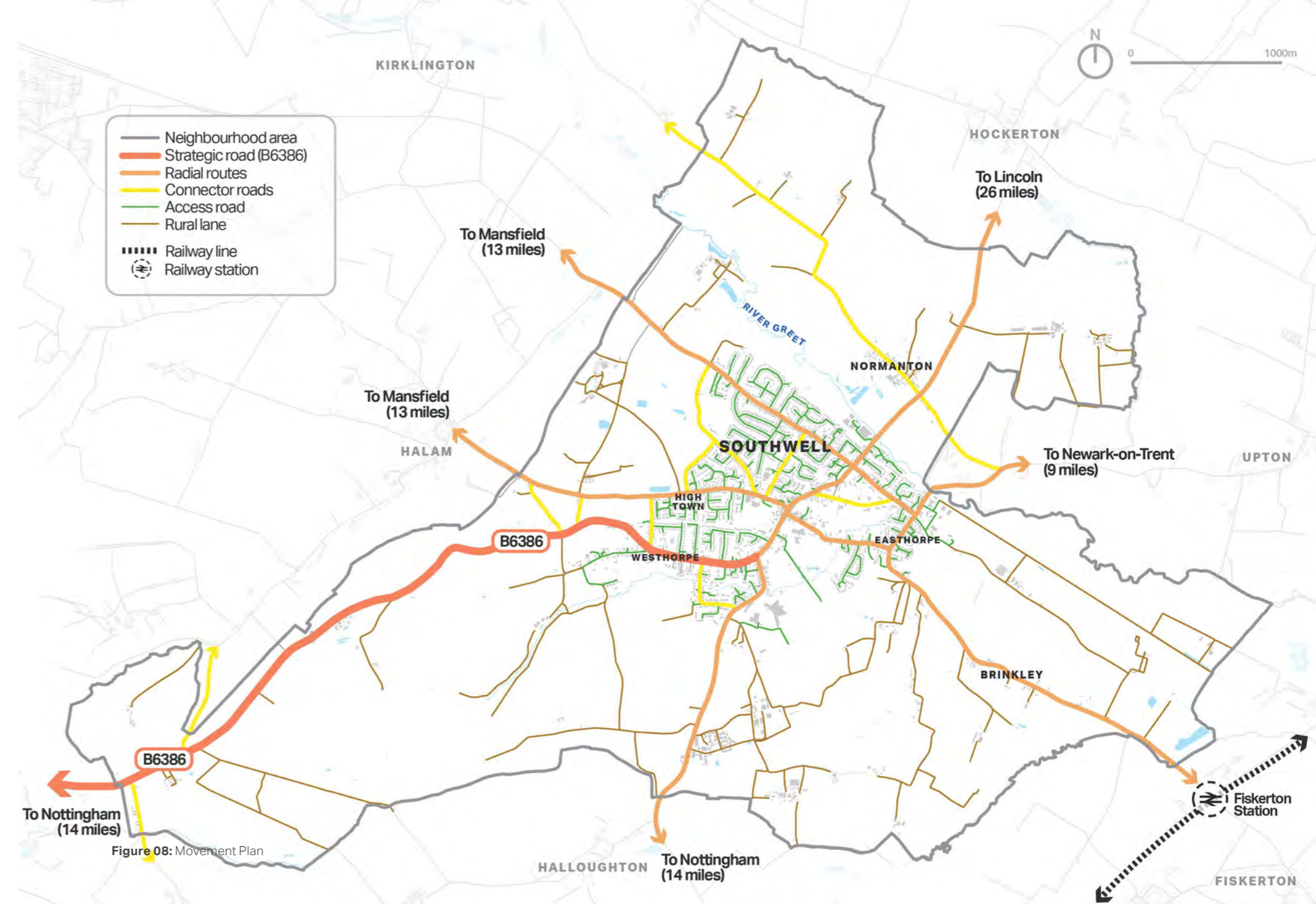


Figure 08: Movement Plan

2.2.1 Pedestrian networks

Southwell has an array of Public Rights of Way (PROW) footpaths that provide connectivity within the town centre, as well as within its suburbs. King Street in particular has a concentration of historic ginnels (see Figure 09 adjacent) that provide connections between the town's busy retail frontages and its quieter backstreets. This is a distinctive character feature of Southwell's historic street pattern.

As you move further out from the town centre and into the suburban estates and urban extensions, some footpaths have been included to provide connections both within and between estates. Many of these routes provide connections between residential areas and the surrounding landscape, proving valuable links between the local community and green spaces.

As a whole the network is well-integrated and extensive throughout Southwell, particularly in and around the town centre

where key public spaces and buildings are connected via a footpath. Many of these are historic routes that should be maintained to ensure Southwell's permeable and historic town centre is conserved for future generations.

The Neighbourhood area has two long-distance trails: the Southwell Trail and Robin Hood Way. The Southwell Trail is a 7.5 mile route running along the former railway line of the Midland Railway. It stretches from Southwell to Bilsthorpe and provides an attractive and accessible recreational route for pedestrians, cyclists, and horse riders. The largely linear trail runs between the north-east of Southwell and the River Greet.

The Robin Hood Way is a 107 mile route between Edwinstowe and Nottingham, and is subsequently the longest recreational walking route in Nottinghamshire. The route follows the northern bank of the River Greet before entering Southwell and passing beside Southwell Minster.



Figure 09: Several historic footpaths provide pedestrian connections between Southwell Town Centre and surrounding areas



Figure 10: Footpath along the southern edge of the Potwell Dyke to the north-east of The Minster School

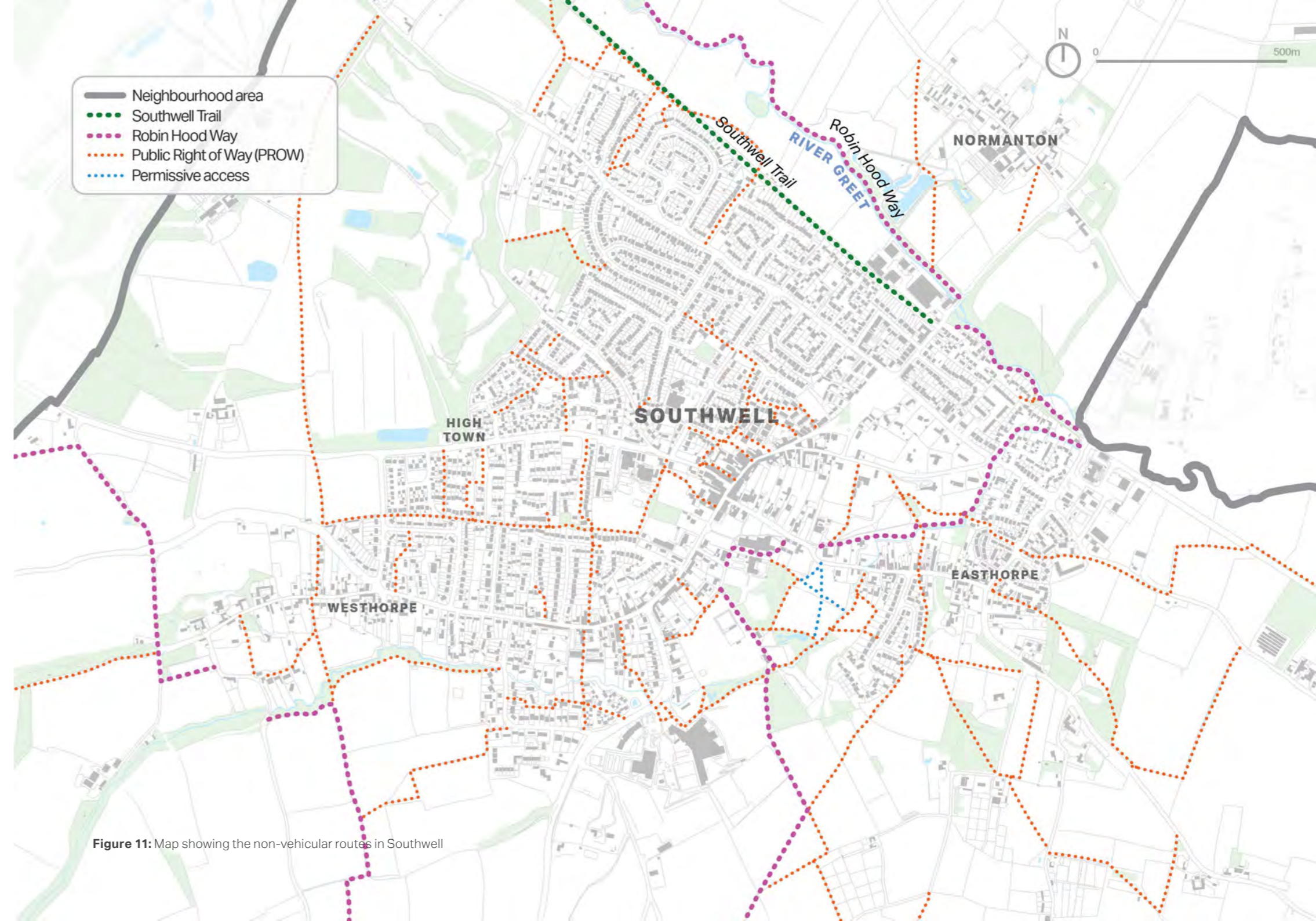


Figure 11: Map showing the non-vehicular routes in Southwell

2.3 Heritage Assets

Southwell's historic environment and subsequent heritage designations are in line with its status as a market and minster town. As such, Southwell has a largely unspoilt townscape surrounding the Minster and town centre. The following designations contribute to Southwell's historic character, as well as the need to preserve the buildings, structures, and places that are unique to Southwell and the wider Neighbourhood area.

Listed Buildings

There are 208 Listed buildings in Southwell, as well as several others distributed throughout its surrounding landscape. Of these, 202 are Grade II Listed, 4 are Grade II* Listed and 2 Grade I Listed. Southwell Minster (Minster Church of St Mary the Virgin) and the Bishop's Manor (and remains of the Bishop's Palace) are Grade I Listed.

Conservation Area

Southwell Conservation Area (CA) covers an area of 1.078km² and includes a majority of Southwell's historic routes. These routes are fronted by some of the Neighbourhood area's oldest and most significant buildings, reflecting the history and development of the area.

As highlighted by the adjacent map, the CA has been recently extended in November 2022. Before this, the CA was split into six zones (or character areas); Westhorpe, Westgate, Town Centre, Minster, Burgage, and Easthorpe. Each zone has its own distinct character with little blurring of their boundaries.

The current CA now includes several large open green spaces surrounding Southwell, as well as several smaller parcels of development within the town.

Scheduled Ancient Monuments

To the east of the Minster, there are two adjacent Scheduled Ancient Monuments (SAMs). They include the Archbishop's Palace and the Roman Villa. The Archbishop's Palace dates back to the 14th century when the Archbishop of York settled in Southwell. The Roman Villa is a large Roman villa which was occupied well into the 4th century.

Other Heritage Assets

As well as official listings and designations, the Neighbourhood area is host to multiple heritage assets without such status or recognition. Many of these are located within the Southwell CA and are cited in the Southwell CA Appraisal document as 'positive unlisted buildings'. Also note the National Trust's Southwell Workhouse site is a Registered Park and Garden lying just outside of the Neighbourhood area.

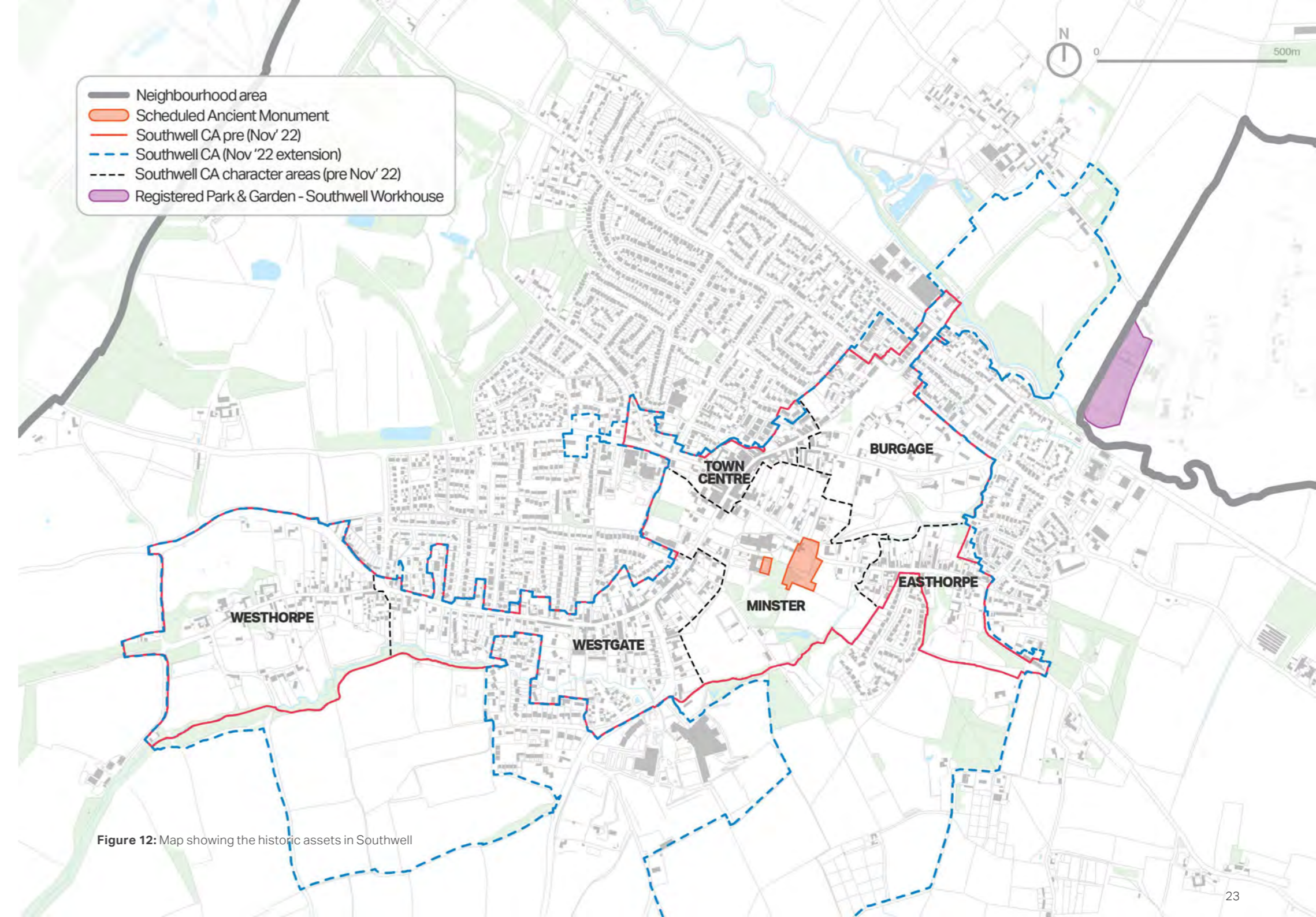


Figure 12: Map showing the historic assets in Southwell



Figure 13:
The Grade I Listed Southwell Minster and its iconic twin spires. The spires are a prominent feature in the townscape.



Figure 15:
The Grade II* Listed building fronting Market Place in Southwell Town Centre.



Figure 16:
The Grade II Listed building fronting Westgate.



Figure 14:
Historic retail frontages along King Street including several Grade II Listed buildings.



Figure 17:
The Grade II* Listed building blocks adjacent Southwell Minster just off Church Street.



Figure 19:
The Grade II Listed building fronting Westgate.



Figure 18:
The Grade II Listed building fronting Church Street.



Figure 20:
The Grade II Listed Southwell Baptist Chapel fronting Nottingham Road.



Figure 21:
The Grade II Listed The Grey House fronting King Street and Burgage Green.

2.4 Figureground

Any settlements figureground can help to identify an areas historic growth. The adjacent maps highlight the figureground of Southwell and the wider Neighbourhood area respectively. Southwell has a clearly defined historic area centred along its ancient routes. Several of these routes include King Street, Market Place, Westgate, Burgage, and Church Street. The distribution of both buildings and streets within this orange area (see adjacent map) reflect Southwell's linear development, but also a nucleated centre encompassing much of the Southwell District Centre.

By contrast, much of the yellow highlighted areas are where suburban extensions have added to the urban fabric of the town in subsequent decades and centuries. While many areas within the yellow vary in style and layout, there is a clear definition between the uneven and organic configuration of the orange area.

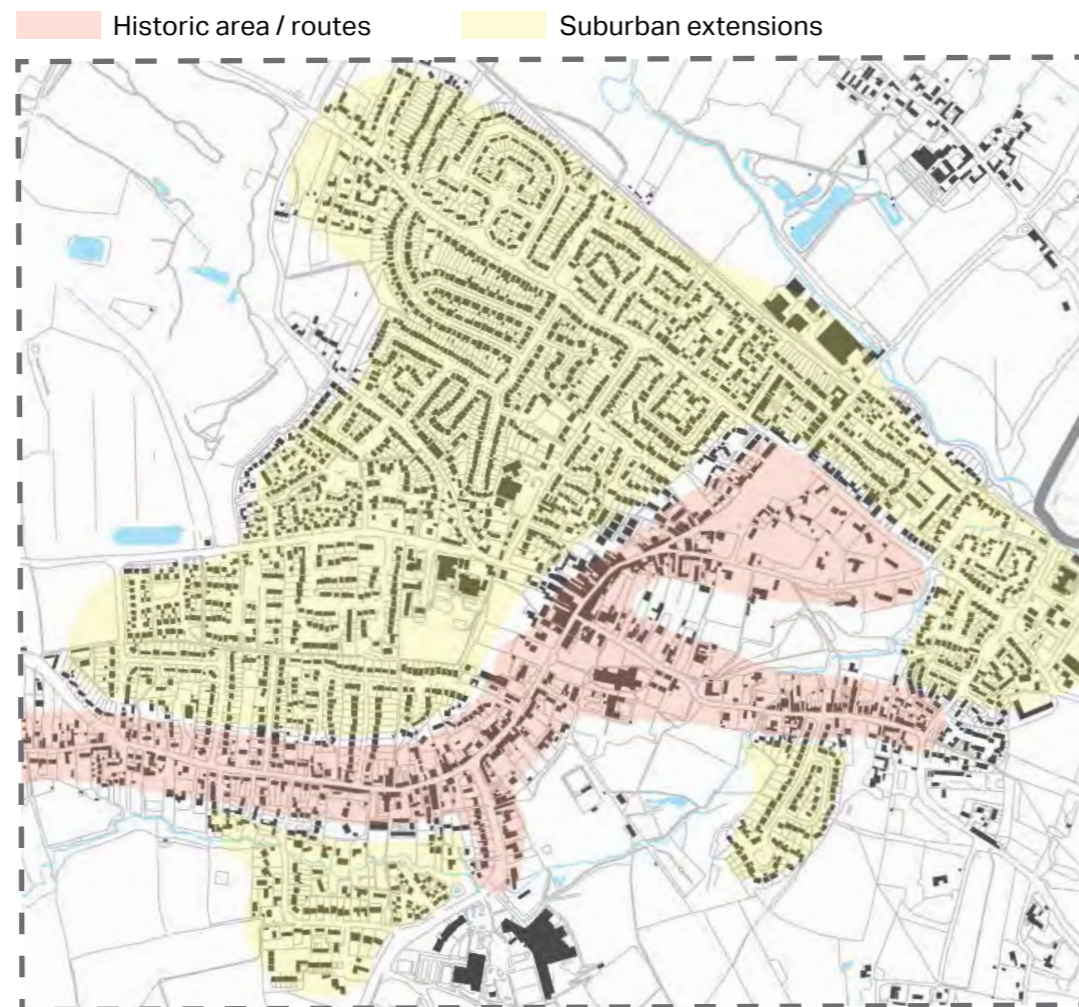


Figure 22: Map showing figureground variances between the historic core and routes of Southwell in contrast to the suburban extensions surrounding the town.

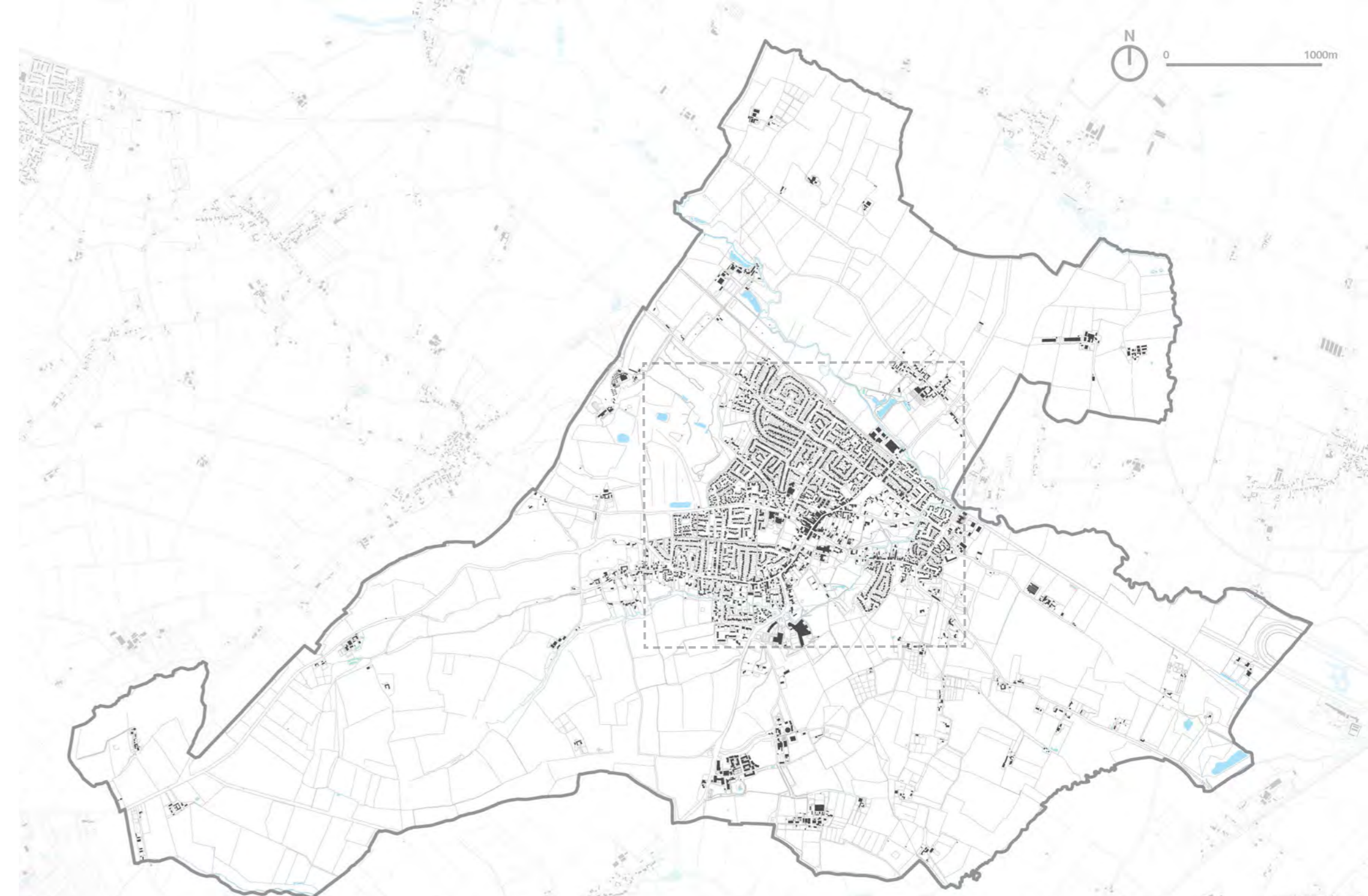


Figure 23: Map showing the figureground across the Neighbourhood area.

2.5 Green Infrastructure and Open Space

The Neighbourhood area's green and rural character lends itself to a network of well-connected and high-quality spaces. These spaces are used for a variety of purposes including as: sports facilities, green verges, amenity green spaces, children's playparks, school grounds, and religious estates.

As well as formal spaces for sports and other recreational use, the Neighbourhood area's ancient landscape is host to mature tree canopies. These are particularly prevalent within Southwell CA, along historic routes such as Burgage and Westgate, contributing to the character of the CA.



Figure 24:
The historic Burgage Green located to the north-east of Southwell Town Centre



Figure 26:
Bishop's Drive - a variety of sports and recreational spaces are located here to the west of The Minster School



Figure 27:
A majority of the Neighbourhood area is open landscape use by the local agricultural industry



Figure 25:
Minster Fields - an open green space protected for archaeological purposes and used by walkers

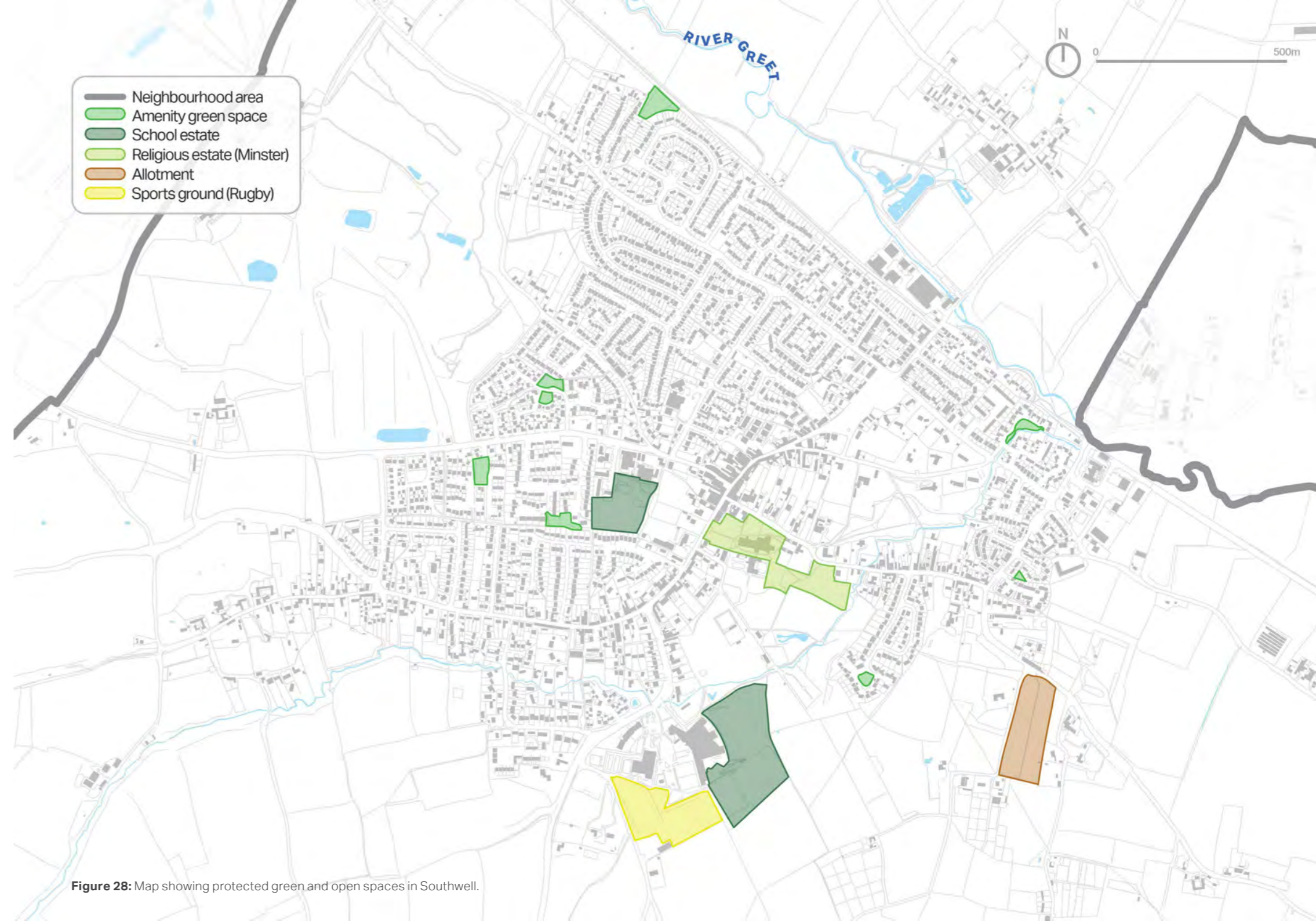


Figure 28: Map showing protected green and open spaces in Southwell.

2.6 Designations

The adjacent plan (Figure 30) illustrates several planning designations and constraints in and around Southwell and include:

Southwell District Centre

This area encompasses the most historic area and retail core of Southwell which centres around King Street, the Market Place-Church Street junction, and Market Square. This is subsequently the most densely developed area of Southwell which is evident from the figureground plan.

Residential allocations

Three undeveloped residential allocations remain in the Neighbourhood area (SS4, SS5 and SS7). Further detail of the SS4 and SS5 allocations are included within the Neighbourhood Masterplanning Plan document. Please refer to this document for guidance on the development of these sites which include an indicative design layout.

Scheduled Ancient Monuments

The two SAMs include the Archbishop's Palace and the Roman Villa, both located within the estate of Southwell Minster.

Southwell Conservation Area

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

Registered Park & Garden

Although not within the confines of the Neighbourhood Area, Southwell Workhouse is a Registered Park & Garden and National Trust owned estate with a notable relationship with Southwell. It shares a border with the eastern boundary of the Neighbourhood area, to the east of the River Greet.



Figure 29: Southwell District Centre - looking down Queen Street (from Market Place) with its historic retail frontages

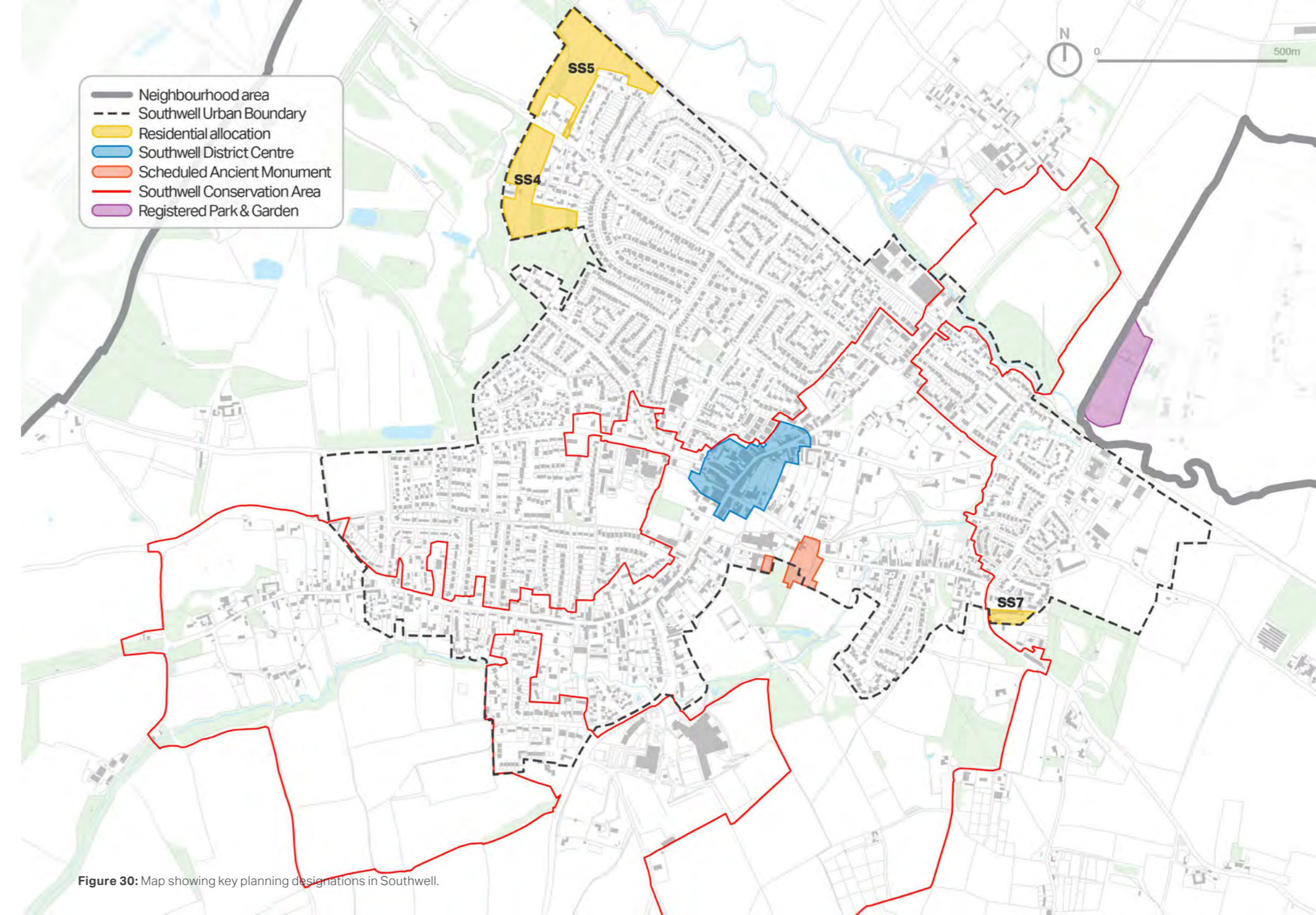


Figure 30: Map showing key planning designations in Southwell.

2.7 Landscape

The countryside around the town consists of mainly rural agricultural land which rises from the River Greet at circa 50m above sea level to circa 100m on the surrounding western slopes, from which there are extensive views of Southwell and its historic townscape.

A feature of the local landscape is the presence of wood lined streams in small steep sided valleys, known as “dumbles”. The hinterland to the town is sparsely populated with farms and the hamlets of Brinkley, Maythorne, Halloughton, and Normanton. The main settlement of Southwell is interspersed with mature trees and open spaces including Local Wildlife Sites (LWSs), the Memorial Park and playing fields which further contribute to the rural character of this market town.



Figure 31:
View of the Minster's spires from the agricultural fields surrounding Southwell

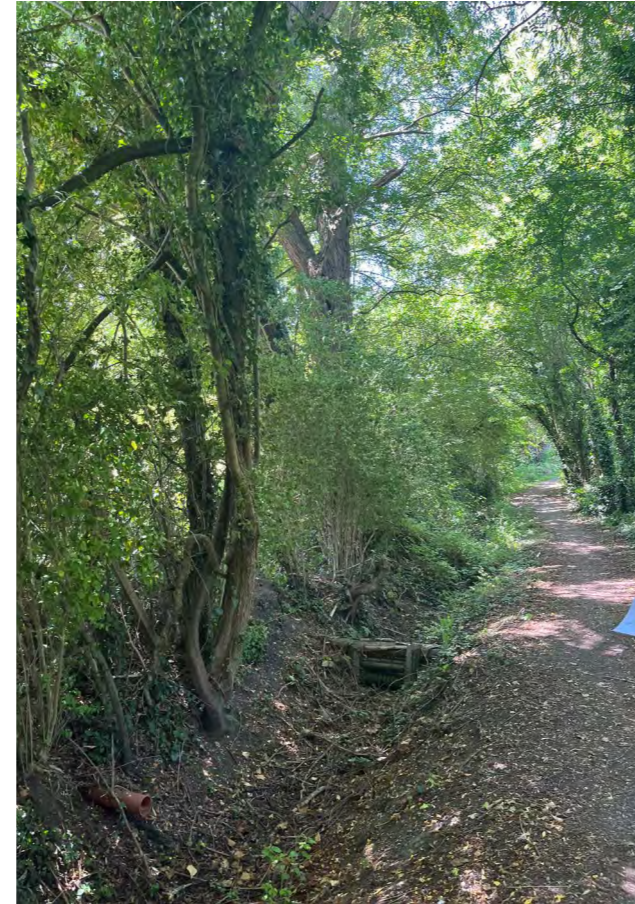


Figure 32:
A wood-lined stream to the east of Kirklington Road in north-west Southwell

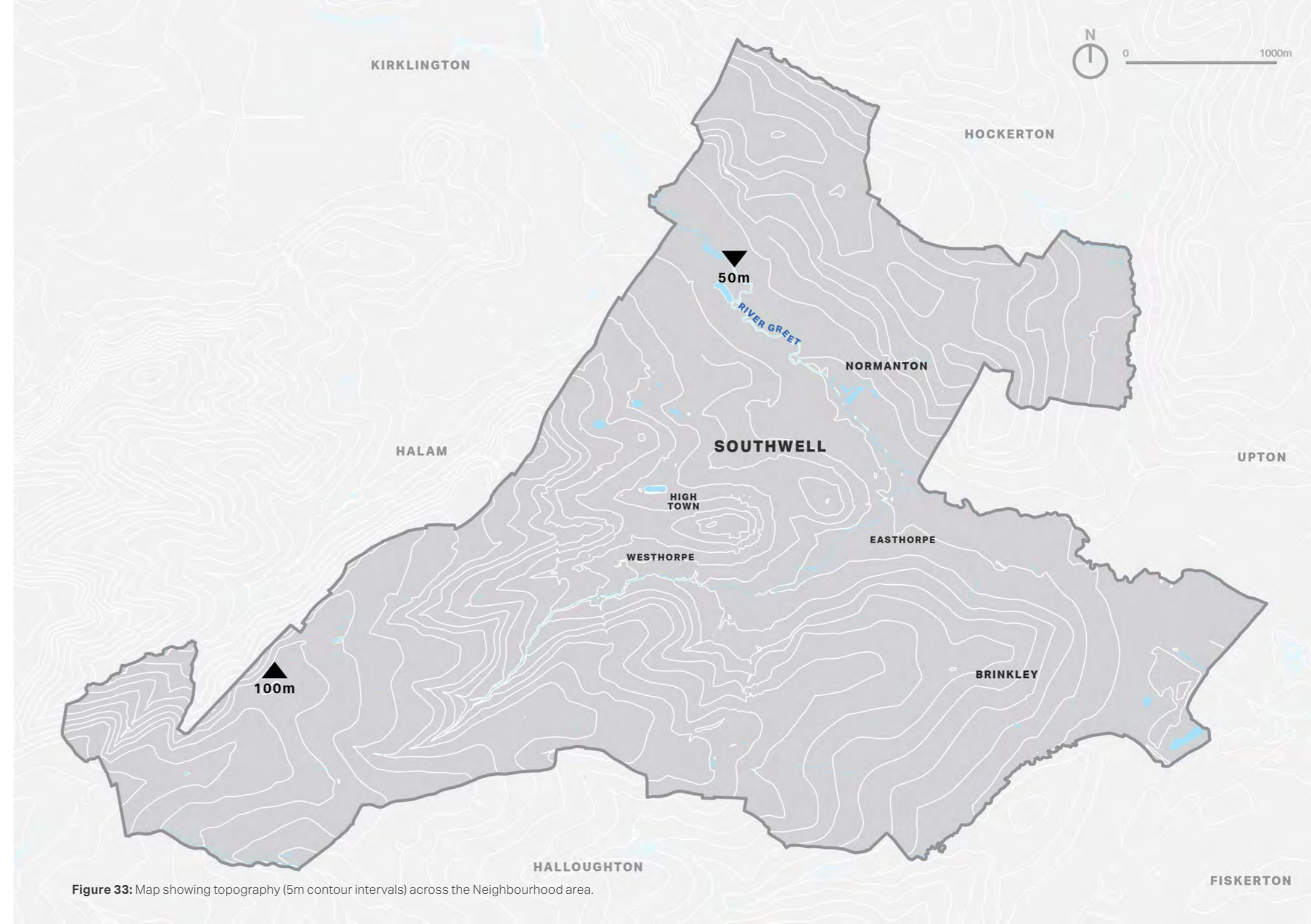


Figure 33: Map showing topography (5m contour intervals) across the Neighbourhood area.



Focus Areas

03

3. Focus Areas

According to the baseline study and given the size of the Neighbourhood area, it is proposed to divide the characteristics into two main categories: Countryside Focus Area (CFA), and Settlement Focus Areas (SFA).

3.1 Defining the Focus Areas Countryside Character Areas and Settlement Focus Areas

As per the baseline study and given the size of the Neighbourhood area, it is proposed to divide its sub-areas into two main categories: Countryside Focus Area (CFA), and Settlement Focus Areas (SFA).

From the analysis of the Neighbourhood area's settlements and surrounding countryside, eight focus areas have been identified. These areas exhibit a certain sense of place based on their physical character, functionality, or identity.

While there are variations in character between each settlement, the Parish as a whole exhibits an array of common characteristics which are more easily identified. Many of these reflect local geology and historical developments in what has produced the Neighbourhood area's local vernacular. Some common characteristics within the Parish include red brick, white render, and limestone treatments. These materials are typical of the built form within, and also beyond, the town built areas.

Countryside Focus
Areas (CFA)

Settlement Focus
Areas (SFA)

Settlement Focus Areas (SFA)

Southwell itself consists of several characterful communities made up from a variety of house types and architectural styles. The town may be subdivided into the following settlement areas (SFAs).

SFA 1: Southwell Town Centre

The core of the town, the original centre of Southwell; and home for a large number of listed buildings.

SFA 2: Historic Houses: elegant detached properties, many of which were Prebendal houses surrounding the Minster

SFA 3: Westgate and Westhorpe

Westgate links the town centre with the hamlet of Westhorpe. Originally Westgate was sparsely populated by buildings but there has been much infilling over the last 100 years

SFA 4: Modern residential communities

The modern growth of the town, mainly during the second half of the 20th century.

SFA 5: Commercial and Social Facilities

Two small areas of employment area to the east corner of the town, and two education facilities to the south.

Countryside Focus Areas (CFA)

In much of the Neighbourhood area, the surrounding countryside provides a strong visual character; a combination of the impressive landscape, buildings of architectural and historical significance and areas of ecological importance.

CFA A: Functional countryside

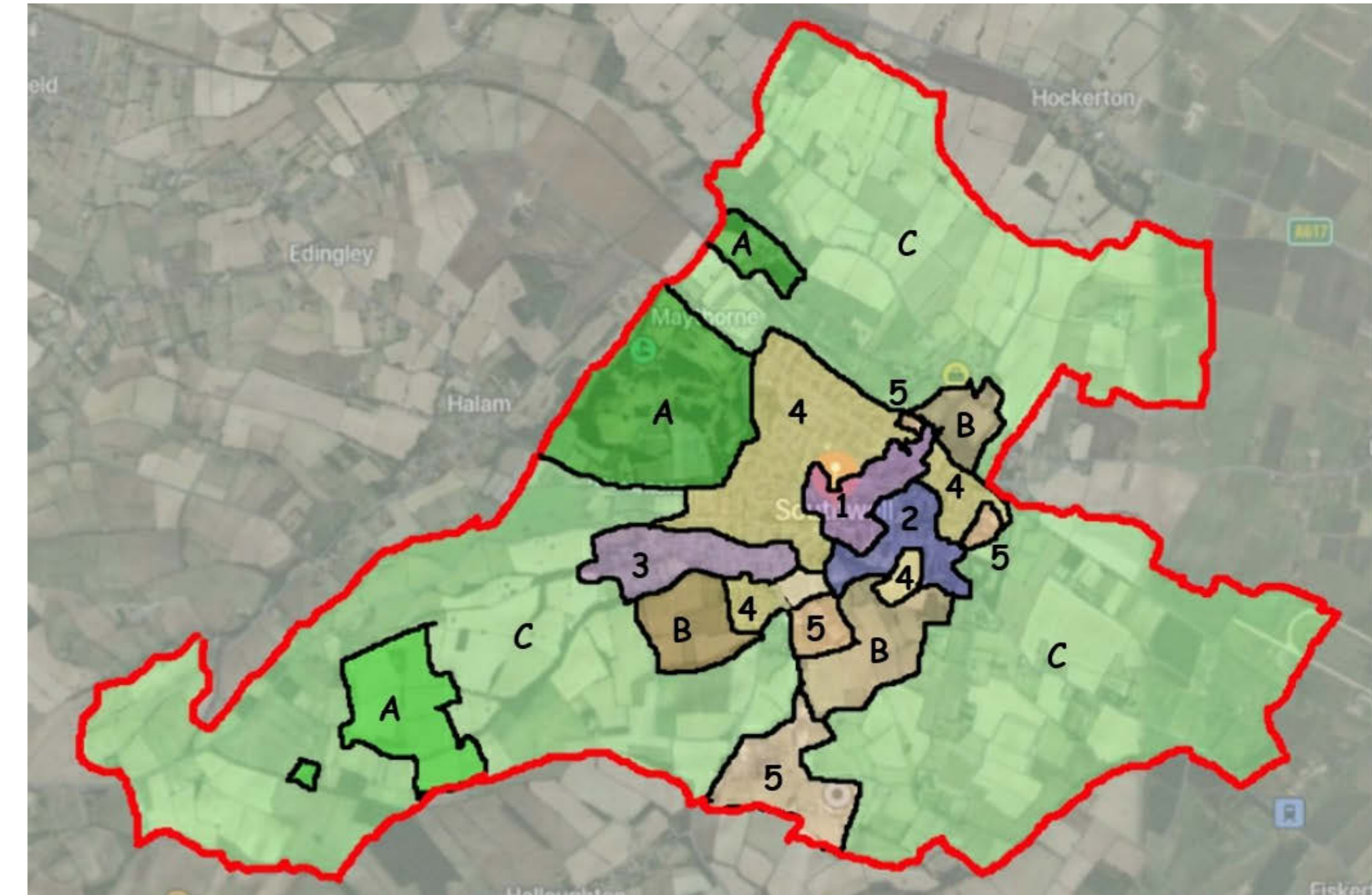
A countryside area consists of golf courses, a forthcoming solar farm, and other sports or commercial uses.

CFA B: Historic Open Spaces

Part of the Southwell Conservation Area and preserving the richness of the history of the town.

CFA C: General Agricultural Land

Open countryside surrounds the town; most areas are for agricultural land uses.



1 Settlement Focus Area 1: Southwell Town Centre

The historic centre of Southwell includes King Street and surrounding areas (Figure 37). Buildings are typically domestic, comprising distinctive narrow terraces, vernacular linked houses and some 20th-century infill. Houses are primarily red brick and front onto the pavement with short distance behind yards or without front gardens. A large number of small-scale shops can be found along King Street. Southwell Minster is located south of Westgate and dominates the town's skyline.

Factors	Appearance characteristics
Building types	While there are a variety of building typologies throughout the town centre, linked dwellings are the dominant building type, mixed with large detached properties.
Building height	Buildings range between 2 and four storeys
Materials	Façades: red brick; limestone; render Roofing: Red pantile; grey slate, Red clay tiles
Boundaries	Red brick wall; no front gardens; occasional hedgerows
Setbacks	Buildings exhibit very limited setbacks.
Roofscape	Varying heights dominate the linked roofscape along King Street. Pitch roofs with chimneys are most common, with the eaves generally in line with the residential street and the occasional front-facing gable.
Public realm	Two-sided stone block paving along King Street. Grass verges are rare in this area. Notable public spaces include the Burgage and green spaces around Southwell Minster.



Figure 35: A street view near Becher's Court; a series of linked historical buildings



Figure 36: Saracens Head hotel at Westgate and Church Street junction marks the starting point of the town centre

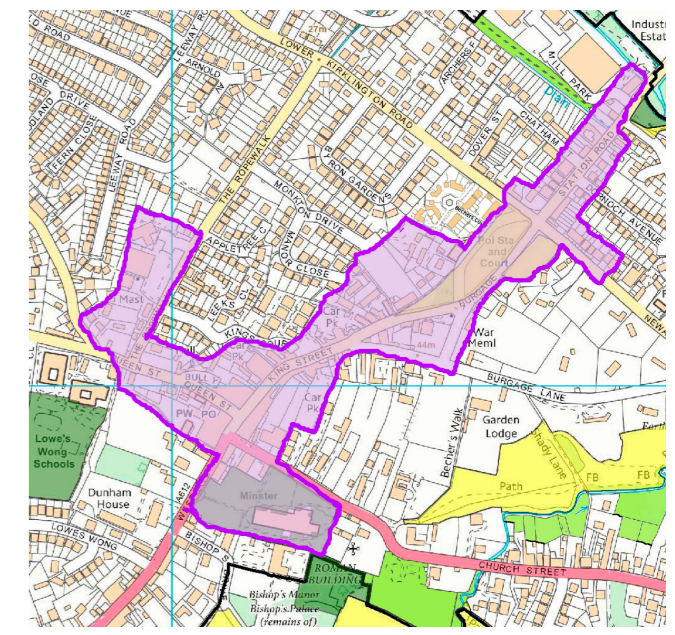


Figure 37: Location plan for Southwell Town Centre SFA

2 Settlement Focus Area 2: Historic Houses

This area is roughly bounded by Bishop's Drive from the west, Newark Road from the north, King Street from the northwest, and Potwell Dyke from the southeast. Large-scale detached houses are hidden behind mature vegetation and large front gardens. Potwell Dyke runs through this area, and open spaces along it provide recreational places for the public.

The majority of buildings in this area present a richness of historical architectural interests, using high-quality local materials and well-considered detail designs.

Factors	Appearance characteristics
Building types	Large detached dwellings are the dominant building type within this area. Well-managed rear gardens are typical for these properties.
Building height	Dwellings range between 2 and 4 storeys; 3 storeys is the prevailing building height.
Materials	Façades: red brick; render; Roofing: Red pantile; grey slate, Red clay tiles
Boundaries	Red brick wall; mature high hedgerow
Setbacks	Dwellings exhibit very deep setbacks.
Roofscape	Gable, dormers, chimneys are used on roofs, showing a richness of architectural design.
Public realm	One-sided tarmac paving are used for some streets. Grass verges are popular in this area. Notable public spaces including green spaces along Potwell Dyke.



Figure 38: Normanton Prebend is a typical low density property in this area



Figure 39: A low density residential property fronting Westgate

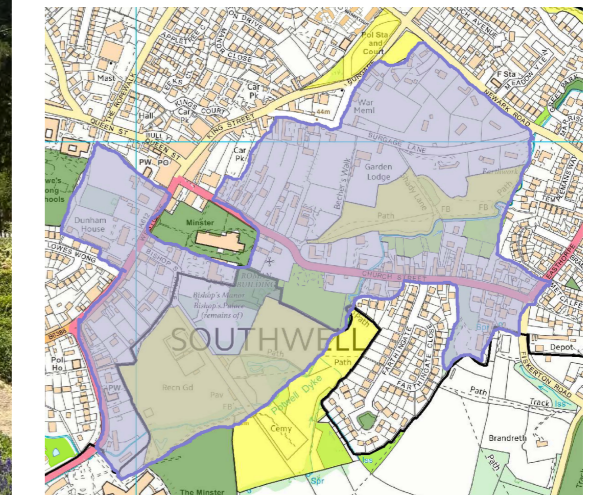


Figure 40: Location plan for Historic Houses SFA

3 Settlement Focus Area 3: Westgate and Westhorpe

This area roughly covers the communities along Westgate and Westhope. It is bounded by Petwell Dyke from the south, Leachcroft Hill from the west, and Nottingham Road from the southeast. Large detached and semi-detached houses dominate the area, with mature vegetation and extensive front gardens.

There are many buildings in this area that display high-quality local materials and well-considered details that exhibit a wealth of historical architectural interest.

Factors	Appearance characteristics
Building types	Detached dwellings are the dominant building type to the western end of this area, while short linked historic buildings frame the street along the eastern end of the area
Building height	Dwellings range between 1 and 3 storeys; 2 storeys is the prevailing building height.
Materials	Façades: red brick; occasional white render; Roofing: Red pantile and clay tiles dominate; small proportion of grey slate
Boundaries	Red brick wall; low hedgerow; grass verges
Setbacks	Dwellings exhibit varying setbacks.
Roofscape	Gable, chimneys are used on roofs, occasional dormers.
Public realm	Two-sided or one-sided tarmac paving are used along most streets. Grass verges are well used in this area.



Figure 41: Linked local traditional buildings along Westgate, close to the historical town centre area

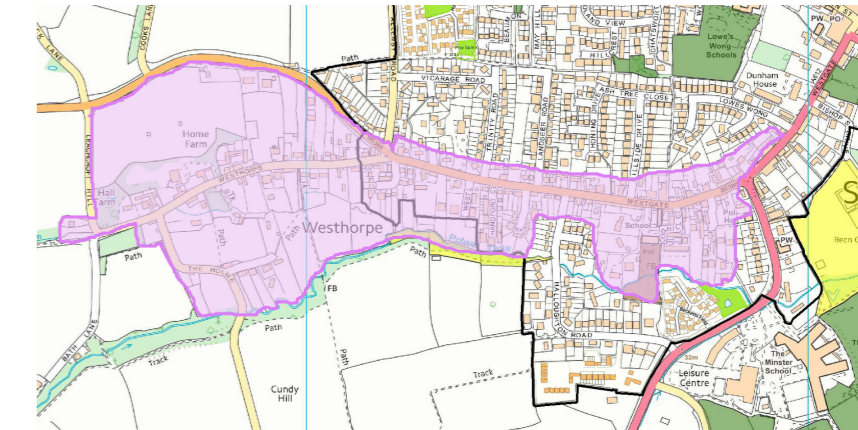


Figure 43: Location plan for Western Historic Street SFA



Figure 42: A street view along Westhorpe looking west, showing typical residential settlement mixed with building styles

4 Settlement Focus Area 4: Modern Residential Communities

These modern residential communities cover the northern and eastern parts of the town, including dwelling development throughout the 20th century and new schemes in recent years. Most of the areas are residential streets, with detached or semi-detached houses forming the spaces. The majority of properties have good sized front and rear gardens.

Well-maintained trees and hedgerows can be found in most communities, which connect the scattered pocket greens into a Green Infrastructure network.

Factors	Appearance characteristics
Building types	Mixed housing types including detached, semi-detached and occasional terraces can be found in this area, but detached houses dominate the area.
Building height	2 storeys is the prevailing building height, with some 1 storeys bungalows.
Materials	Façades: red or buff brick; occasional white render; Roofing: Red pantile and clay tiles dominate; with some grey slate
Boundaries	Low red brick wall; low hedgerow; timber or metal fences
Setbacks	Dwellings exhibit varying setbacks with good size front garden dominate the area.
Roofscape	Gable and simple hip roofs dominate the area, with occasional cross gabled, chimneys and dormers features.
Public realm	Two-sided or one-sided tarmac pavements are used along most streets. pocket greens can be found within residential communities.



Figure 44: Typical late 20th century residential development on Marrison Way



Figure 45: Bungalows properties along Springfield Road

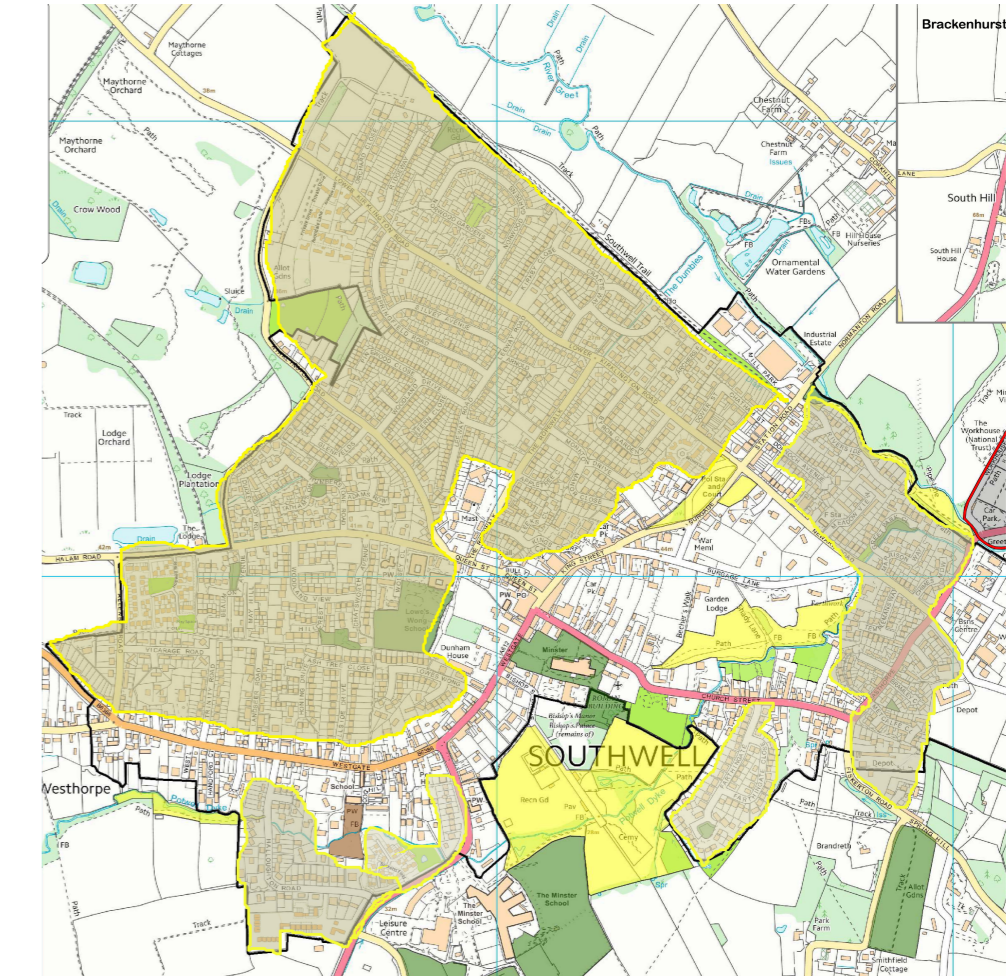


Figure 46: Location plan for Modern residential Communities SFA

5

Settlement Focus Area 5: Commercial and Social Facilities

The commercial and social facilities focus area provides working and education places for local residents and people from wider areas. Two employment parks can be found on the eastern edge of the town; one can be accessed from Upton Road and the second from Station Road.

Southwell Leisure Centre, located south of Nottingham Road, contains large-scale buildings with metal panels above red bricks on façades.

Nottingham Trent University Brackenhurst campus is located further south along Nottingham Road, which consists of groups of facilities for education and student accommodation.

Factors	Appearance characteristics
Building types	Typical employment land use buildings; Warehouse style buildings; and typical modern education buildings.
Building height	Most buildings are higher than adjacent residential buildings.
Materials	Façades: red or buff brick; metal or uPVC panels; Roofing: Red pantile and clay tiles dominate; with some grey slate
Boundaries	Brick wall; hedgerow; timber or metal fences
Setbacks	Buildings set back behind car parks or front court hard paved areas.
Roofscape	Flat, hip, and gabled roof for large scale buildings.
Public realm	Large areas of car parking and front court yards.



Figure 47: A street view of the employment area along Upton road



Figure 48: Street view of Nottingham Trent University's Brackenhurst Campus

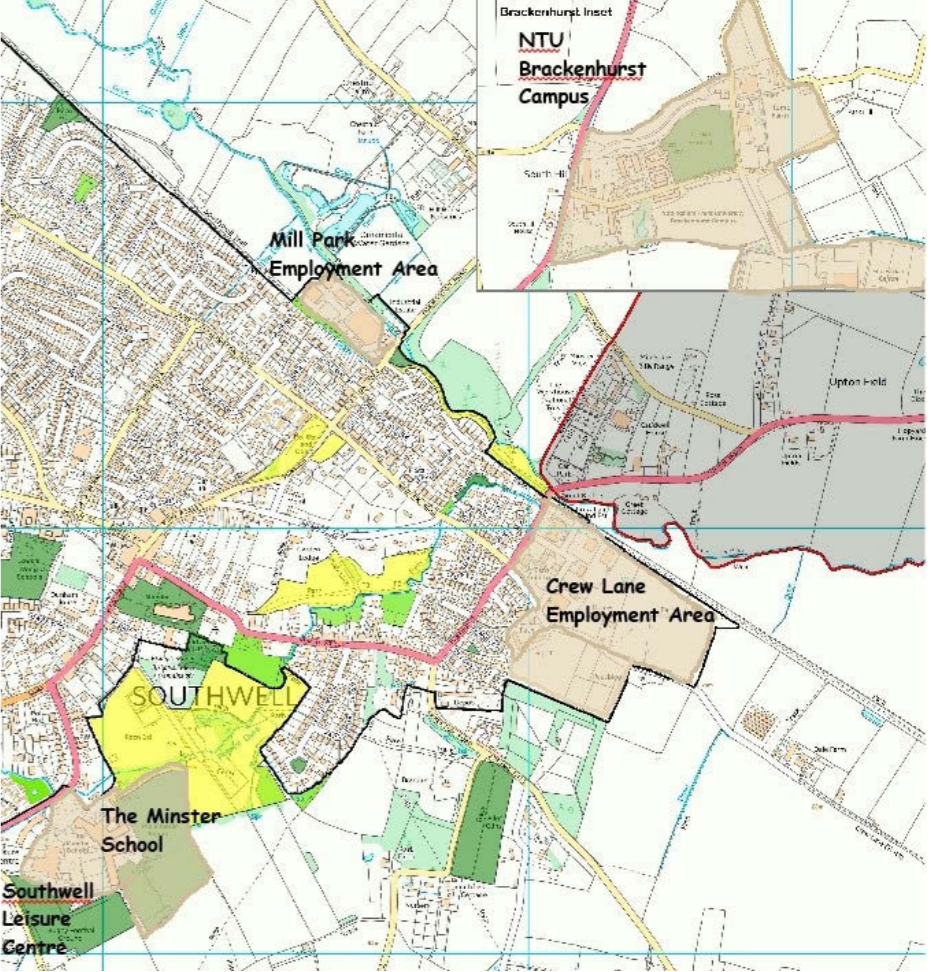


Figure 49: Location plan for Commercial and Social Facilities SFA

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