

# FARNSFIELD NEIGHBOURHOOD PLAN



2016 – 2033

FARNSFIELD PARISH COUNCIL

REFERENDUM VERSION, SEPTEMBER 2017



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# 1 Introduction

***“Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.***

***Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission either in full or in outline for the types of development they want to see in their areas.***

***It must be stressed that the policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like.”***

*Source: The Royal Town Planning Institute ([www.rtpi.org.uk](http://www.rtpi.org.uk))*

The policies of the Farnsfield Parish Neighbourhood Plan are set within the context of the plan making framework for England. The scope and content of the Farnsfield Neighbourhood Plan has been shaped by the priorities and aspirations of the Farnsfield community, led by the Parish Council’s Neighbourhood Plan Steering Group.

The Neighbourhood Plan Steering Group was set up in February 2014 to take forward a plan for the future of the village.

Decisions on planning applications are required to follow the policies set out in the adopted ‘Development Plan’, unless other ‘material considerations’ indicate that a different decision should be made. This

establishes the principle of the ‘plan led system’ and aims to provide clarity on planning policy matters. That principle was set out in Section 54A of the Town & Country Planning Act 1990 and has subsequently been taken forward through Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (which amends and supplements the 1990 Act).

Once adopted, the Farnsfield Neighbourhood Plan will form part of the Statutory Development Plan for the area, and applications within the Neighbourhood Plan boundary should be determined in accordance with the plan unless material considerations indicate otherwise.

## 2 Background and Context

### 2.1 Policy Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012.

The Regulations have informed the preparation of policies for the Farnsfield Neighbourhood Plan, in particular:

- Ensuring that the Neighbourhood Plan contributes to the achievement of sustainable development (which is defined below).
- Ensuring that the Neighbourhood Plan is in general conformity with the strategic policies of Newark and Sherwood District Council.

#### 2.1.1 Sustainable Development

A definition of sustainable development is provided within the National Planning Policy Framework (2012). It notes that there are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

**an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

**a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment,

with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

**an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

#### 2.1.2 Neighbourhood Plans

The National Planning Policy Framework sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are a number of key elements that should be at the heart of Neighbourhood Plan making:

- Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- Neighbourhood Plans can shape and direct sustainable development within their area.
- The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and plan positively to support them. They should not promote less development than set out in the Local Plan and should not undermine its strategic policies.

#### 2.1.3 Development Plan

The Local Plan is comprised of the Newark and Sherwood Core Strategy (March 2011), and the Newark and Sherwood Allocations & Development Management Development Plan Document (July 2013). The Core Strategy

sets out the approach to development within the District, dividing it into five areas:

- Newark: 1. Newark and Rural South Sub-Area (contains the Newark Urban Area); 2. Collingham Sub-Area; 3. Rural North Sub-Area
- Southwell
- Nottingham Fringe
- Sherwood
- Mansfield Fringe

Farnsfield is situated within the Southwell area, and is classed as a Principal Village under Spatial Policy 1 (The Settlement Hierarchy). Principal Villages are defined within SP1 as follows:

*Features - Principal Villages which have a good range of day to day facilities – primary school, food shop, health facilities, employment or access to nearby employment and complement the role of Service Centres.*

*Function - Act as secondary focus for service provision in each Area. Support for service provision in these locations to assist rural accessibility.*

*The extent of the main built-up areas of the Principal Villages will be defined by Village Envelopes.*

The Neighbourhood Plan has been prepared within the context of the general policies of the Development Plan and is considered to be in general conformity. It has been specifically prepared within the context of the policies of the Newark and Sherwood Core Strategy (March 2011) and the Allocations & Development Management Development Plan Document (July 2013). The Plan has also given regard to the ongoing Development Plan review process and the preferred approach to meeting strategic development needs, which is emerging through the

Development plan review. The policies of the Neighbourhood Plan that are considered to be in general conformity with the Development Plan are noted within Appendix 1.

## 2.2 The National Planning Policy Framework

The NPPF sets out the government’s priorities for planning and growth, all of which provide the context and background to the Neighbourhood Plan. However, there are a number of specific paragraphs of the NPPF which are particularly relevant to the Farnsfield Neighbourhood Plan:

Section 7 ‘Requiring good design’ is particularly relevant to the Neighbourhood Plan, in particular, it notes:

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.” (Paragraph 56)*

*“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” (Paragraph 57)*

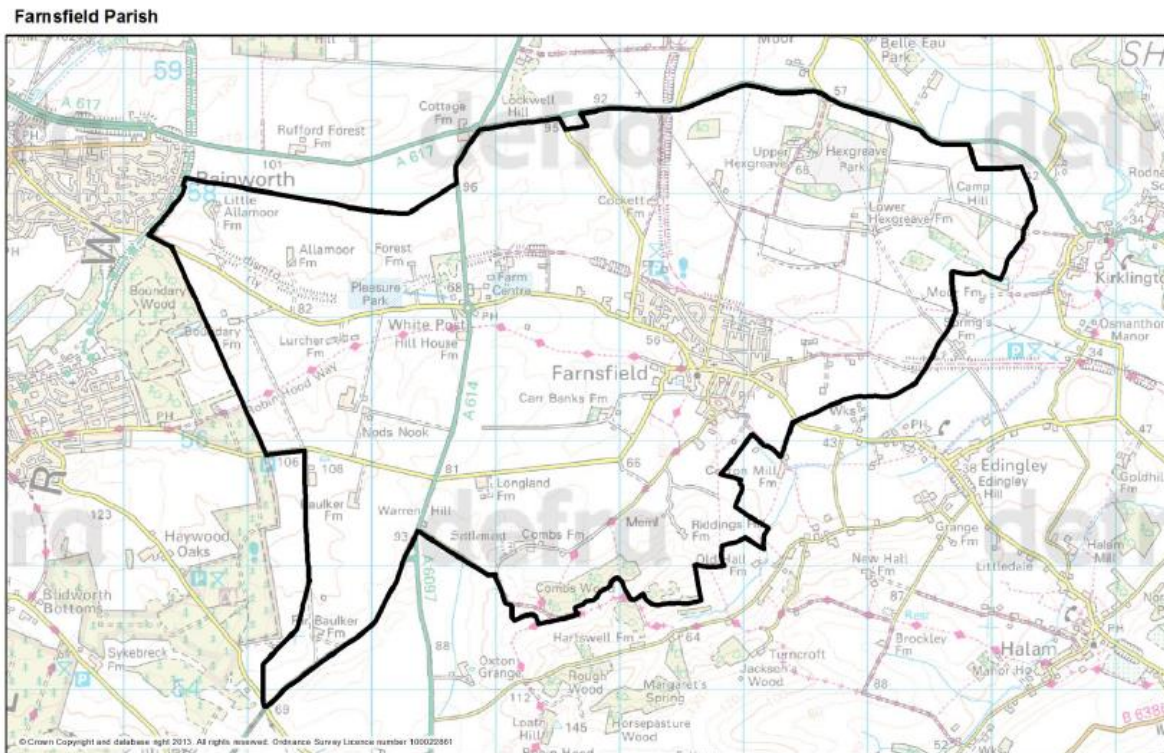
*“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.” (Paragraph 58)*

Other parts of the NPPF with specific relevance to the Neighbourhood Plan include:

*“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.” (Paragraph 155)*

### 3 Neighbourhood Plan Area

The Farnsfield Neighbourhood Plan Area was formally designated by Newark & Sherwood District Council on 25 June 2014.



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Produced by Oxfords Consultants for Social Inclusion, www.oxsci.co.uk, April 2013



## 4 Background to the Parish

Farnsfield is located within the county of Nottinghamshire, located 10 kilometres/6.2 miles from Mansfield, 15 kilometres/9.3 miles from Newark and 17 kilometres/10.5 miles from Nottingham. It is within the District of Newark and Sherwood.

In 2011, the total population of the parish was 2,730 (1,160 households) (Source: 2011 Census, Office for National Statistics).

The village is accessed via the A617, Kirklington Road and the A614, Old Rufford Road.



## 4.1 Historic Development

The character and heritage of Farnsfield is derived in part from the history of the village and its location in the countryside. The first record of the village is in 956 AD when Farnsfield would have been comprised of scattered farmsteads on the edge of the forest.

An agricultural way of life continued through to the 17th century; at this time Sherwood Forest stretched over more than half of the modern area of Farnsfield. In 1777-78 enclosure of the land in Farnsfield took place, resulting in the division and enclosure of open fields, meadows, common pastures, forest, and waste grounds in the parish. Enclosure shaped the layout of fields, hedgerows, roads and paths.

Before the Enclosure Act most of the farmhouses were in the village, gradually these farmsteads have become unconnected with farming. Houses on the north side of Main Street backed onto an access road known as Back Lane. As the population expanded, another range of dwellings was built along its length and the access to these became known as Far Back Lane. The western end was also known as Sidings Lane, as it went along the side of the hill. A number of buildings that currently exist were present in the nineteenth century such as Hall Farm, just west of the church. From the 1780s a number of new houses were built on Main Street in the Georgian style such as Launceston House, Charnwood House, Burgess House and Tehidy House. Farnsfield comprised approximately 250 houses in the 1930s. The following decades saw significant development clustered on the outskirts of the village, of both Local Authority housing (including significant post war development) and private sector development. In the 1990s in the village grew to around 1,000 houses. Housing development continued after the 1990s with the most recent development commencing in 2014 of 88 houses on a green field site on Cockett Lane, pushing the village envelope outwards.

The old centre of the village has conservation area status and has a degree of protection which allows that part of the village to retain its character and village feel.

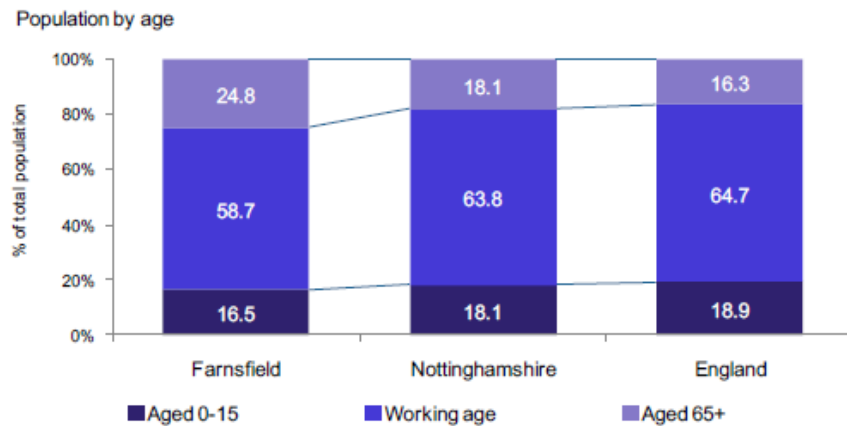
Farnsfield's population in 1851 was 1147 and declined to 886 by 1901. Throughout the 19th century the dominant occupation of the village was agriculture, although by the 1830s there were a range of other trades including nine shoe makers, seven shop keepers, four tailors and a wheelwright. Farnsfield never industrialised on any scale. The advent of railway and motor vehicles made Farnsfield less isolated and less self-sufficient. Farnsfield evolved in the 20th century from a farming community to a village where most people travelled outside of the area for work in towns and cities such as Nottingham, Mansfield, Newark and Southwell, with the arrival of professional and semi-professional residents.

## 4.2 Population

The Census data for 2011 shows that 2,730 people lived locally in 1,160 households. There were 450 children under 16 which is slightly less than the England average in 2011.

The village is predominately populated by working age adults, although the proportion of the population of working age is 6% less than the national average (and lower than the average for Nottinghamshire). Farnsfield has an older population than the national picture (over 65s) and also has a greater proportion of single pensioner households. In comparison with the national average, Farnsfield has a population that has 8.5% more people aged over 65, and nearly 7% more than for Nottinghamshire. Single pensioner households are 4.5% higher in Farnsfield than in England.





Source: Census 2011 (table KS102EW)

Figure 1: Population of by age

Source: Rural community profile for Farnsfield (Parish), November 2013

There is a greater proportion of married persons and a lower than average number of single person households than the national average, however there is a lower proportion of children than the average in England, but a higher dependency ratio (indicating dependents may not all be children).

Between 2001 and 2011 the population of Farnsfield increased by less than 2%, whereas population increase in England was around 8% over the same period. There is a lower than average number of residents from minority ethnic groups and people born outside of the UK.

### 4.3 Housing

The Development Plan makes provision for two allocated sites within Farnsfield, one for housing on land to the east of Ridgeway and Greenvale

(Reference Fa/Ho/1), and a further site for mixed use development on land to the west of Cockett Lane (Reference Fa/MU/1). Both of these sites have now been granted planning permission. Land to the east of Ridgeway and Greenvale was granted outline planning permission in December 2015 for 60 dwellings (Ref: 14/01576/OUTM), and land to the west of Cockett Lane was granted outline planning permission for up to 88 dwellings along with up to 0.5 ha of B1 and B2 employment development in 2013 (13/01072/OUTM). In addition, outline planning permission was granted on appeal in January 2016 for up to 48 dwellings on Land at Southwell Road (Ref: 14/01469/OUTM).

Therefore, a total of 196 new dwellings have been permitted within Farnsfield at this relatively early stage of the plan period.

The impact of this growth, which equates to a 17% increase on existing housing numbers, will place considerable strain on the infrastructure, services and facilities which are already under severe pressure. The key pinch points include health and education facilities, roads, parking, and sewerage and drainage.

### 4.4 Landscape characteristics and flood risk

Farnsfield is a rural settlement, surrounded by countryside and the Parish is characterised not only by the village itself, but also by the landscape beyond.

A beck runs through the village, to the south of Beck Lane. Some southern parts of Farnsfield are located within Flood Zone 3, extending eastwards into the wider area of the Parish.

The Newark and Sherwood Landscape Character Appraisal (2013) provides a detailed consideration of the setting of the district.

Farnsfield Parish falls within two landscape character areas, each of which have their own features and priorities.

The area to the immediate north of the village is located within the Sherwood Policy Zone S PZ 7: Oxton Village Farmlands. Within this area, the key priorities relating to landscape features are: to conserve the ecological diversity of small deciduous pre-Sanderson woodlands throughout the area; conserve and reinforce field boundaries and road hedgerows where these have become degraded or lost; create opportunities for restoring areas of heath land where appropriate; and create small deciduous woodlands where appropriate.

In relation to built features within this area, the priorities identified include: to conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Farnsfield; to create small scale woodland/tree planting to soften new development, preferably in advance of development; to promote measures for reinforcing the traditional character of farm buildings using vernacular building styles; and to promote sensitive design and siting of agricultural buildings.

The remainder of the parish is located within the Mid Nottinghamshire Farmlands Policy Zone MN PZ 36: Halam Village Farmlands. Within this area, priorities for landscape and built features include: to conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming); to conserve historic field pattern by containing/limiting any new development within historic enclosed boundaries; to conserve the rural character of the landscape by limiting any new development to around the settlements including Farnsfield; to maintain use of vernacular materials, style and scale in any new developments; to promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles; to conserve the ecological diversity and setting of the designated SINCS; and

to conserve and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.

## 4.5 Economy and Employment

The Rural Community Profile for Farnsfield Parish, November 2013, prepared by Action with Communities in Rural England, highlights a number of interesting characteristics in relation to the local economy. Household incomes in Farnsfield are above national averages, with an above average discretionary spend, and more residents work in public sector jobs, managerial or professional roles than the national average.

Self-employment is above national averages in the village, and levels of both long working hours and part time work are above average.

Children's education achievements at Key Stage 4 are above average and adult education achievement levels are greater than the national levels.

Farnsfield has a low number of residents dependent on benefits or described as income deprived. There is, however, a slightly above average number of economically inactive residents (those currently out of work or seeking work) - consistent with the age profile of the residents.

Houses are predominately owner occupied with a below average proportion of residents renting accommodation. 62% of houses in Farnsfield are detached which is significantly above the Nottinghamshire and England averages. Conversely, the number of terraced properties are well below the national average.

## 4.6 Services and Facilities

The Rural Community Profile for Farnsfield Parish, November 2013, notes that the number of residents working at home is above the county and national averages at 1 in 10.

It states that more than three quarters of working residents travel between 2 and 40km to work, and 6% travel more than 40km. Multiple car ownership in the village is above the county and national averages, and only 2.4% of residents use public transport to get to work. This is significantly below the national average.

A doctors' surgery is located within the village. Current figures show approximately 4,500 patients at the surgery, run by Sherwood Medical Partnership. This is a combined practice between Clipstone and Farnsfield, and utilises a number of doctors from these practices.

Farnsfield has three pubs, post office facilities (located within the Co-Op), and a primary school, in addition to the following:

- Pharmacy
- Greengrocer
- Bakery
- Butcher
- Newsagent (2)
- Florist (2)
- Ironing Shop
- Garden Machinery Repair Shop
- Allotments

- Hairdressers (2)
- Barbers
- Charity Shop
- Village Centre – offering a range of activities as well as the Parish Council Office
- Café
- B&B
- Garage (3)

It has an Anglican church and a Methodist Chapel, toddler group and pre-school group, and a vibrant Village Centre and library. There is also a farm park, children's nursery and an adventure play park. Farnsfield also has the Healing Point for alternative/complementary treatments and 'The Loft' for fabrics and antiques.

In terms of sporting provision, Farnsfield has a tennis club, cricket club, table-tennis club, bowls club, as well as numerous organisations. It also has playing fields, allotments, bridleways and footpaths that access the Southwell Trail and surrounding countryside.

Close to the village of Farnsfield is Hexgreave Hall and Business Park where there are offices, live/work homes, meeting facilities, a beauty room and a coffee shop, in a 1000 acre estate with car parking.

Travel time by walking or public transport is higher than the county and national averages for most services e.g. hospitals, secondary and higher education, nearest town centre.

## 5 Local Priorities

Extensive consultation by way of a public meeting and a survey questionnaire circulated to every household has taken place, arising from which a number of priorities have been identified and are outlined below.

### Housing

- A specific demand for starter homes exists within the village, as well as for family accommodation.
- Demand exists for older people's accommodation, including bungalows and warden assisted accommodation.
- 77% of respondents to a questionnaire sent to all residents stated that they consider that Farnsfield does not require more housing beyond the 142 planned additional dwellings in the time period up to 2040. For clarity however, it should be noted that whilst resisting additional policy-compliant housing development is not an objective of this Plan it should be emphasised that, after extensive consultation with residents, an overwhelming desire was expressed to see no further large scale developments in the village.

### Employment and the economy

- Support for local employment of a scale appropriate in a rural village was demonstrated.
- Support exists for local retail and office uses, particularly in relation to Small and Medium Enterprises (SMEs).

### Transport

- There are concerns about the speed of vehicles travelling through the village.

- Concern was raised about car parking in the centre of the village.

### Services and facilities

- There are a shortage of facilities for young people.
- Improvements are needed to signage and local information around the village, including the village noticeboard, and the amount of available information about Farnsfield.

### Infrastructure

- Severe pressure on existing services, chiefly transport/traffic, water and drainage have been cited by residents throughout the development of the Plan and its consultation phases. The lack of capacity in the water and sewage network has been openly acknowledged by the water utility to be inadequate which has already given rise to a number of instances of flooding and sewer overflow.
- Broadband infrastructure within the village is inconsistent with high speeds available in some parts whilst other areas are inadequate.

## 6 Vision and Objectives

### 6.1 Rationale

The rationale for a Neighbourhood Plan is based upon an understanding by the community of Farnsfield of the need to accommodate housing growth. However, concerns have been raised that new development in Farnsfield could erode the very qualities that make the village special if it is not carefully managed in terms of its scale and design. This means that new housing should be well integrated into the village, avoiding single large developments that are perceived as separate places and without exacerbating the existing infrastructure, specifically drainage and transport.

The future growth plan for the village must create developments of quality across a range of sites, ensuring these sites are of a size that avoid dominating the local area. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless estates on the fringes of the village more typical of suburban developments.

## 6.2 Vision

**Farnsfield will remain a thriving, cohesive village with a distinctive character, continuing to evolve and expand responsibly, ensuring that growth maintains these features, and providing a superior quality of life for current and future generations.**

**Sustainable growth will enable the provision of a choice of new homes - including affordable homes which will be indistinguishable and fully integrated with the market housing - to meet the needs of all sections of the community, in a manner which respects the character of the village and wider parish.**

## 6.3 Objectives

The primary purpose of the Neighbourhood Plan will be to set out a vision for the evolution and long term sustainability of the Parish's historic and built environment, protecting its rural landscape character and guiding appropriate and sensitive future development.

In order to deliver the vision, a number of objectives have been set as follows:

- **Housing:** A community where there is a range of housing so people can choose to remain in appropriate accommodation in the village through all stages in their lives.
- **Lifelong sustainability:** A sustainable community which provides opportunities for residents to live and work in the local area throughout all stages of their life.
- **Character:** A village where the character and history are not lost and new developments are sympathetic in terms of size, style, character and density.

- **Recreation and accessibility:** A sustainable community where needs can be met locally and where there is a diversity of activities and recreational opportunities for all sections of the community.
- **Security and services:** A community where people feel safe, secure and well served by local amenities and facilities.

## 7 Policies and Supporting Text

The policies of the Farnsfield Neighbourhood Plan seek to deliver the Aims and Objectives of the community as identified within the previous chapter of the Neighbourhood Plan.

Conformity with the policies of the Newark and Sherwood Core Strategy (adopted March 2011) and Allocations & Development Management DPD (adopted July 2013) is highlighted beneath each policy below. In addition, the Neighbourhood Plan is supported by a Policy Conformity Paper which demonstrates conformity with the Development Plan and National Planning Policy Framework in further detail.

## 7.1 Housing Development within Farnsfield

Farnsfield is a village which is characterised by its variety, from the historic core of the Conservation Area, to the housing estate developments which are evocative of the period of their development. The quality of development across the village is also varied and therefore, the Neighbourhood Plan seeks to encourage all new development to aim for the highest standards and respond to the character of the part of the village in which it is located.

Detailed consideration of the character of the village is provided within the Farnsfield Character Appraisal, January 2017, which accompanies the Neighbourhood Plan. The Farnsfield Character Appraisal (January 2017) includes design principles to inform future development within the village.

Given the current levels of growth that have been permitted in Farnsfield on allocated sites and non-allocated sites within the past few years, the Neighbourhood Plan does not propose to identify further significant areas for housing development. However, development will be supported within the village envelope of Farnsfield where it can be demonstrated that this is appropriate to its context and position within the village.

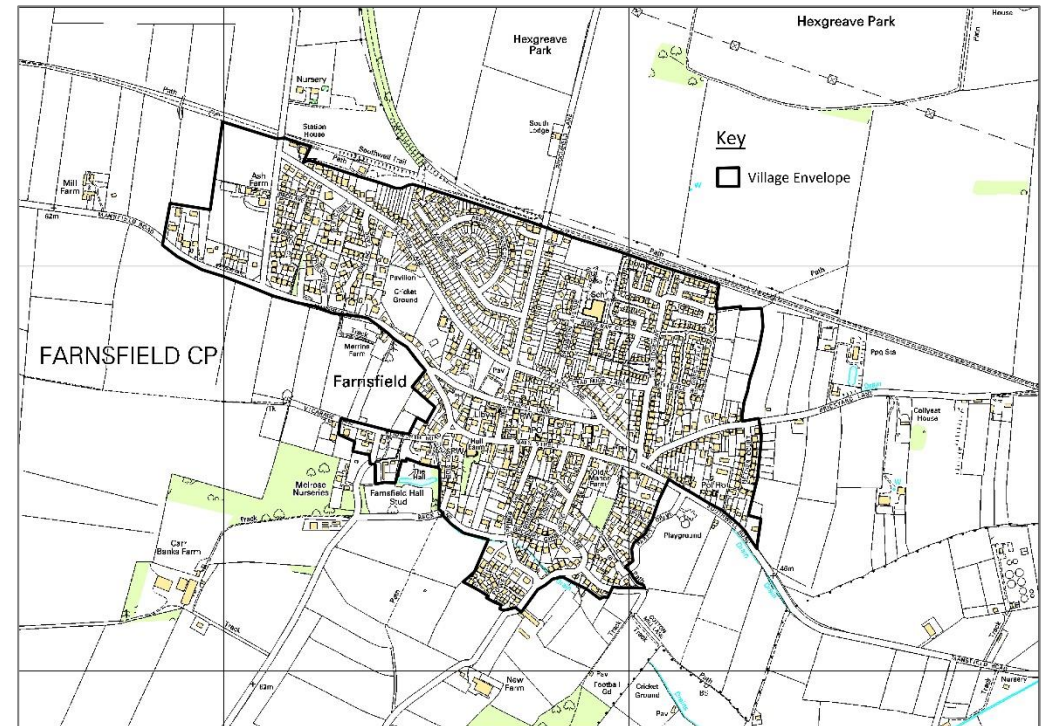


Figure 7.1: Village Envelope (identified within Newark and Sherwood Allocations & Development Management DPD, July 2013)

**FNP1: HOUSING DEVELOPMENT WITHIN THE VILLAGE ENVELOPE OF FARNSFIELD**

Developments within the village envelope of Farnsfield will be supported where:

- They respect the scale and character of the village (as defined within the Farnsfield Character Appraisal, January 2017).
- They respect the amenity of neighbouring properties.
- It can be demonstrated that there would be no adverse impact, having had regard to proposed mitigation and/or improvement measures, on the infrastructure of the village including drainage, health and education facilities, and, wherever possible, seek to deliver necessary improvements.
- It would include measures to maximise the sustainability of development and to encourage biodiversity.

**Conformity with planning policy:**

*NSDC Core Strategy: SP1, SP2, SP3, SP6, SP7, CP9, CP12, CP13, CP14*

*NSDC Allocations: DM1, DM3, DM5, DM7*

**FNP2: INFILL DEVELOPMENT WITHIN THE VILLAGE ENVELOPE**

New dwellings on infill plots within the village envelope will be supported where:

- They would have no adverse impact on the amenity of neighbouring properties.
- The access and car parking requirements of the proposal can be appropriately addressed without the potential for adverse impact in the locality.
- It would respect the scale and character of the village (as defined within the Farnsfield Character Appraisal, January 2017).
- It would include measures to maximise the sustainability of development and to encourage biodiversity.

**Conformity with planning policy:**

*NSDC Core Strategy: SP1, SP2, SP3, SP7, CP12, CP13*

*NSDC Allocations: DM1, DM5, DM7*



Affordable housing means housing provided to eligible households whose needs are not met by the market, in accordance with the definition set out in Annex 2 of the National Planning Policy Framework 2012.

New developments within Farnsfield have contributed some much needed affordable housing in recent years, although, research to support the Neighbourhood Plan, and included within the evidence base, indicates that some needs remain unmet. For example, the Housing Needs Survey (2007) identifies a need for single storey accommodation, such as bungalows within the village. Whilst affordable units have been provided through recent permissions, the number of bungalows delivered has been below the numbers indicated within the Housing Needs Survey.

Research undertaken through the public consultation to support the Neighbourhood Plan confirmed that this need for bungalows remained, whilst also identifying a priority from a number of respondents for homes suitable for first time buyers/'starter homes'. It is anticipated that the definition of 'affordable housing' may be amended to include starter homes in the near future. If this were to become the case, the provision of this type of accommodation, would be supported and considered as an appropriate way to meet local housing need in the village, should housing schemes come forward that are in accordance with the other policies of the Neighbourhood Plan.

The outcomes of the consultation and position in relation to outstanding housing need is supported by the 2011 census data. This revealed that the population profile of Farnsfield is characterised by an older population than the national picture (over 65s), which also includes a greater proportion of single pensioner households.

### **FNP3: AFFORDABLE HOUSING**

**Affordable housing within the village envelope will be supported where it is in accordance with Core Policy 1 'Affordable Housing Provision' (but within the national threshold) and the wider policies of the Neighbourhood Plan, and would meet an identified local need for:**

- **Older people's accommodation, including bungalows;**
- **Smaller properties (2 bedrooms or fewer); and**
- **Starter homes for local people.**

**In the event that rural affordable housing 'exception sites' come forward, these will be supported, in line with Core Policy 2 'Rural Affordable Housing, where the following criteria are satisfied:**

- **The site is within or adjacent to the main built up area of Farnsfield; and**
- **The development would respect the scale and character of the village (as defined within the Farnsfield Character Appraisal dated January 2017) and surrounding landscape (as defined within the most recent Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document).**

**Where it can be demonstrated and evidenced that current identified local housing needs have been adequately satisfied within the village then, subject to the above, affordable housing within developments and on 'exception sites' will be supported where this contributes towards meeting up-to-date local housing needs.**

#### **Conformity with planning policy:**

NSDC Core Strategy: SP3, SP7, CP1, CP2, CP3, CP13

NSDC Allocations: DM5, DM3, DM12

## 7.2 The Economy of Farnsfield

Limited local employment opportunities and transport connections out of the village mean that many people travel by car to places of employment elsewhere within the District and county.

The parish is also characterised by higher than average numbers of residents who are self-employed.

Feedback through consultation reflected these patterns and priorities in relation to employment confirmed support for local jobs, as well as opportunities for local retail and office uses, especially for Small and Medium Enterprises.

The higher numbers of older people within the village are considered to present an opportunity to create jobs, in appropriate circumstances, that relate to the care and accommodation needs of this growing group.

### **FNP4: LOCAL EMPLOYMENT OPPORTUNITIES**

**Development which includes new employment opportunities, will be supported within the village envelope of Farnsfield, where:**

- **It is of a scale appropriate for a village location;**
- **It can be satisfactorily accommodated within the existing highway infrastructure of the village;**
- **It can be satisfactorily accommodated within the wider infrastructure of the village, including drainage, education, and health in particular, having had regard to proposed mitigation and/or improvement measures;**
- **It would not adversely impact on the availability of public car parking within the village. Contributions towards increased public car parking capacity – including through making its facilities available outside of operating hours, would be supported;**
- **It is sympathetic to the residential environment of the village;**
- **It respects the character of the village as defined within the Farnsfield Character Appraisal, January 2017.**

**In addition, employment opportunities will be particularly encouraged where they also deliver the following:**

- **It would provide skilled jobs for local people;**
- **It would make provision for micro businesses and start-ups; and/or**
- **It supports new and/or growth sectors.**

*Conformity with planning policy:*

*NSDC Core Strategy: SP1, SP2, SP7, CP6*

*NSDC Allocations: DM5, DM11, DM12*

#### **FNP5: CREATING A THRIVING PARISH**

Development will be supported for uses that will contribute to the vitality and viability of Farnsfield through the creation of new opportunities for community, retail, cultural, leisure and tourism, where:

- It is within the Village Envelope;
- It is of a scale appropriate for a village location;
- It can be satisfactorily accommodated within the existing highway infrastructure of the village having had regard to proposed mitigation and/or improvement measures;
- It can be satisfactorily accommodated within the wider infrastructure of the village, having had regard to proposed mitigation and/or improvement measures, including drainage, education and health in particular;
- It would not adversely impact on the availability of public car parking within the village. Contributions towards increased public car parking capacity – including through making its facilities available outside of operating hours, would be supported;
- Is sympathetic to the residential environment of the village;
- Respects the character of the village as defined within the Farnsfield Character Appraisal, January 2017.
- Tourism development is in accordance with Core Strategy Core Policy 7.

Outside of the Village Envelope, uses will be supported that contribute to tourism and rural diversification, where they are in

accordance with the wider policies of the Neighbourhood Plan, in particular FNP8 and where tourism development is in accordance with Core Strategy Core Policy 7.

*Conformity with planning policy:*

*NSDC Core Strategy: SP1, SP2, SP3, SP8, CP7, CP8. CP13, CP14*

*NSDC Allocations: DM1, DM5, DM8, DM9, DM11*

#### **FNP6: OTHER USES ON EMPLOYMENT SITES AND SITES FOR RESIDENTIAL INSTITUTIONS FOR THE CARE OF OLDER PERSONS**

Where it has been demonstrated that employment sites are no longer suitable for traditional employment uses (as defined within Core Policy 6 of the Newark and Sherwood Core Strategy, 2011), development will be encouraged for other employment generating uses, in accordance with FNP4 and FNP5 and in accordance with the other policies of the Neighbourhood Plan.

In addition, where it is demonstrated that there is insufficient land within the village envelope to meet the needs for older persons care at any given time, consideration will be given to the development of sites (under the C2 'Residential Institutions' use class) that are located immediately adjacent to the village envelope and which meet the requirements of the Development Plan in all other respects.

*Conformity with planning policy:*

*NSDC Core Strategy: SP7, CP6*

*NSDC Allocations: DM1*

### 7.3 Character of Farnsfield

There is a Conservation Area within the centre of Farnsfield, where the most traditional buildings are located, often of distinctive and exceptional character. However, the Neighbourhood Plan process has included some detailed work which examines the character and development of the rest of the village to identify what defining features exist beyond the Conservation Area and to ensure that new development responds to the best qualities of the village wherever possible. This work, set out within the Farnsfield Character Appraisal (January 2017), has established that a key characteristic of the architecture of the village is its variety.

Farnsfield is a village with a rural hinterland, and sits at the junction between two different landscape character areas, each with their own characteristics and priorities. It is essential that the impact of development on the landscape around Farnsfield is appropriately considered and protected if development takes place.

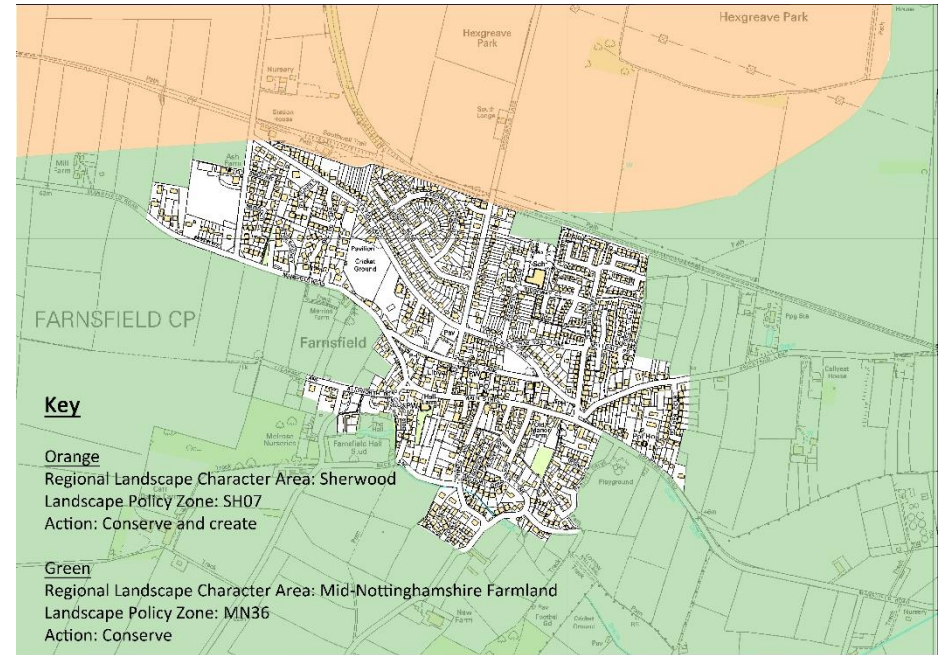


Figure 7.2: Landscape Character Areas, (identified within the Newark and Sherwood Landscape Character Appraisal, 2013)

### **FNP7: THE QUALITY OF DEVELOPMENT**

New development within Farnsfield should demonstrate how it has taken into account the character of the village in its design approach, specifically in relation to:

- Scale
- Materials
- Density
- Landscape (see policy FNP 8)
- Designing out crime

All developments should demonstrate how they have considered and responded to the most recent Farnsfield Conservation Area Appraisal and Farnsfield Character Appraisal and Design Principles (January 2017) and, where relevant, to the most recent Farnsfield Conservation Area Appraisal.

#### ***Conformity with planning policy:***

*NSDC Core Strategy: CP9, CP13, CP14*

*NSDC Allocations: DM5*

### **FNP8: LANDSCAPE**

Development proposals located within or adjacent to a Landscape Policy Zone, or Zones, (as defined within the Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document) should ensure that they have considered and appropriately responded to the implications of the Zone(s), and demonstrate that the meeting of the landscape conservation and enhancement aims would be contributed towards. In doing so proposals should therefore:

Demonstrate how they have considered the landscape setting and character of the site.

Where appropriate proposals, including those within the Main Built-up Area should:

- Include an appropriate and proportionate landscape strategy which provides information about the timing and implementation of that strategy; and
- Make use of locally appropriate species (as identified within the Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document).

#### ***Conformity with planning policy:***

*NSDC Core Strategy: CP12, CP13, CP14*

*NSDC Allocations: DM5, DM7, DM9*

## 7.4 Local Facilities and Activities

Farnsfield is well served by a network of public footpaths enabling access to the rural hinterland beyond the village.

The parish is well served with sports and recreational facilities and has a number of active groups involved in a range of activities. However, as the population grows as a result of recent development, and given the numbers of residents who are not economically active, further opportunities may exist to improve and extend the range of people who are participating in local pursuits.

The Farnsfield Parish Council Strategy is updated annually and identifies a list of priority projects within the Parish. The most recent Parish Council Strategy is included within Appendix 2.

### **FNP9: ACCESS TO THE COUNTRYSIDE**

#### **Developments should:**

- **Maximise site specific opportunities to enable or improve access to the countryside for recreational purposes;**
- **Ensure that wherever possible, connections into the existing footpath network are provided; and**
- **Maximise opportunities to link to the wider Green Infrastructure Networks of the District.**

#### *Conformity with planning policy:*

*NSDC Core Strategy: SP3, CP11*

*NSDC Allocations: DM5*

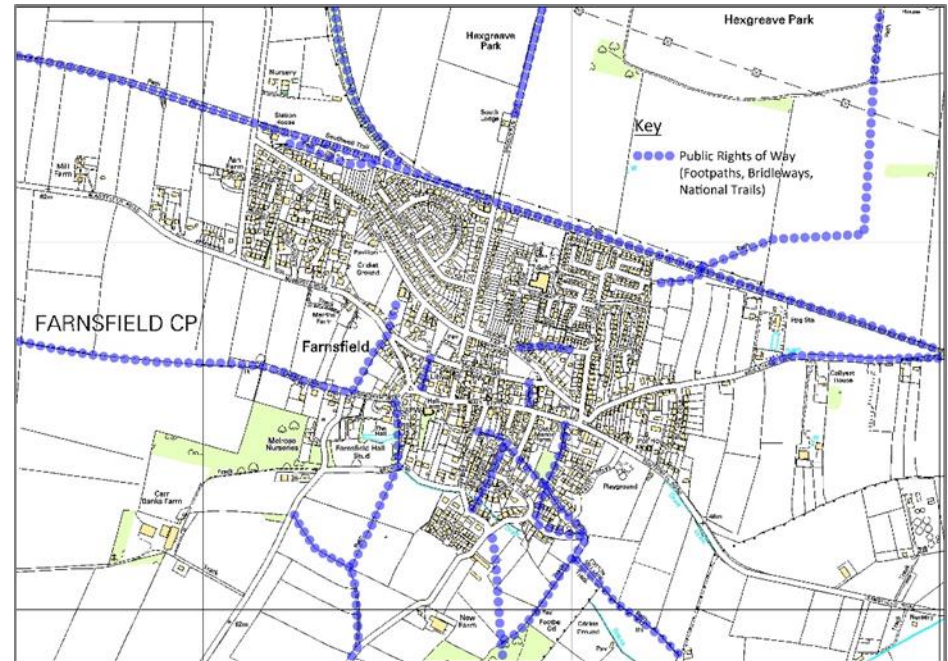


Figure 7.3: Public Rights of Way around the Village Envelope

#### **FNP10: COMMUNITY FACILITIES**

**Within new developments, contributions towards community facilities identified by the Parish Council as local priorities in their Parish Council Strategy will be sought through planning obligations (under s106 of the Town and Country Planning Act) in accordance with the tests as set out in the Community Infrastructure Levy Regulations 2010.**

**Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm what these local priorities are, to ensure that where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.**

#### **Conformity with planning policy:**

NSDC Core Strategy: SP8

NSDC Allocations: DM3

*Developer Contributions Supplementary Planning Document*

## 8 Delivery and Monitoring

The Neighbourhood Plan will be used by Farnsfield Parish Council in the determination of planning applications within the Neighbourhood Plan area.

The Parish Council's planning committee will use the policies of the Neighbourhood Plan as the basis for their observations and recommendations on planning applications. This will aim to ensure consistency in the application of the Neighbourhood Plan.

The policies of the Neighbourhood Plan relate to new development that may take place in the future.

The success of the Neighbourhood Plan will become apparent through the quality of new development that takes place within the Parish. Following the adoption of the Neighbourhood Plan, an annual review of planning permissions will be undertaken by the planning committee or steering group to examine the effectiveness of the Neighbourhood Plan policies.

A full review of the Neighbourhood Plan will take place every five years, led by the Parish Council and/or Steering Group.



## Appendix 1: Policy Conformity

The Neighbourhood Plan is considered to be in general conformity with the following policies of the Development Plan.

### Newark and Sherwood Core Strategy (March 2011)

- SP 1: Settlement Hierarchy
- SP 2: Spatial Distribution of Growth
- SP 3: Rural Areas
- SP 6: Infrastructure for Growth
- SP 7: Sustainable Transport
- SP 9: Selecting Appropriate Sites for Allocation
- Core Policy 2: Rural Affordable Housing
- Core Policy 6: Shaping our Employment Profile
- Core Policy 8: Retail Hierarchy
- Core Policy 9: Sustainable Design
- Core Policy 11: Rural Accessibility
- Core Policy 12: Biodiversity and Green Infrastructure
- Core Policy 13: Landscape Character
- Core Policy 14 Historic Environment

### Newark and Sherwood Allocations & Development Management Development Plan Document (July 2013)

- Policy DM 1 – Development within Settlements Central to Delivering the Spatial Strategy\*
- Policy DM 2 – Development on Allocated Sites
- Policy Fa/Ho/1 – Farnsfield - Housing Site 1
- Policy Fa/MU/1 – Farnsfield – Mixed Use Site 1
- Policy Fa/LC/1 – Farnsfield - Local Centre
- 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

# Appendix 2: Farnsfield Parish Council Strategic Plan 2016