

# Referendum Version

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# Fernwood Parish Neighbourhood Plan

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**Fernwood Parish Council**  
**2016-2031**

Edition: 18/08/2017

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**Foreword by Vice - Chair of Fernwood Parish Council**

As Fernwood continues to grow the Parish Council – only established in 2008 – has taken the opportunity offered in the Localism Act for Parishes to have a role in shaping the future of the village by preparing a Neighbourhood Plan.

Fernwood is a relatively new village with a thriving community. Fernwood is part of the Growth Point area for Newark and over the next 15 years the village will increase significantly in size. We are particularly concerned about the road infrastructure and the extra burden of traffic which a further 2,800 houses will bring.

This Neighbourhood Plan will also enable the Parish Council to access some of the Community Infrastructure Levy that will come from the developers as the schemes are built out; it will be spent to deliver the projects identified in this Plan.

We hope that the Neighbourhood Plan will give residents some say in present and future decisions over the next 15 years. Every resident has had the opportunity to get involved in the making of this Plan and the range of consultation events has ensured that residents of all ages have had their say.

This Neighbourhood Plan is produced with the full co-operation and hard work of Fernwood Parish Council and the Residents' Strategy Group as well as a great deal of assistance from Newark and Sherwood District Council.

We are very keen that local issues be addressed by those who live in the area and who would potentially be affected by decisions made.

Thanks are due to all concerned in the making of our NP and our vision for the future.

James Weale

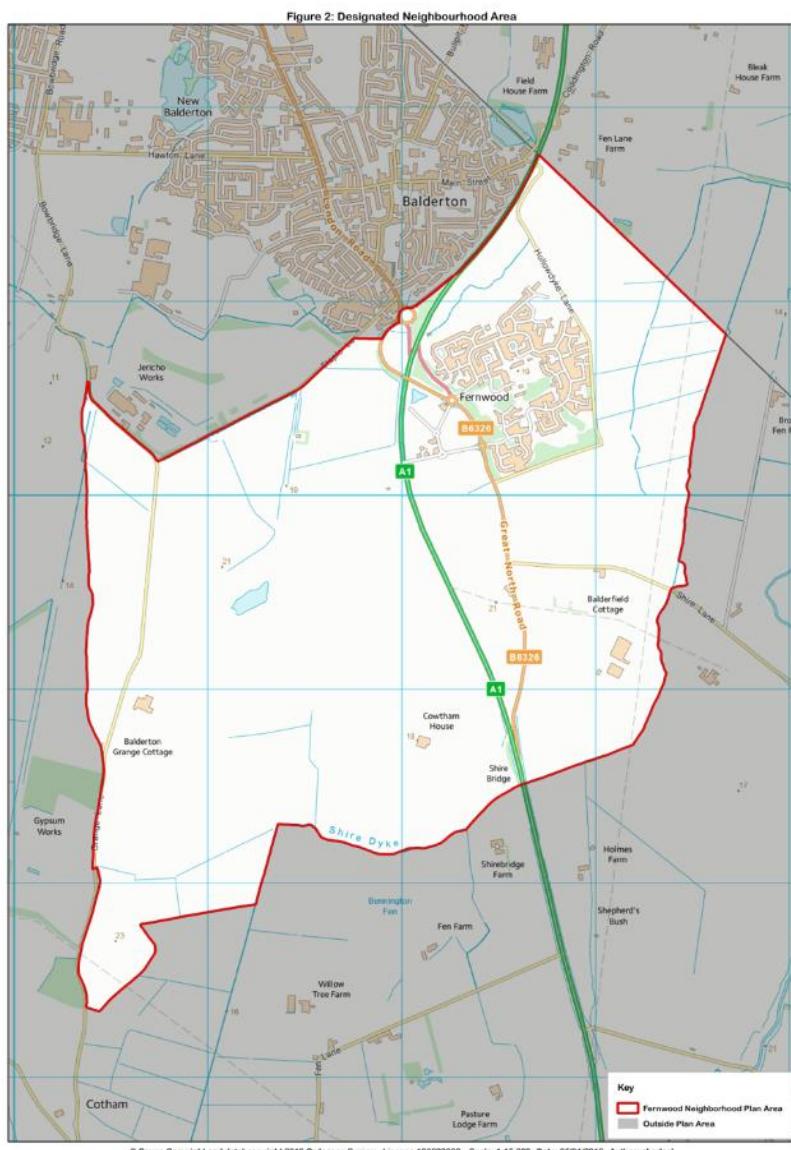
Vice - Chairman, Fernwood Parish Council

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## 1. What is the Fernwood Neighbourhood Plan?

1. This Neighbourhood Plan is a new type of land use planning document prepared by Fernwood Parish Council on behalf of its residents. It is a legal planning policy document and once it has been 'made' by Newark and Sherwood District Council (NSDC) it must be used by
  - a) Newark and Sherwood District Council in assessing planning applications and
  - b) Developers as they prepare planning applications for submission to NSDC.
2. The Plan has been prepared by Fernwood Neighbourhood Plan Steering Group on behalf of Fernwood Parish Council. It covers the whole of the Parish of Fernwood and sets out planning policies for the Plan Area from 2016-2031.

### Map 1: Fernwood Parish and Neighbourhood Plan area



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## 2. Why do we want a Neighbourhood Plan?

3. The reason Fernwood Parish Council want to do a Neighbourhood Plan relates to the village's short history and future development proposals.
4. Fernwood is part of the Newark Urban Area. The village was originally the site of New Balderton Hall which became a hospital after WW2. The hospital and site together with adjacent land in agricultural use to the north and west were identified as a site allocation for 1150 dwellings in the 1999 Local Plan (although this housing figure was later revised slightly). The Council's planning policy was that '*the size of the former hospital complex, its proximity to the urban area, relationship with the existing highway network, setting, nucleus of existing buildings and facilities and mature landscaped environment provide an excellent location for a new settlement.*'<sup>1</sup>
5. The Parish Council was established in 2008 and, following revisions to the detailed planning permission, by 2016 1019 dwellings had been built out and phase 1, known locally as Fernwood Central, has been completed.
6. In 2011 NSDC adopted a Core Strategy which identified Newark Urban Area as the main location for more new housing and employment growth in the District up to 2026. Policy NAP 2A and NAP 2C identified land for significant further growth. NAP 2C allocated a further 2,200 dwellings during the Core Strategy Plan period to 2026 (with 1,000 proposed for beyond the Core strategy plan period), as well as 15 hectares for a high quality business park (B1), a local centre (for retail, service, employment and community uses) and associated green, transport and other infrastructure.
7. Fernwood today is only one quarter of the size Fernwood will be by the end of this Neighbourhood Plan period of 2031.
8. This Neighbourhood Plan accepts that Fernwood in 2016 is on the verge of further transformation. However, living in the Fernwood that has been built between 2002 and 2016 has given local people an invaluable sense of what works and what doesn't in relation to design policies and planning principles.
9. There are some key aspects of the design of the existing Fernwood village that don't work well. There are also concerns that significant expansion around the village could have a detrimental effect on the existing settlement if the access and location of new facilities are not carefully considered in relation to those recently established in Fernwood.
10. Fernwood Parish Council has prepared this Neighbourhood Plan using their planning powers in the Localism Act 2011 to promote land use policies.
11. The policies in this Neighbourhood Plan are intended to ensure that:
  - a) development enhances the existing settlement;

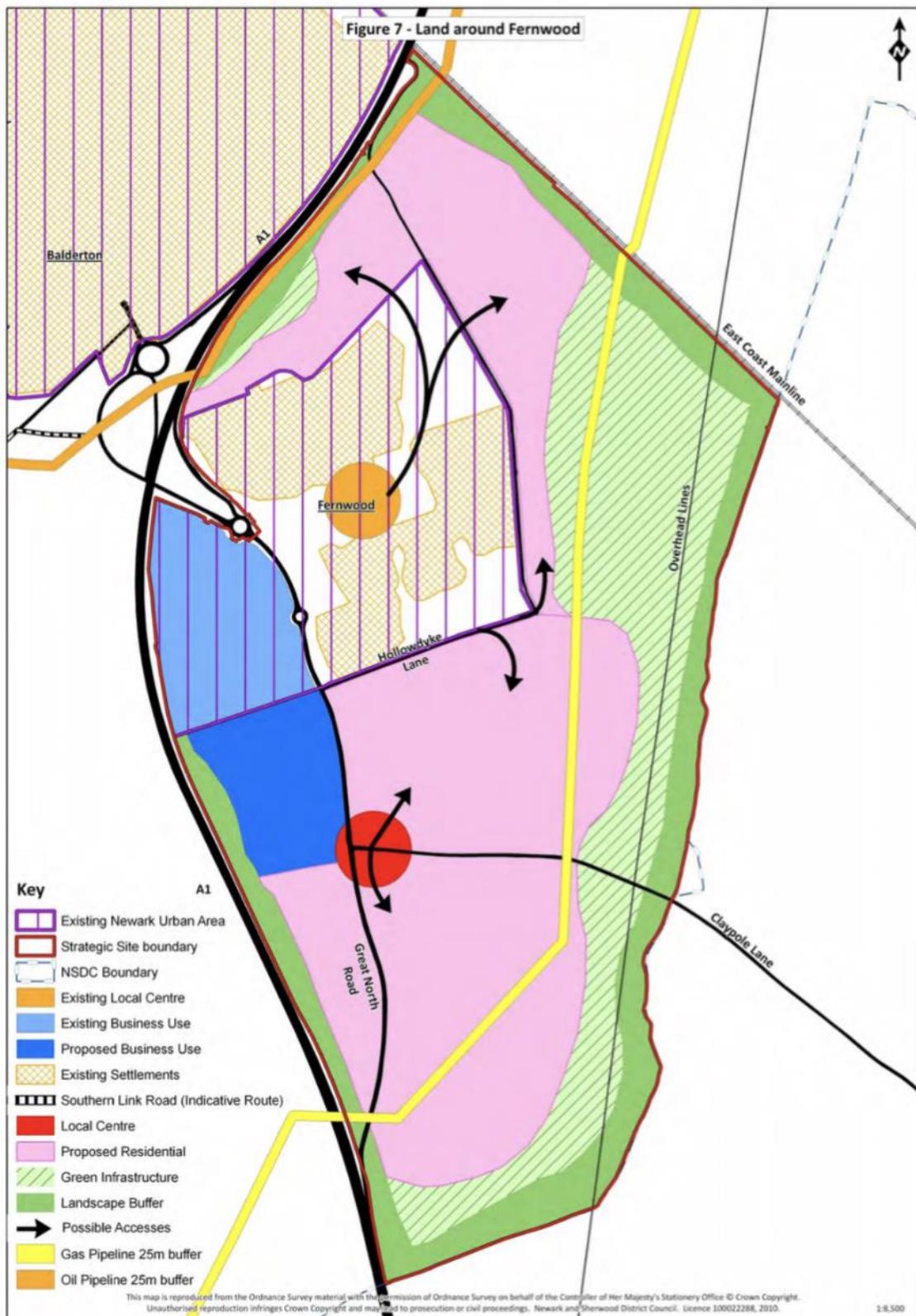
<sup>1</sup> Balderton Hospital Revised Planning Brief 1999

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- b) the design of development is to the highest standards and reflects the best of that which has been built in Fernwood so far;
- c) access, car parking and street layout is designed based on the experience of what has worked and what hasn't in Fernwood;
- d) every opportunity is taken to improve links with the open countryside including the provision of footpaths and cycle routes to Balderton and Newark;
- e) the additional community facilities complement those that already exist in Fernwood;
- f) where possible, proposals that will improve existing car parking and access issues within Fernwood are also supported.

12. The Parish Council wants the neighbourhood plan policies to ensure that development minimises the negative impact on the landscape and natural and built environment and exploits opportunities to bring about positive change.

13. Figure 1 is taken from the Adopted Core Strategy 2011 and shows the extent of housing, employment, retail and community facilities that are proposed for the land around existing Fernwood.

**Figure 1**

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### 3. How does this Plan work within the planning system?

14. Planning policy has always been formulated by Newark and Sherwood District Council (NSDC) and Nottinghamshire County Council and these bodies will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
15. This Neighbourhood Plan, when 'made', will form part of the statutory development planning policy documents for Newark and Sherwood District and will have significant weight in the determination of planning applications.
16. The development plan for Newark and Sherwood comprises the Core Strategy adopted in 2011 and the Allocation and Development Management DPD adopted in 2013. Both are available to view on the Council's website, at its offices and that's libraries throughout the District. The Council is currently undertaking a review of the Development Plan and documents relating to this can be viewed in the same way.
17. This Neighbourhood Plan has been drafted in the context of the National Planning Policy Framework, the adopted Core Strategy, the most recent District evidence on housing need and the evidence base commissioned for this Plan (particularly see the Building for Life 12 report is Appendix A of this Plan and which due to file size is on the Neighbourhood Plan web site <https://www.hugofox.com/community/fernwood-neighbourhood-plan-7892/about-us>
18. This Neighbourhood Plan covers the period to 2031 and uses the population projections and household formation forecasts used to support NSDC's evidence on housing need (see GL Hearn's Nottingham Outer Strategic Housing Market Assessment 2015).<sup>2</sup> The Hearn analysis runs until 2033 and is the basis upon which NSDC's own review of its Core strategy is being assessed.

### 4. Consultation

19. The Fernwood Neighbourhood Plan Steering Group (SG), established in September 2014, recognized consultation was key to successfully developing a Neighbourhood Plan for Fernwood Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people across the Plan area.
20. The Steering Group has organised a range of meetings, a questionnaire and drop in consultation events. The progress of the Neighbourhood Plan has been promoted in the bi monthly Parish magazine Fernwood Fanfare. Articles have also continued to encourage the involvement of any local resident with an interest in shaping the Plan.
21. The Neighbourhood Plan web site is also well used by the Steering Group for sharing all the background documents, consultation and progress on the Neighbourhood Plan with the

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<sup>2</sup> see [http://newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/prefapp/Strategic Housing Market Assessment.pdf](http://newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/prefapp/Strategic%20Housing%20Market%20Assessment.pdf)

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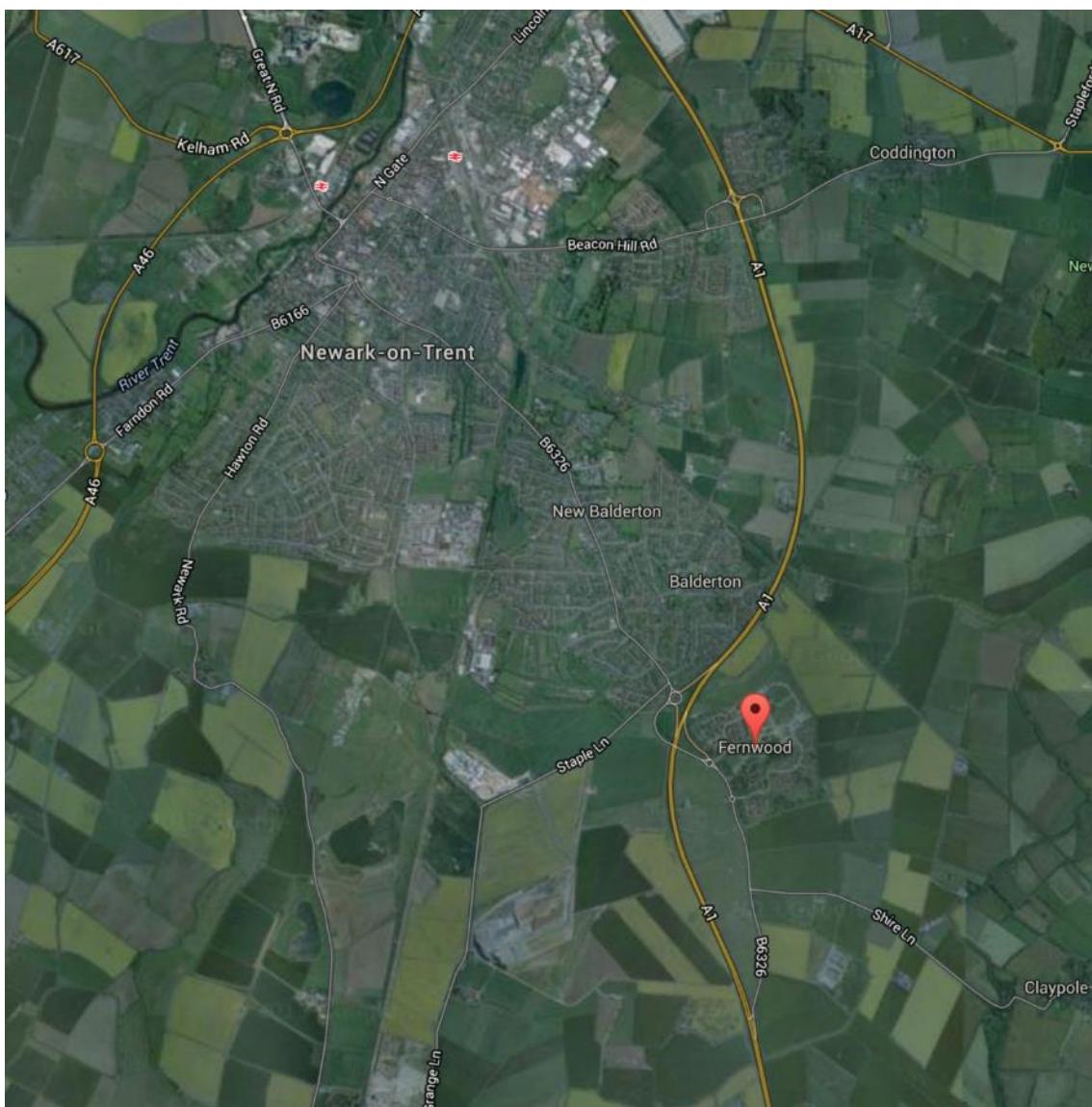
community. See <https://www.hugofox.com/community/fernwood-neighbourhood-plan-7892/about-us>

22. Feedback from the drop-in session, the questionnaire and notes of the meetings have been collated and summarised in separate reports. These are available on the Neighbourhood Plan web site.

## 5. Fernwood in context

### *Location*

23. Fernwood is located in the east of Newark & Sherwood District and immediately south-east of the market town of Newark-on-Trent. The A1 runs north to south through the middle of the Plan area with a junction of the A1 directly serving the village of Fernwood.
24. The Plan area shares the same boundaries as the Parish of Fernwood and is approximately 3.5 square miles. Fernwood village sits on only 0.3 square miles at present.
25. The village includes:
- a) the former Balderton Hospital now converted to offices (and proposed as a non-designated heritage asset in this Neighbourhood Plan),
  - b) a residential area that extends across the former grounds of the hospital and onto formerly open countryside,
  - c) a local centre comprising a village hall, public open space for sporting activity and some retail units,
  - d) Fernwood Business Park – that presently occupies 38 acres but is expected to extend to at least double this size over the Plan period.
26. The majority of the rest of the Plan area is rural with the primary land use being agricultural.
27. The total population of the Plan area was 2,190 (2011 Census). In 2016 the population is estimated at 2800 due to the completion of the final dwellings that marked the end of the first phase of growth.
28. To the northern boundary of the Plan area is the village of Balderton, a suburb of Newark.
29. The north-eastern border of the Neighbourhood Plan area is bounded by the East Coast railway line (that runs between London and Edinburgh.) The rest of the eastern border of the Plan area is made of a narrow body of water, Shire Dyke, which runs westerly and serves as the southern border for the area.
30. The western boundary runs along Grange Lane and is mainly agricultural land.

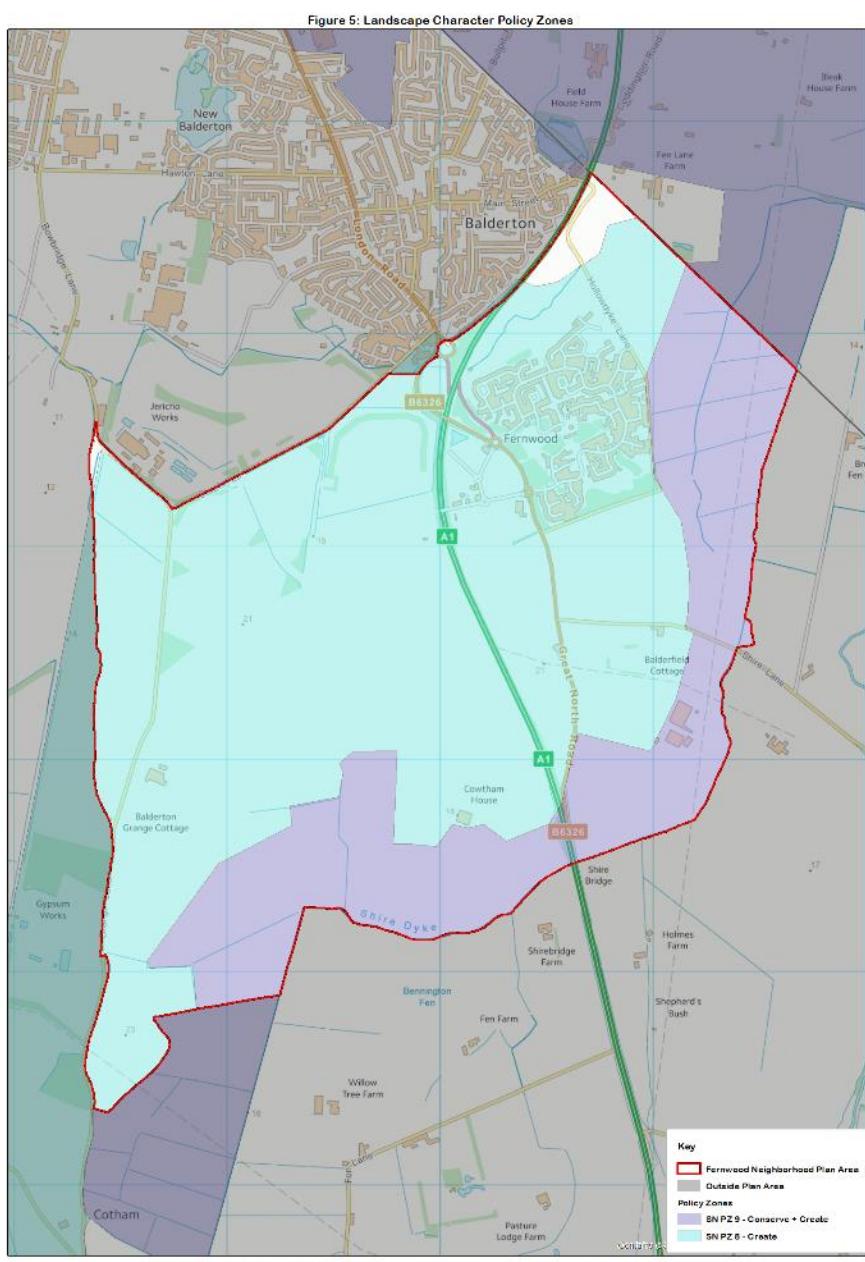
**Map 2: Fernwood in relation to the wider Newark Urban Area****Landscape Character**

31. Most of the Parish is open countryside, although this will change over the Plan period. Landscape Character Assessments were produced to assist local authorities understand the sensitivity and condition of their local landscape. The Landscape Character Assessment Supplementary Planning Document adopted by NSDC in December 2013 identifies the Parish as within the East Nottinghamshire South Nottinghamshire Farmlands and predominantly in the policy zone SN08 and part of policy zone SP09 running along the eastern boundary
32. The Landscape character is described as flat and open with predominantly intensive arable land use with strongly trimmed hawthorn hedgerows to boundaries. Views are interrupted by powerlines and pylons running east to west through the area and by the busy A1 to the north eastern area.

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33. The landscape character is defined as moderate with landscape actions to conserve existing hedgerows and the designated Local Wildlife Sites, Shire Dyke, which runs along the eastern boundary of the parish (see map 5 and below)
34. In ecological terms the area provides a moderate habitat for wildlife, with a highly intensive arable land use.
35. Map 3 shows these policy zones and is taken from the Landscape Character Studies

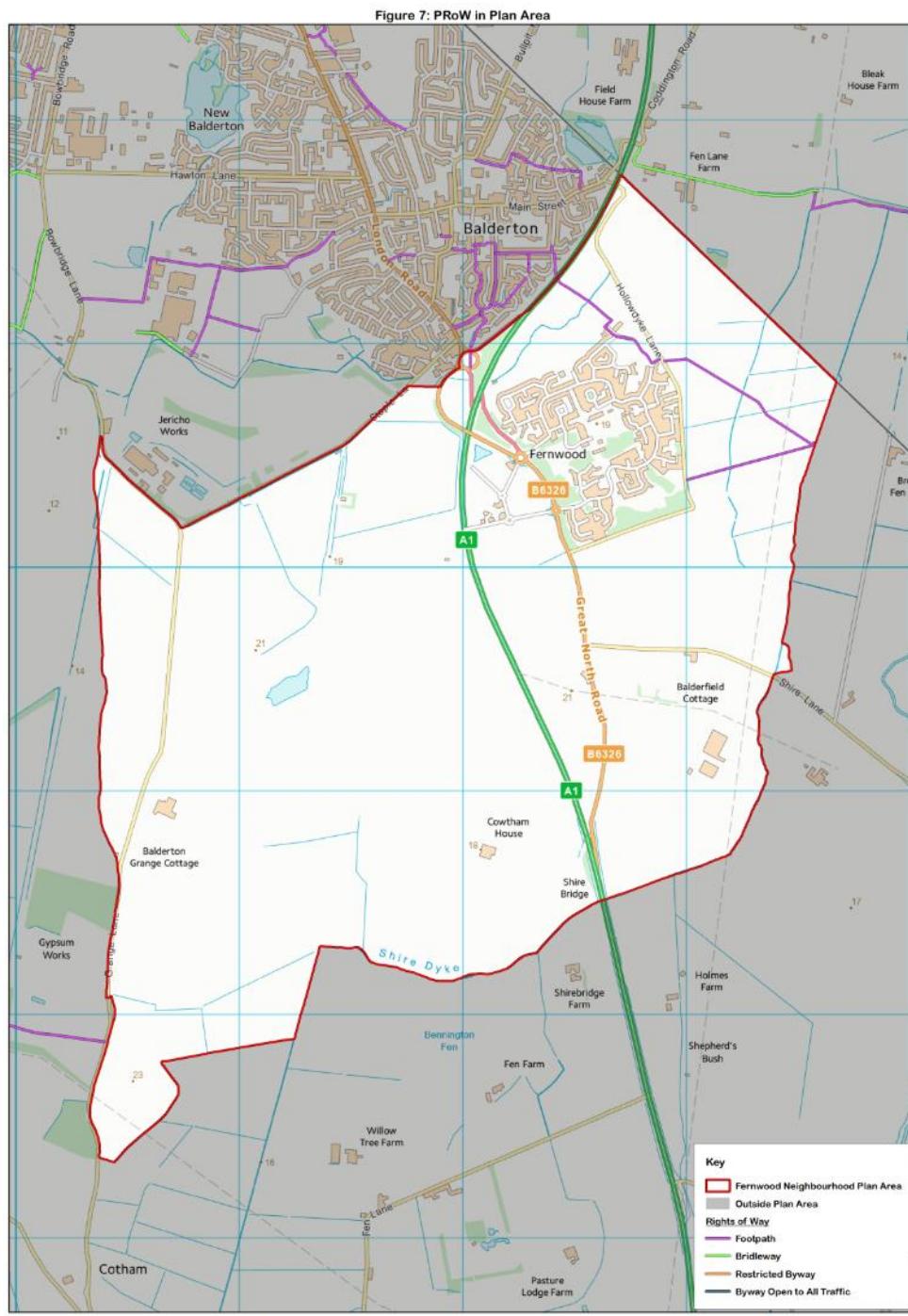
### Map 3: Landscape Character Zones



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36. A major attraction of Fernwood village is its location near a main urban centre yet close the countryside. However, access to this countryside is quite limited with only one public footpath extending into the countryside. The footpath to Balderton requires walkers to cross the A1, see map 4.

#### Map 4: Public Rights of Way

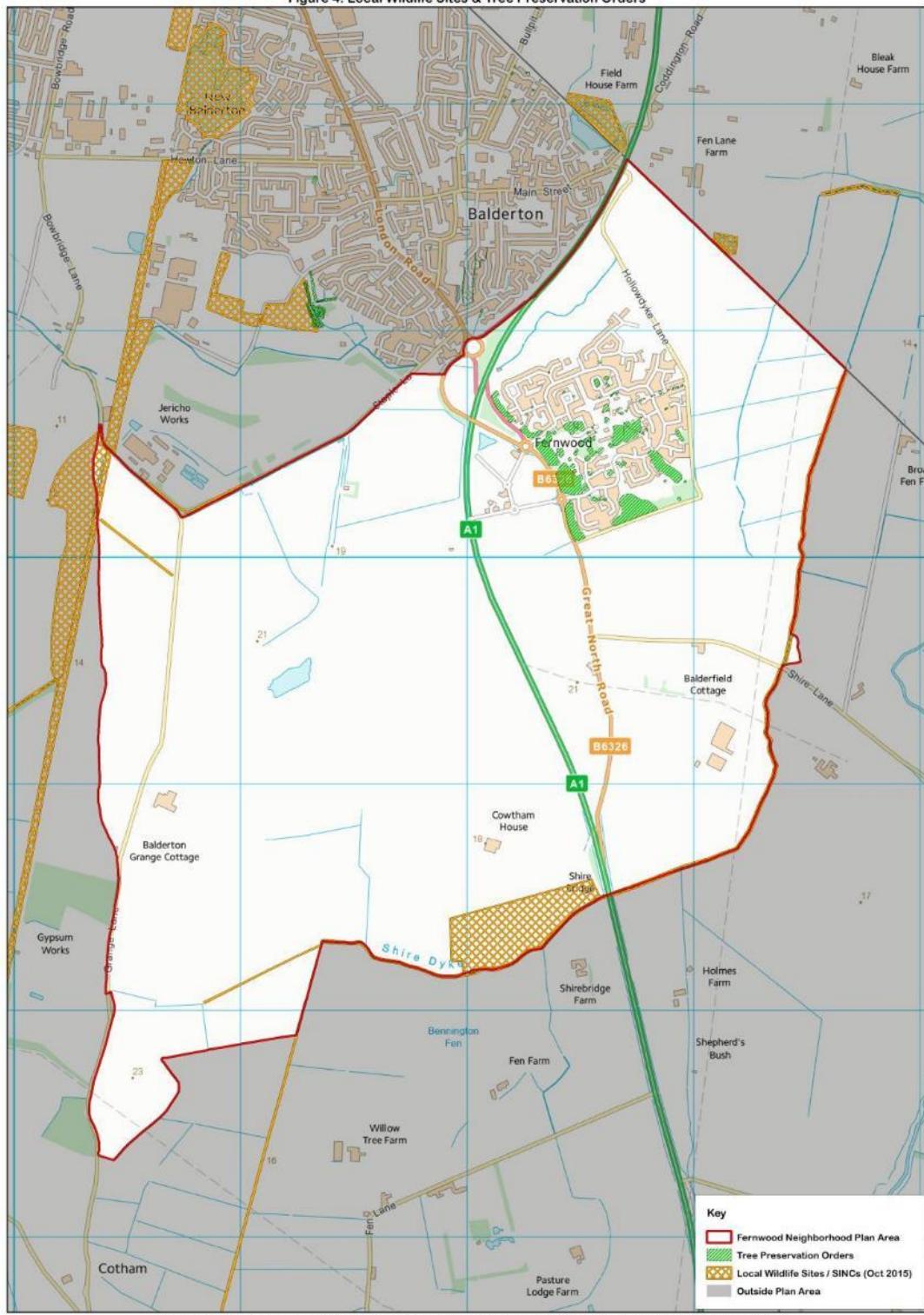


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37. Bantycock Quarry is within Fernwood Parish to the east of Fernwood central. The quarry exploits the 'Newark Gypsum'. The lowest seams at this site are very high quality and are the only mineral of this grade to be found in the UK. It is used in specialist plasters and a wide range of other products ranging from dentistry to food additives.
38. Permitted reserves at Bantycock Quarry are currently expected to be adequate until around 2035 at current rates of extraction, going beyond the end of the plan period. Policy MP7 of Nottinghamshire Minerals Local Plan Submission Draft (March 2016) identifies this quarry for the extraction of gypsum to maintain future supply of the mineral. No extensions to the existing quarry are identified in the Plan. Policy DM13 of the Minerals Local Plan concerns safeguarding and consultation areas for minerals. A large part of the Fernwood Neighbourhood Plan Area is covered by a safeguarding and consultation area for surface gypsum.
39. A major success of the planning brief for Fernwood in the 1999 Local Plan was the protection of mature trees which have tree preservation orders on them and which contribute significantly to the quality landscaping in parts of the village.
40. An area to the south of New Balderton Hall is identified by NSDC as a species rich grassland. The grasslands originally extended to 10 hectares occupying much of the southern part of the former hospital site and the original planning brief for the redevelopment of the hospital site in 1999 required the translocation of any grassland areas affected by development.
41. An area of mature trees and hedgerow was also protected to the south east of Fernwood. Known locally as The Meadows it was previously known as a Site of Interest for Nature Conservation (SINC). A local group of residents, in agreement with Fernwood Residents Association and Fernwood Parish Council, have established a Conservation Group to enhance this area. This is the only site of nature conservation interest within the Parish that is publicly accessible (although there are other areas relating mainly to the dykes and ditches around the Parish edge that are also recognized for their wildlife quality and small areas of grasslands near New Balderton Hall.)
42. The Meadows is designated as a Local Green Space in this Neighbourhood Plan (see policy NP4).
43. Hollowdyke Lane/Spring Lane is a single-track road that follows the southern and eastern boundary of the existing built up area. Where the track runs along the southern boundary into the eastern corner it is bounded by mature trees and hedgerow. Views south and east afford long open views across the countryside.
44. Hollowdyke Lane/Spring Lane is also an important route for traffic in the event of any road closures.
45. Given the very limited footpath network in this area Hollowdyke Lane provides a popular walking route that links to the Meadows and provides pleasant views across the open countryside.

### Map 5: Local Wildlife Sites and Tree Preservation Orders

Figure 4: Local Wildlife Sites &amp; Tree Preservation Orders

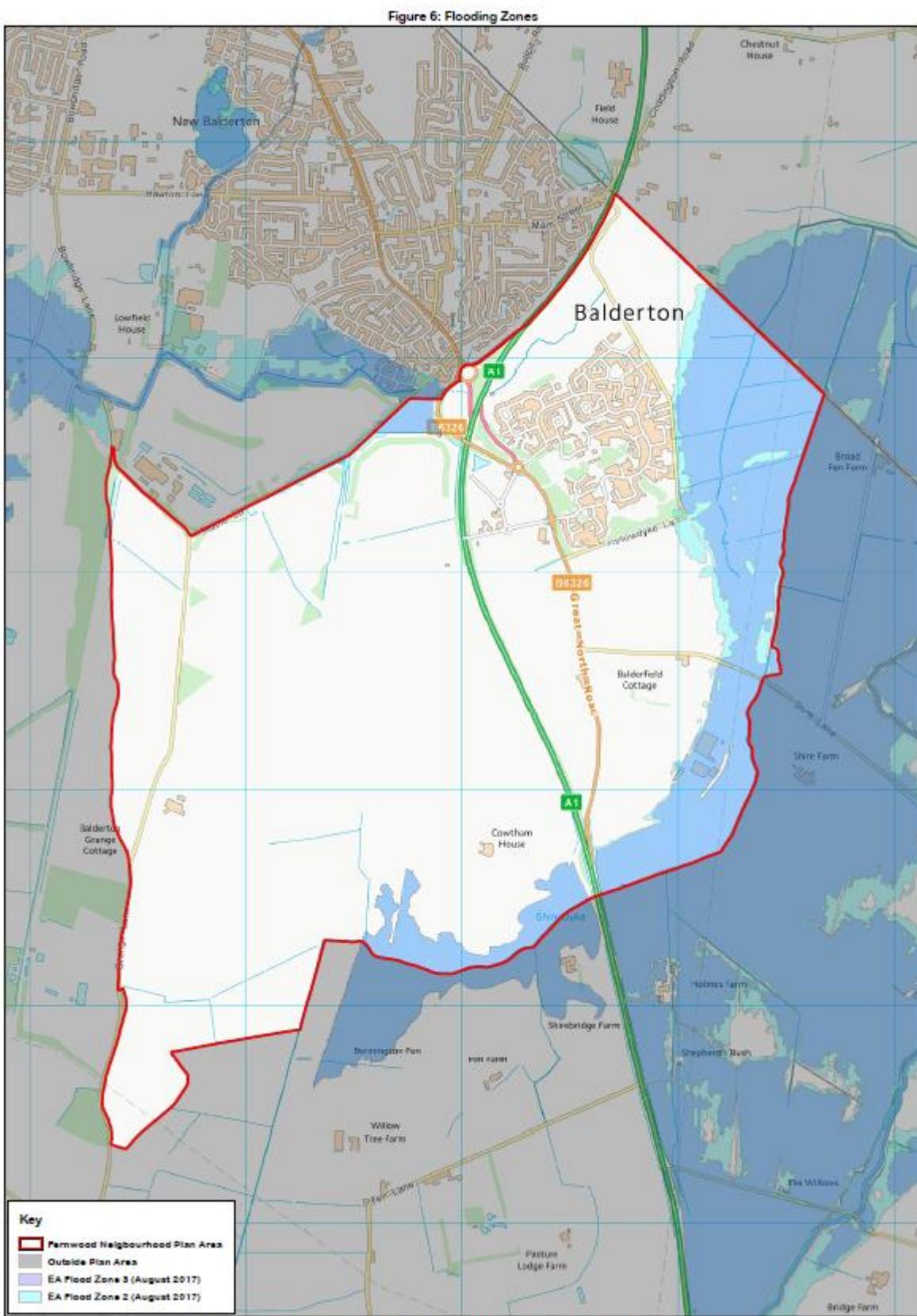


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### ***Flooding***

47. Much of the Plan area is low lying and the eastern edge of the Parish either side of Shire Dyke is in flood zone 3 (meaning an area that has a 1 in 100 or greater annual probability of river flooding.) The issue of flooding could become more critical over the Plan period and this is a significant constraint on development and an opportunity for policies to support wildlife and biodiversity in this part of the Parish.
48. Map 6 shows the flood zones in the Plan area.
49. As part of the preparation of this Plan a Scoping Report was produced which provides a comprehensive description of the social, economic and environmental aspects of the Parish. For more detailed information on Fernwood please see this report.

### Map 6: Areas of the Parish in Flood Zone 2 and 3

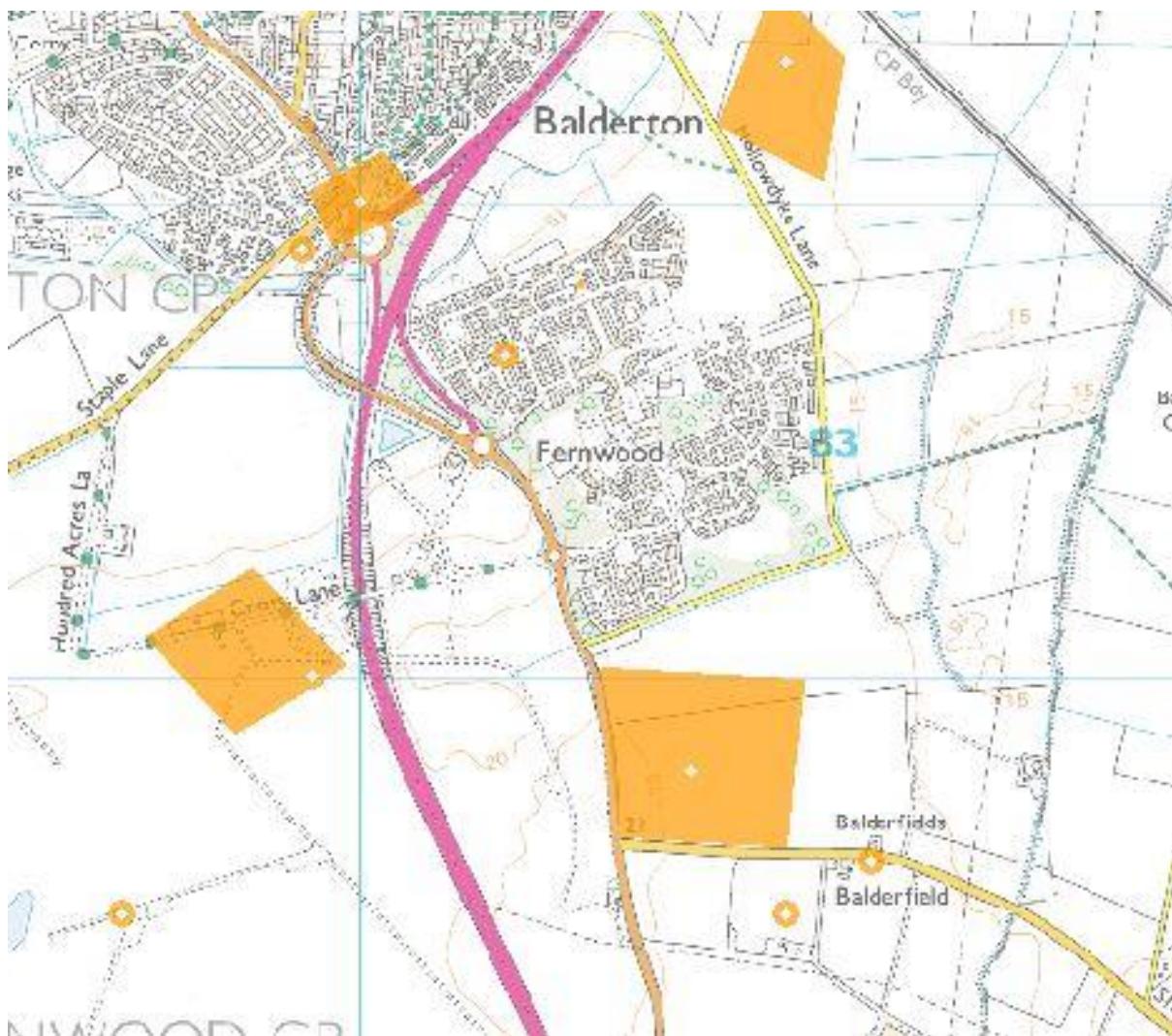


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## ***Heritage***

51. There are no designated heritage assets within Fernwood, although there are several non-designated heritage assets that still warrant appropriate consideration in the planning process. These are listed in Appendix C and their location is shown on the map below.

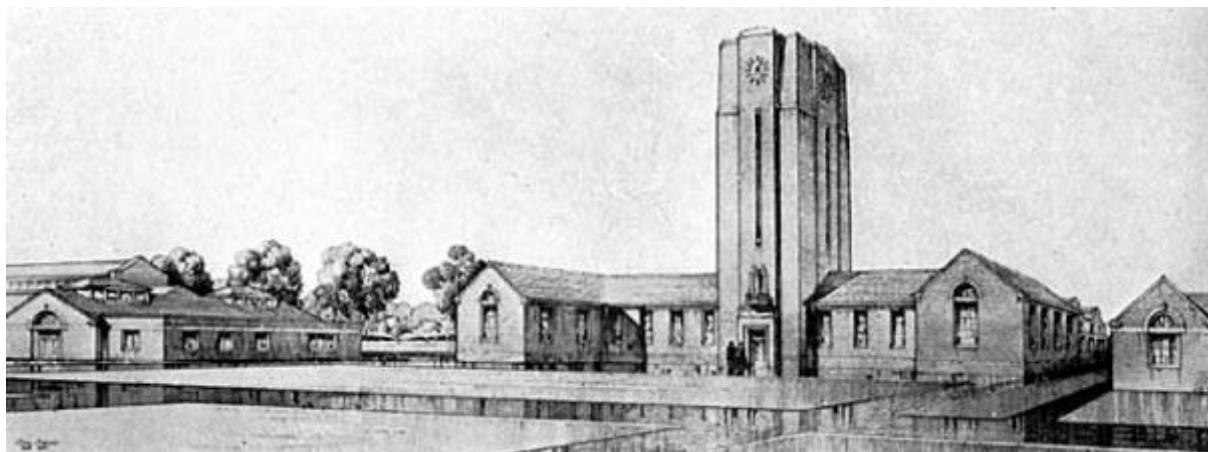
**Map 7: Heritage Assets identified by NSDC and Historic England**



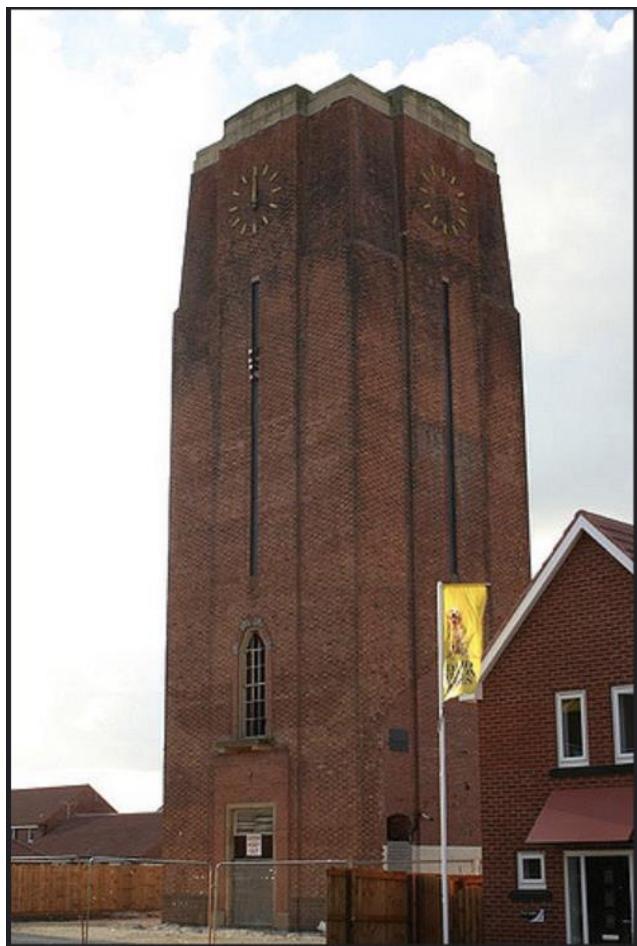
52. They are mostly scattered in the undeveloped part of the Parish and relate to Civil War defences, medieval agricultural practices and one is the location of a former WW2 airfield.
53. There are three assets that have special architectural or historic interest, that the local community have particularly identified and that they want to protect and, where possible, enhance. These are New Balderton Hall, the powerhouse (known locally and referred to hereafter as the water tower) and the WW2 air raid shelter. Only the power house is identified as a non-designated heritage asset.

54. The **water tower** is an iconic landmark structure. Construction on the tower started in the 1930s, but following interruption by war, was not completed until the 1950s. It was part of a hospital building but the side wings have been demolished

Water Tower at Balderton circa 1950



Water Tower today



55. NSDC's Conservation Officer advises that the tower design is very reminiscent of the Home Ales Offices in Arnold which was designed by T.C Howitt (1936) and is Listed. The water tower is architecturally more elegant in its form, and the Parish Council will work with NSDC's Conservation Officer to undertake further investigations to pursue designation by Historic England if eligible.
56. The tower is unoccupied and at risk. Discussions with the owner to convert it for use as a restaurant took place with NSDC but did not progress to the submission of a planning application.
57. **New Balderton Hall** was built in 1840 and together with its 135 acres of parkland it was one of Newark's most impressive Victorian county houses. It was purchased by Nottinghamshire County Council for conversion to a hospital in the 1930's but it didn't open until 1957.
58. Until 1993 when the hospital closed, extensions and adaptions were made to the former Hall. Some of which were unsympathetic and have eroded the character on the north elevation. However, the south façade retains key features of significance as does the interior.

Southern façade New Balderton Hall early 1900's



### New Balderton Hall 2016



59. The Parish has remnants of WW2 structures and the site of Balderton Airfield attracts visitors. The community see an opportunity to promote the local WW2 history. An **air raid shelter** remains within the existing village and the community will seek the formal recognition of this as a non-designated heritage asset.
60. Map 9 identifies these 3 buildings or structures.

## 6. Status of Projects and Actions

61. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix B.
62. Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, the scale of development in the Plan area will bring with it significant additional investment in the local community.
63. The identification of Projects as part of the Neighbourhood Plan process has also involved the wider community and serves to show local people how the Parish Council propose to focus this investment.

## 7. Fernwood Today

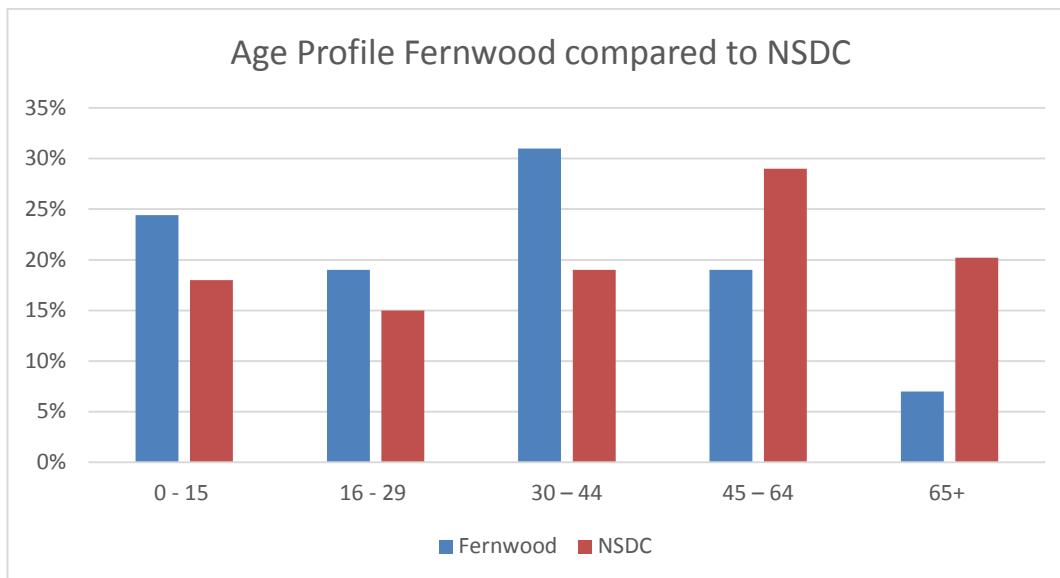
### The People

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64. In 2011 the population of the Parish was 2190. Significantly the age structure of Fernwood is much younger than that of the District; 75% of residents were under 45 in 2011.

65. Figure 2 shows this difference in age structure.

**Figure 2: Age Profile in 2011**



### Community Facilities

66. The community is young and vibrant. Fernwood has a small but important local centre including a village hall, nursery, a convenience-sized supermarket, gym and smaller retail units. There is also a small cafe / bar. Some of the units are currently vacant.
67. Near to the local center are play and sporting facilities including a small equipped park, tennis courts a football pitch, youth shelter and a Petanque court. The village hall has already been extended and is fully occupied 90% of the time.
68. Out on the B6326 is a pub that serves food and which is adjacent to the northern entrance to Fernwood. A primary school is located in the north-eastern corner of the estate.
69. These facilities provide important social and leisure activities that are crucial in fostering a strong community spirit in this new village.
70. Table 1 lists the clubs and organisations active in the village.

**Table 1**

| Local Clubs and Organisations           |                                |
|---|--------------------------------|
| 3 football teams (1 adult and 2 junior) | Fernwood Residents Association |
| Yoga                                    | Petanque Group                 |
| Mums and toddlers                       | Slimming Club                  |
| Taekwondo                               | The Conservation Group         |
| Fernwood over 55's                      | Youth Club Committee           |

|                    |                          |
|--------------------|--------------------------|
| Amateur Dramatics  | Neighbourhood Plan Group |
| Sports Association |                          |

### House Type

71. The 1019 dwellings completed by 2016 were a mix of housing type which is an important factor in creating a balanced community.
72. Table 2 is taken from the 2011 Census (when 85% of the dwellings in phase 1 had been completed). It shows the split of house types based on bedroom numbers compared to the District and the region. Percentages have been rounded.

**Table 2**

| Housing Type | Fernwood % | NSDC % | East Midlands % |
|--------------|------------|--------|-----------------|
| 1 bedroom    | 4          | 6      | 8               |
| 2 bedroom    | 27         | 23     | 27              |
| 3 bedroom    | 31         | 49     | 45              |
| 4 bedroom    | 24         | 17     | 15              |
| 5 bedroom    | 15         | 6      | 4               |

73. Fernwood contains significantly more 4 and 5 bedroom houses than the District or regional average. There are also only 6 bungalows; 0.6% of the total housing stock.
74. The Strategic Housing Market Assessment (SHMA) by GL Hearn 2015 looks at population changes and the demand for housing across Newark and Sherwood, Ashfield and Mansfield. It indicates that there is a greater need for family housing (3+ bedrooms) in NSDC when compared to the other Districts.
75. In 2013 23% of residents in NSDC were over 65; the SHMA also indicates that NSDC will see a 55% increase in people over 65 by 2033. This is the highest rate of increase in over 65's of all the District's in the SHMA area and has implications for the type of housing that should be provided over the Plan period.
76. So, whilst Fernwood has a younger population than the District (see figure 2) across the District there will be a significant increase in older households (over 65).
77. The SHMA identifies 59% of dwellings in NSDC classed as under occupied (having 2+ bedrooms spare). It is the over 65's households that have greatest under occupancy.
78. The evidence from the SHMA suggests that whilst some larger dwellings will necessarily be required as Fernwood will continue to attract families and working age people, with an ageing population across the District there is also a need for a mix of housing types for older people. (Smaller dwellings are also more attractive to first time buyers.)

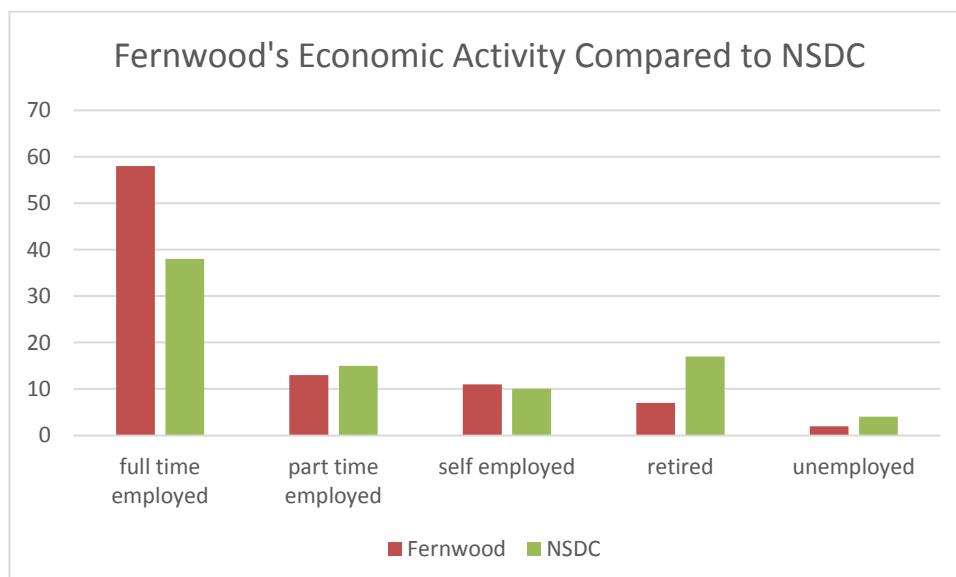
79. Consultation for this Neighbourhood Plan identified concern amongst older residents in Fernwood about the small number of bungalows that meant they would find it difficult to get suitable accommodation in the future to enable them to stay in the village.

### Working

80. Economic Activity in the Parish is high compared to the District. This will be due in part to its younger population but also because Fernwood's location, adjacent the A1, is attractive to people wishing to access jobs both in Newark and further afield.

81. Figure 3 shows the economic activity of Fernwood's population (taken from the 2011 census) compared to the District's.

**Figure 3: Economic Activity in 2011**



82. The additional phases of development that will occur over the Plan period are likely to attract younger people including a high proportion of people attracted to the location for its access to employment opportunities.

83. The Core Strategy includes an allocation of 15 hectares of '*high quality landscaped B1 Business Park for individual regional and national HQ and high tech businesses*'. (See Policy NAP 2C). The employment allocation is to the west of the housing development and in 2016 one third of this had been built out. It contains approximately 30 businesses.

## 8. Key issues for the Neighbourhood Plan

84. The following SWOT analysis was prepared by the Steering Group based on feedback from local residents.

**24**

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**Table 3**

| <b>Strengths</b>   | <b>Weaknesses</b>  |
|--|--|
| Existing hedgerows as source of wildlife   | Poor public transport links  |
| Good people and community spirit   | Lack of adequate parking for the majority of residents   |
| It's a good place to live  |  |
| The original development along Collison Lane and Gilmores Lane in the south west corner has a good road layout, wider roads and adequate parking it is lower density with more open spaces | Village feels isolated due to the lack of public transport and the way the A1 separate the village from the rest of Newark. The Plans to remove the north bound access to the A1 will make this worse.   |
| Good relationship between Parish Council and Fernwood Residents Association  | Limited hedgerows around the village and large open fields means lack of wildlife  |
| Active residents group, the Parish Council, Fernwood Residents Association   | Management Company – means the villagers and the Parish Council do not own the land and cannot control how the open spaces are managed, this makes improvements difficult to achieve if we do improve anything it would have to be maintained by the management company at a high cost to the residents. |
| More younger residents than in most villages in NSDC particularly the under 15's   | Buy to let properties  |
| Strong links to adjoining Parish Councils Balderton and Claypole   |  |
| School, village hall, nursery, shops   |  |
| Library and shops at Balderton 1-2 miles away  |  |
| <b>Opportunities</b>   | <b>Threats</b>   |
| Best place in Newark to live and retire  | Developers and their control over land within and around the village   |
| Village green used for recreation, village team sports and village fetes.  | Fernwood is quite a dormitory village  |
| Good quality of life for all, young and old  | Management Company – limits local actions to make positive change  |
| Community have been in at the start can shape culture of the village   | New village means social infrastructure still needs building up  |
| Sports Council   | Apathy   |

85. The analysis of the Plan area and the consultation feedback has resulted in a focus on the community objectives below.

## 9. Vision

86. This vision has been prepared and endorsed by the community from the consultation events and promoted for comment on the Parish Council's Neighbourhood Plan web page.

**25**

All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

**'In 15 years' time, Fernwood will be a desirable place to live being a good example of a well-designed, balanced and thriving community. Local residents will be able to access outstanding facilities for sport and social activities that will be suitable for all ages. This will continue to enhance the village's community spirit. Fernwood will be an inclusive and welcoming place.'**

## 10. Community Objectives

87. The community objectives have emerged from consultation with the local community.

### **Community Objective 1: Design Principles**

All new development is designed to the highest national standards and reflects lessons learned from the development in Fernwood between 2006 and 2011. In particular, relating to housing design, landscaping, road layout and car parking standards.

### **Community Objective 2: Car parking**

Car parking is integrated into the design and the provision reflects car ownership levels, the limited public transport provision and the location of Fernwood adjacent to the A1.

### **Community Objective 3: Integration**

New development should integrate easily with the existing settlement pattern so that it sustains and enhances existing local facilities as well as providing additional amenities for a growing population.

### **Community Objective 4: Housing Type**

Future housing types should provide a mix to support a balanced community of all ages, particularly reflecting the under supply of housing suitable for older people and the needs of an ageing District population.

### **Community Objective 5: Environmental Protection**

Development should minimise the impact on the natural environment ensuring that the design and layout of development protects the water courses, wooded areas and hedgerows that provide valuable habitats to encourage local wildlife.

### **Community Objective 6: Access to the Countryside**

To ensure easy access to the countryside by protecting existing local green spaces, wooded areas and local lanes and extending the footpath network.

### **Community Objective 7: Community Facilities**

As the population of the Parish grows, community facilities should be provided within the Parish that complement the existing well established provision in the existing village.

**Community Objective 8: Getting Around<sup>3</sup>**

To work with County and District Council's to find engineered solutions to the existing problems of road safety within Fernwood for pedestrians as well as encouraging improved pedestrian and cycle routes.

**Community Objective 9: Pre-Application Community Consultation<sup>4</sup>**

To ensure that the community is consulted early in the planning application process via the mechanisms outlined in this Neighbourhood Plan

88. The development management policies in this Neighbourhood Plan will be used to inform planning decisions relating to development proposals in Fernwood up to 2031.

89. When development is proposed within Fernwood either by developers, private individuals or other organisations, these policies will form part of the development plan against which decisions will be made. Consequently, the Neighbourhood Plan policies will carry statutory weight alongside District wide and National planning policy.

***Embracing Sustainable Development Principles in Future Development Proposals.***

90. The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system must balance up these dimensions to ensure the vitality of communities. The NPPF has a presumption in favour of sustainable development.

91. The policies in this Neighbourhood Plan provide a planning policy framework to ensure that future development will be sustainable for Fernwood.

92. Across Fernwood Parish Sustainable Development means:

- a) high quality design and layout that integrates the new phases of development with the existing settlement; and
- b) proposals for new development that shows an understanding of how the growing number of Fernwood residents will connect to the wider Newark area; and
- c) housing that reflects the needs of the District; and
- d) creative design solutions to resolve the outstanding issues in the existing Fernwood village (particularly car parking and vehicle movement); and
- e) proposals that minimise the environmental impact and seek opportunities to enhance biodiversity in parts of the Parish.

93. The Parish Council will work proactively with developers to find joint solutions at the pre-application stage. Key Principle 1 sets out a process for pre-application consultation with the local community to ensure that future development is sustainable.

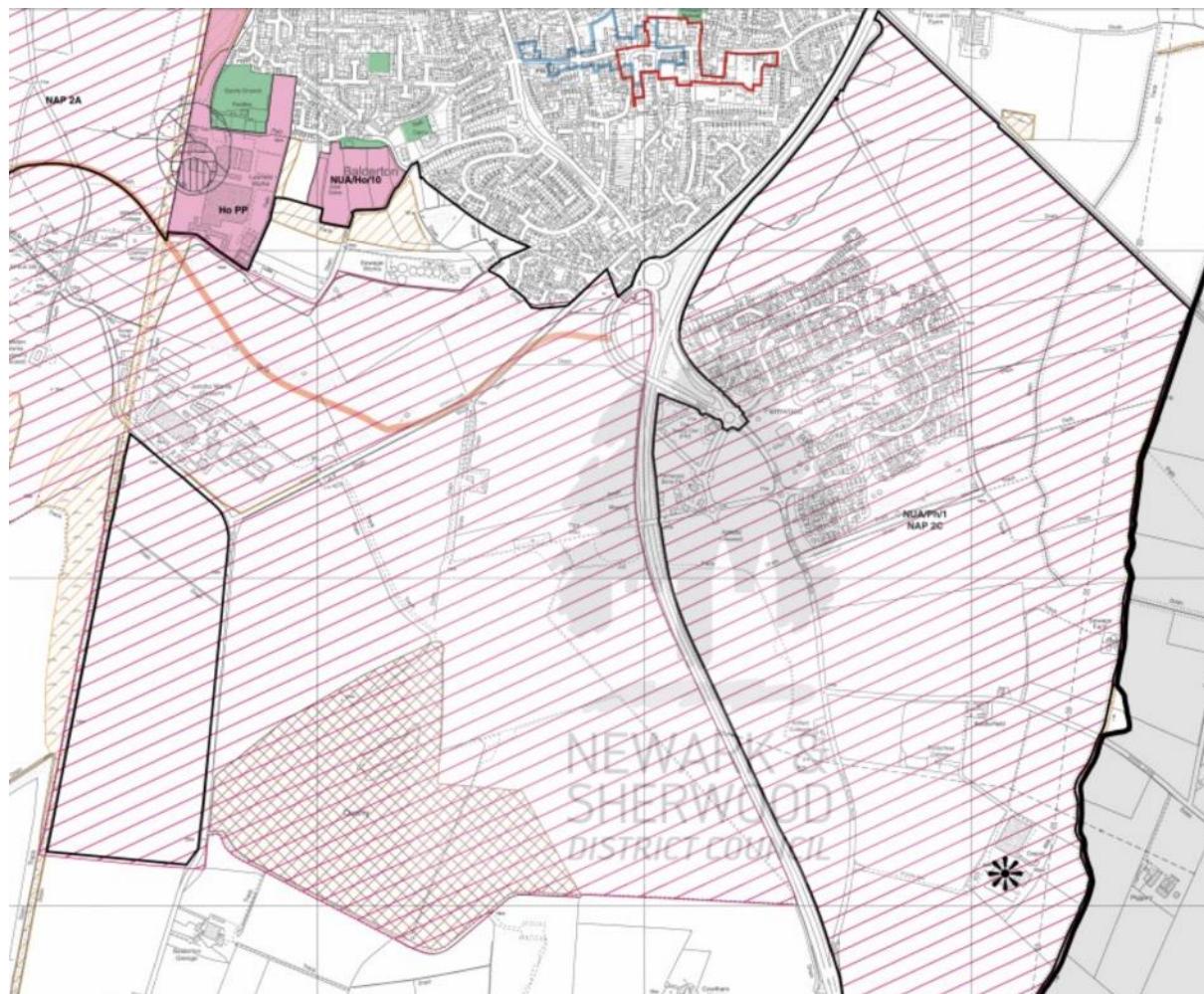
<sup>3</sup> This objective is not expected to be delivered on the back of new development promoted in this Plan but is a project to be implemented over the Plan period (see Appendix A)

<sup>4</sup> This objective is about improving the process of engagement and is considered a key principle in this Plan.

### ***Land Use Maps***

94. Map 8 is an extract from the NSDC Adopted Allocations and Development Management Development Plan Document Proposals Map and shows the existing settlement of Fernwood and the extent to which Core Strategy Policy NAP 2C will deliver housing to the north and south of the existing village and employment to the west over the Neighbourhood Plan period.

## Map 8: Newark and Sherwood District Council Proposals Map



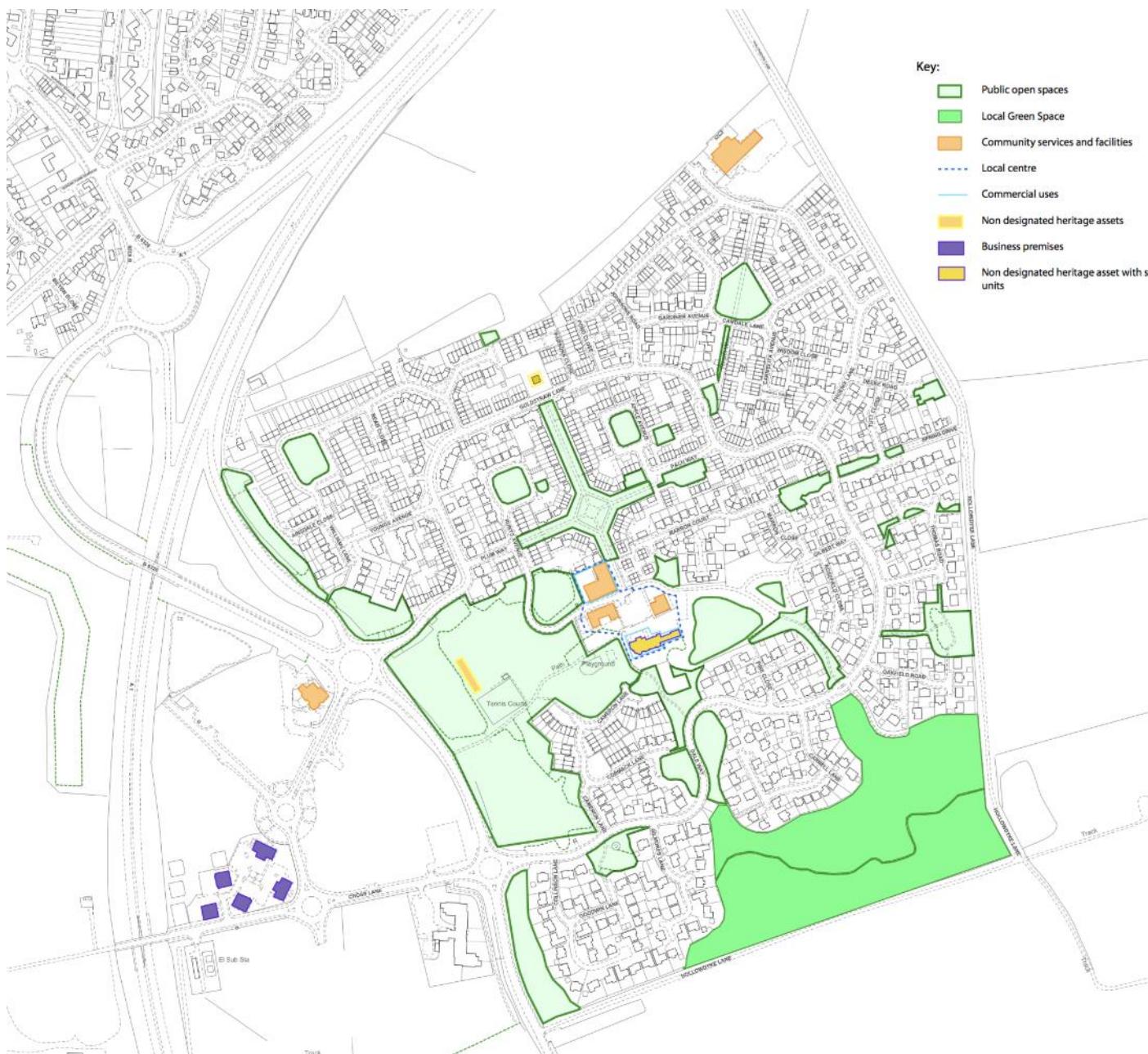
### Site Specific

- Strategic Sites  
(Land South of Newark NAP 2A ,  
Land East of Newark NAP 2B ,  
Land around Fernwood NAP 2C , SP5)
- Housing Allocation
- Yorke Drive ( NUA/Ho/4 ) /  
Bowbridge Road Policy Area ( NUA/Ho/7 )
- Reserved Land Allocation ( Co/RL/1 )
- Mixed Use Allocation (inc. Housing)  
Newark Urban Area Phasing Policy  
( NUA/Ph/1 )
- Ollerton & Boughton Phasing Policy  
( OB/Ph/1 )
- Bilthorpe Phasing Policy  
( Bi/Ph/1 )
- Employment Allocation
- Mixed Use Allocation (Non-Residential)
- Newark Showground Policy Area  
( NUA/SPA/1 )
- Transport Allocation
- Newark Area Policy 4 - Southern Link Road  
( NAP 4 )

**29** All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

95. Map 9 shows the facilities and land uses in the Parish at present, the proposed Local Green Space and proposed non-designated heritage assets.

### Map 9



## 11. Consulting the Community: A Key Principle

96. This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward between 2016 and 2031. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.

**30** All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

97. This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle set out below is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission.
98. Encouraging consultation between the developer and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This should result in a scheme that is more acceptable to the community and is more likely to secure approval by NSDC.
99. The requirements necessary to constitute ‘community consultation’ are set out in the key principle below.

#### **Key Principle: Pre-application Community Consultation**

- 1. Applicants submitting development proposals are encouraged to actively engage in consultation with Fernwood Parish Council and the community as part of the design process at the pre-application stage.**
- 2. In consulting with the community, it will be considered best practice for the applicant to involve and engage with local people and other stakeholders, and particularly the Parish Council, in consultation about any proposals before detailed plans are prepared.**
- 3. Applicants submitting a planning application will be encouraged to include a short document explaining how the proposals being submitted following this consultation have addressed the views of, and issues or concerns raised by, local people and the Parish Council.**

## **12. The Importance of Good Design in New Development**

100. The NPPF paragraph 56 acknowledges that '*good design is a key aspect of sustainable development and is indivisible from good planning*'.
101. This Plan requires '*high quality and inclusive design for all development*' (NPPF para 57.)
102. In setting out what this means for Fernwood this Plan encourages the use of Building for Life 12 (BFL12) by developers in the preparation of their planning applications. BFL12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
103. BFL12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

**31**

All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

Integrating into the neighbourhood  
Creating a place  
Street and home

104. Based on a simple ‘traffic light’ system (red, amber and green) proposed new developments should aim to:

- a) Secure as many ‘greens’ as possible
- b) Minimise the number of ‘ambers’ and;
- c) Avoid ‘reds’

105. The more ‘greens’ that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are the BFL12 requirement with some ambers acceptable but reds are not.

106. In preparing this Neighbourhood Plan the Parish Council commissioned a study to assess how well the existing settlement conformed to national design standards. The review used Building for Life 12 which can also be used as a checklist to test how well schemes perform in relation to urban design best practice. The colour coding used in table 5 shows how Fernwood scored against BFL12 Criteria.

107. The analysis was undertaken by an urban design expert who supports developers and local authorities across the country to produce well designed places. It was consulted on along with the Neighbourhood Plan at the Regulation 14 stage.

108. The report notes that:

*‘Fernwood is a development conceived and designed in an era when prevailing practice was very different from what is considered good design today. As such, it struggles to perform well against the criteria set out in Building for Life 12. The biggest impediment is the structure of the estate, with many of the routes confused and convoluted. This impacts on block structure, open space, way finding, and how the facilities and services can be distributed.’*

*‘Some features of the estate do perform well when evaluated using Building for Life 12, which help the place function well and add to the quality of experience of living there. It is also very green, which adds maturity and makes the place feel welcoming. It is, however, an expensive place to maintain, and residents complain of high management charges associated with the upkeep of landscaped spaces.’*

109. The full BFL12 Assessment is at Appendix A - it is a separate document due to file size and is on the Neighbourhood Plan web site (see Appendix A Fernwood BFL 12 Assessment Rev C.) Fernwood scored 3 greens, 3 ambers and 7 reds. Table 5 highlights the lessons learnt based on the Fernwood BFL12 Assessment.

110. The NPSG have done their own assessment of Fernwood against BFL12 criteria and their findings concur with this assessment (see documents Building for Life 12 Assessment and Building for Life 12 Criteria).

### ***Assessment of Fernwood Central against BFL12 Criteria***

**Table 5<sup>5</sup>**

| <b>BFL12 Criteria: Connections</b>   |  |
|--|--|
| <b>Issue</b>   | <b>Learning Point</b>  |
| <p>Fernwood was conceived as a new village and as such sits alone as a distinct settlement. This puts it at a disadvantage in terms of connecting to elsewhere, as the walking distances to neighbouring Balderton are high and there are currently no other places to connect to on the east or south. Unlike a more vernacular village, Fernwood has no major routes running through it, which means it does not benefit from through-traffic and the visitors this brings.</p> <p>Because there are no major routes passing through Fernwood, the estate has been developed around a looping spine road that connects to the B6326 at both ends, effectively allowing circulation within the estate but not connecting beyond. Connection beyond the estate to the sides other than the B6326 on the western edge is only by a single-track lane.</p> | <p>For future development, care should be taken to ensure more routes run to the edge of the development area so that, should the estate be further expanded, it can connect back into the existing route network with ease.</p> <p>Also, internal connectivity should make use of a more gridded structure to help better integrate parts of the development with each other.</p> |
| <b>BFL12 Criteria: Facilities and Services</b>   |  |
| <b>Issue</b>   | <b>Learning Point</b>  |
| <p>Fernwood has a small but important local centre but it is tucked away in quite an isolated part of the development. The BFL12 assessment shows why the local centre is not well connected. Whilst the shops are located in the middle when viewed in plan, they are not located on the most accessible streets. This has implications for their viability.</p> <p>The school is actually in a better place in terms of access. By not placing the local centre in the most accessible location the designers have required residents to travel to less well integrated spaces than might otherwise be available to access their local services.</p>   | <p>Future development should look to better understand how the network of streets and spaces are integrated so that the location of shops and other facilities can be more carefully planned. The busiest routes will add passing trade to retail offers, and co-locating schools and other facilities allows for linked trips and boosts viability.</p>                           |

<sup>5</sup> The colour coding used in table 5 shows how Fernwood scored against BFL12 Criteria.

**33** All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

|   |   |
|---|---|
|   |   |
| <b>BFL12 Criteria: Public Transport</b>   |   |
| <b>Issue</b>  | <b>Learning Point</b>   |
| The BFL12 Assessment maps the bus routes and shows why this measure scored a red (see later section for more information). The bus does not run through the whole of the village and does not provide a direct service to nearby facilities.  | Future development should look to interconnect with major routes in a way that allows buses to pass through without needing to take long loops and back-tracking. Stops should be located in the most accessible location, and main routes should be direct so buses can reduce their travel distances.   |
| <b>BFL12 Criteria: Meeting Local Housing Requirements</b>   |   |
| <b>Issue</b>  | <b>Learning Point</b>   |
| The BFL12 Assessment showed that Fernwood scored well on this criterion. The changing needs of the District population has been highlighted in the SHMA and this will need to be reflected in future development.   | Fernwood does a good job in meeting local housing requirements, with a range of property types and tenures on offer that do help to generate a mixed and balanced community. (However consultation for this Neighbourhood Plan identified a shortage of bungalows to meet the future needs of local residents).   |
| <b>BFL12 Criteria: Character</b>  |   |
| <b>Issue</b>  | <b>Learning Point</b>   |
| Fernwood has some high-quality dwelling types, but it is not evident in either the layout or in the details, how the form of Fernwood draws inspiration from the local vernacular, nor how it creates a place that is distinctive in its own right. Overly standard street treatments mean that there is little to distinguish a street in Fernwood from those found elsewhere. | Future development should look to generate character at a range of scales, with each carefully planned to ensure that there is enough consistency to help the whole development work as one, but enough variety to allow for differentiation as you move across it. More should be made of planting, trees and green spaces, to support character across the place, with different approaches in different areas supporting the generation of character areas whilst also helping to add a mature feel. |
| <b>BFL12 Criteria: Working with the site and its context</b>  |   |
| <b>Issue</b>  | <b>Learning Point</b>   |
| Good design responds to site context; the   | Fernwood performs quite well against this   |

**34** All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

|   |   |
|---|---|
| <p>design team have responded to two preexisting site features; the clumps and belts of mature trees and the structures of note (New Balderton Hall and the water tower).</p> | <p>criterion, but the Water Tower has not been well integrated into the design. Future development should seek to integrate key site features and views better.</p> |
|---|---|

### BFL12 Criteria: Creating Well defined Streets and Spaces

| Issue  | Learning Point   |
|--|--|
| <p>Good streets and spaces tend to be lined with building fronts that have regular doors and windows which provide overlooking and activity to the street, enhancing their usability and safety.</p> <p>In Fernwood rear plot parking, main entrances on the side elevation, buildings backing onto roads and open fronted plots makes the streets feel less enclosed. Large parts of the main spine road have few buildings lining the street edge.</p> | <p>Future development should adopt more robust perimeter blocks, and to help this, a connected grid of streets should be planned from the outset so that spaces do not need to be addressed by building backs and sides.</p> <p>Boundary treatments such as hedges and low walls can help create enclosure and screen parking from the street. Care should be taken not to place close-boarded fencing onto public routes and front of plot parking should be screened with planting where possible.</p> |

### BFL12 Criteria: Easy to find your way around

| Issue  | Learning Point  |
|--|---|
| <p>Legibility is a problem due mainly to the route structure used which means that many journeys require you to double back on yourself to get from one part of the estate to another.</p> | <p>Future development should seek to use a connected mesh of streets that are direct, to help make the place more legible. Footpaths should be similarly direct and legible, and should not pass along the backs of buildings. A hierarchy of streets should be used so that people can understand from the street they are in whether it is an important route or a more local access route.</p> |

### BFL12 Criteria: Streets for All

| Issue  | Learning Point  |
|--|---|
| <p>It has been proven that long curvy streets without on street parking and frontage drive way access enables cars to drive fast. Cars can and do travel at 50mph on the Goldstraw Lane and Dale Way. The current street design thinks mainly of car users not pedestrians and cyclists.</p> | <p>Future development should look to use as many supports as possible to ensure that streets offer something to all users and not just to cars. Shared surfaces for very quiet streets make them able to be used as play spaces, and good seating, lighting and street trees make more major routes attractive to pedestrians</p> |

|  |  |
|--|--|
|  | without reducing their capacity for higher traffic volumes. Vehicle speeds should be controlled through design speed rather than simply signage, and traffic calming should be subtle and 'designed in' rather than being a retro fit standard solution.   |
| <b>BFL12 Criteria: Car parking</b>   |  |
| <b>Issue</b>   | <b>Learning Point</b>  |
| <p>When Fernwood was designed, practice was to restrict car parking spaces in an attempt to reduce car ownership and usage. This approach failed to consider the requirements of people to have cars especially in locations like Fernwood where public transport is inadequate for most journeys outside the village.</p> <p>Apart from the area known as phase 1 (Gilmores Lane, Cameron Lane, Goodwin Lane etc) a lack of car parking (or a lack of parking in places where people want to park their cars) blights Fernwood.</p> | For future development, a wider range of parking, including on-street parking and parking squares, should be considered. On-plot parking should be arranged so that frontages are not 'open', with cars screened by boundary treatments so they do not dominate the street scene. Where rear courts are needed, they should be small (no more than 6 spaces) and should be secure and well overlooked. |
| <b>BFL12 Criteria: Public and Private Spaces</b>   |  |
| <b>Issue</b>   | <b>Learning Point</b>  |
| <p>Many of the more formal open spaces in Fernwood are not well overlooked, and their use is ambiguous, with many being laid to grass but with signs saying no ball games etc. They appear to be mainly ornamental, but are not species-rich so do not necessarily contribute to biodiversity. The wooded area on the south east corner is much better in this regard, but it is tucked away and not naturally overlooked.</p>   | New development could seek to emulate Fernwood's open and green feel, but should do so in a more coherent manner, with spaces linking together to help structure pedestrian and cycle movement networks, and for spaces to provide more support for play and social activities. Left-over space should be kept to a minimum to help reduce management costs.   |
| <b>BFL12 Criteria: External Storage and Amenity Space</b>  |  |
| <b>Issue</b>   | <b>Learning Point</b>  |
| Most properties seem to have adequate garages for storage. However, for those  | Future development should identify the potential bin, recycling and cycle requirements   |

|   |   |
|---|---|
| dwellings that don't and where the plot is open fronted there is no provision for bin storage residents keep bins at the front of the house and they dominate the street scene. | and then ensure they design in the storage for it. All properties should have easy access to the rear garden for storing bins off the street. |
|---|---|

111. New housing development will be encouraged to use Building for Life 12 (or equivalent) to help shape design proposals. This will provide assurance to the community that the scheme will be of the highest design standards and that the short comings in Fernwood Central will not be repeated.
112. It is worthy of note that in 2016 in pre-application discussions with Fernwood Parish Council Persimmon have already endorsed the use of BFL12 and the approach to considering design as set out in this Neighbourhood Plan.<sup>6</sup>

#### NP1: Design Principles for New Development

1. **New development will be supported where it accords with the highest design standards and demonstrates:**
  - a) a layout that maximises opportunities to integrate development into the village through creating new connections and improving existing ones and which allows for easy, direct movement to and from services and facilities; and
  - b) designs that draw upon local character in terms of materials and style as detailed in the Fernwood BFL12 Assessment to ensure new development enhances the distinctiveness and quality of the village as a whole; and
  - c) buildings, landscaping and planting that creates well defined streets and attractive green spaces; and
  - d) that the layout integrates car parking into the scheme so that it does not dominate the street; and
  - e) clearly distinguishes between the uses of public spaces; and
  - f) that the street layout encourages low vehicle speeds and which ensures streets function as safe social spaces.
2. **Where the proposal is for major development<sup>7</sup>, a report demonstrating the scheme has met national design standards (9 greens and no reds in accordance with BFL12 or equivalent) and produced by a suitably qualified independent assessor, would be encouraged.**

### 13. Housing Type

113. Section 7 has already provided some facts about the social demographics that will affect the sort of housing required over the Plan period. Whilst the housing mix was something that Fernwood scored 'green' on this does not mean that the same mix (i.e. 39% of houses having 4 or

<sup>6</sup> Comments made in meetings between the parish council and persimmon during 2016

<sup>7</sup> All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

more bedrooms and only 0.6% of the housing stock being bungalows) should be applied to future development. Future development will need to reflect the expected demand identified in the Strategic Housing Market Assessment 2015 (or most recent).

114. With an ageing population across the District and the scale of development proposed over the Plan period there is an opportunity to provide some houses that are more suitable for older people in proximity to the local facilities that will also be provided.

115. Housing within a 400m (5 min walk) from the new facilities should reflect this proximity with particular attention given to the needs of less mobile people (usually older people and people with disability).

#### NP2: Housing Type

1. **Development proposals for housing schemes are required to deliver a housing mix that reflects the need in the Strategic Housing Market Assessment 2015 (or equivalent). This should include smaller market dwellings to suit older people that will also be suitable for younger people as first time buyer homes.**
2. **The provision of smaller market dwellings, especially those suitable for older people, will be particularly encouraged on sites near the main community facilities.**

## 14. Car Parking

116. ‘Car parking is an especially emotive subject and one that is very consequential in design terms.’<sup>8</sup>

117. The shortcomings in the existing car parking, both the amount of it and the way it has been ‘designed’ into the existing village, is detailed in the BFL12 report. This has a direct and on-going consequence for residents and remains one of their biggest issues of concern.

118. The primary focus of this Neighbourhood Plan is to ensure that lessons are learned about what works and what doesn’t in terms of future housing development. Future development must provide enough parking spaces and be designed in a way that is well integrated. On street parking is encouraged as this adds capacity and helps with traffic speeds and is often convenient for residents. However, on street parking that works has been designed in from the outset so that it does not impede pedestrian movement or dominate the street.

119. There has been much research to show why rear parking courts and the associated street layout do not work (see Goldstraw Lane and its side roads). A study for the Commission for Architecture and the Built Environment (CABE) looked at parking and crime<sup>9</sup> and found that ‘rear

<sup>8</sup> Fernwood BFL 12 Assessment Appendix A

<sup>9</sup> Car parking and crime CABE study

<https://www.hud.ac.uk/media/universityofhuddersfield/content/image/research/hhs/acc/Briefing%20Notes%20-%20Car%20Parking%20on%20Crime%20and%20Anti-Social%20Behaviour.pdf>

*parking courts are vulnerable to crime ....many residents were not using their allocated spaces within these courts, preferring to park on street, regardless of whether the street was designed for on street parking.'*

120. Developers should use the County Council Highways guidance, to assist in the design and layout of major residential development in Fernwood.

121. The Fernwood BFL12 Assessment shows local examples of the impact on the street scene where car parking dominates. The BFL12 Assessment provides some local guidance to ensure that future development does not create similar problems. The conclusions from the BFL12 assessment are that:

*'For future development, a wider range of parking, including on-street parking and parking squares, should be considered. On-plot parking should be arranged so that frontages are not 'open', with cars screened by boundary treatments so they do not dominate the street scene. Where rear courts are needed, they should be small (no more than 6 spaces) and should be secure and well overlooked.'<sup>10</sup>*

122. Where lack of car parking is a problem on residential areas, it usually relates to the lack of it in the right places which comes back to a failure in design and layout.

123. Since the development of Fernwood Central, Nottinghamshire County Council has produced further guidance which '*takes advantage of increased flexibility in government policy to provide an evidence base to residential car parking demand which is more responsive to local circumstances*'<sup>11</sup>. The guidance 'Residential Car Parking research, Highways and Development Control Guidance' is based on 2001 census data but the principle of considering a range of factors like car ownership, location, availability of garage parking (bearing in mind that only 1/3 of people use their garage for parking their car) availability of visitor parking and availability of on and off street parking, is supported by this NP.

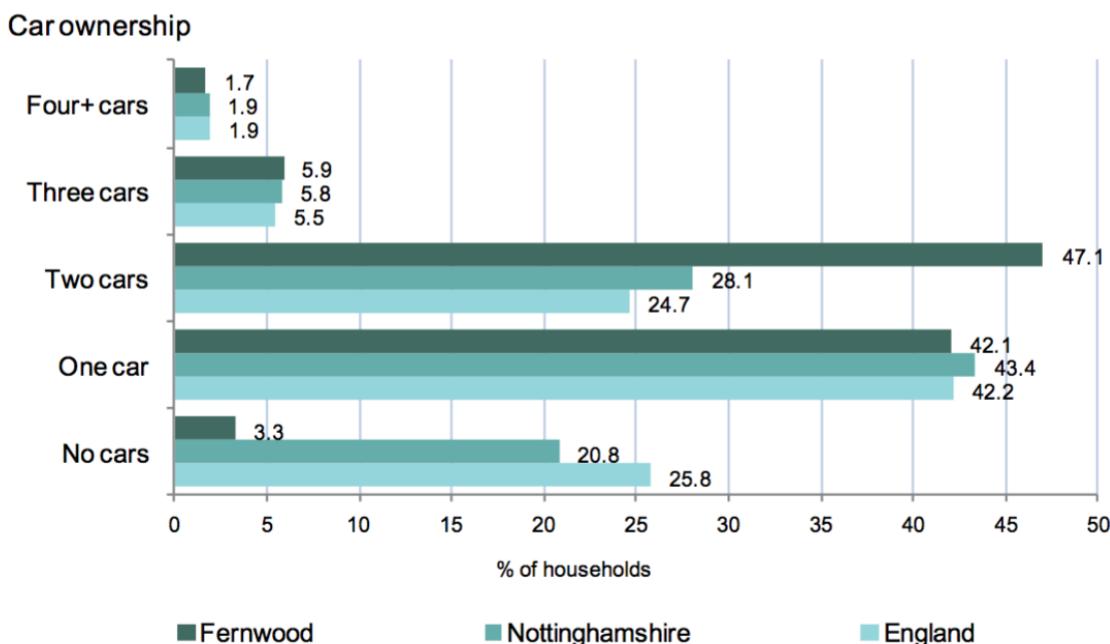
124. Car ownership in Fernwood is much higher than the District and national average; nearly half of all households own 2 cars this is nearly double the County average. This is due in part to Fernwood's location near the A1 which enables people to live here and commute significant distances and because Fernwood is not well connected to the rest of Newark, although this may improve if public transport provision increases as Fernwood grows.

125. Figure 4 from the Rural Area Profile reveals the extent of car usage compared to Nottinghamshire and England.

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<sup>10</sup> BFL12 Assessment of Fernwood – summary on page 36 full document at  
<http://www.hugofox.com/community/fernwood-neighbourhood-plan-7892/about-us>

<sup>11</sup> Residential Car Parking Research, Highways and Development Control Guidance

**Figure 4: Car Ownership**

126. The Allocations and Development Management DPD (2013) does not require developers to meet specific parking standards. DM5 states '*Parking provision for vehicles and cycles should be based on the scale and specific location of the development.*' NSDC describes its approach as '*flexible and pragmatic... Where development is proposed in areas of known parking problems and it is likely to exacerbate these at the expense of highway safety, the Council will seek to secure sufficient off-street parking to provide for the needs of the development.*'

127. Parking needs to be considered alongside the need to achieve a satisfactory layout overall. The NPPF (para 39) sets out the factors that need to be taken into account when setting local parking standards. These are

- the accessibility of the development;
- the type, mix and use of development;
- the availability of opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high- emission vehicles

128. NP3 is in accordance with NPPF and the principle in the NCC Residential Car Parking Research, Highways and Development Control Guidance and requires local parking standards to reflect local circumstances.

**NP3: Residential Parking on New Development**

1. Schemes for major residential development should provide a street layout and housing design that accommodates the car parking required based on Fernwood's location and associated car ownership levels and in accordance with NPPF criteria.
2. Proposals are required to be in accordance with;
  - a) Residential Car Parking research, Highways and Development Control Guidance (or equivalent); and
  - b) the findings in the Fernwood BFL12 Assessment at Appendix A.
3. Proposals should demonstrate how parking solutions are integral to a high quality, well designed scheme in accordance with NP1.

129. The CIL funding secured from new development may be used by the Parish Council to work with the District and County Council to seek ways to ameliorate some of the worst areas of inadequate parking and other issues relating to highway safety within the existing Fernwood settlement (see list of Projects at Appendix B).

## **15. Maintaining and Enhancing the Parish's biodiversity**

130. A description of the landscape has already been provided (see section 6). NP4 and NP5 are both intended to ensure that despite major development this landscape character can be maintained and where possible enhanced.

### ***Designating a Local Green Space***

131. In contributing to the consultation on the SWOT analysis one resident described Fernwood as a 'wildlife desert'. Whilst this is not entirely true it is the case that modern agricultural practices mean that the fields surrounding the village are very large with dykes or ditches in place of hedgerows. Although areas are designated as local wildlife sites they relate to the drainage furrows and two areas on the edge of the Parish. None of which can be accessed by public footpath.

132. The area known locally as the Meadows is a publicly accessible area of local wildlife interest. The area is approximately 4 hectares and is managed by First Port. The Conservation Group in conjunction with Fernwood Residents Association, would like to enhance this area. The area is highly valued by residents as somewhere accessible on foot and which contains mature trees and hedgerow. Given the shortage of mature habitat in the vicinity and the Meadows' location adjacent to a growing population it is important that this area remains protected and well managed.

133. The National Planning Policy Framework affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces. It is proposed to designate this area as a Local Green Space as it meets the eligibility criteria in the NPPF (see paragraph 77).

134. Funding will continue to be sought to assist the Parish Council in enhancing this site for the benefit of local people.

#### **NP4: Designating the Meadows as a Local Green Space**

- 1. The site known as the Meadows and identified on Map 9 is designated a Local Green Space.**
- 2. So far as is consistent with its predominantly open and undeveloped character, opportunities to improve public access and interpret the ecology of the area will be encouraged for the benefit of the wider community where these proposals are consistent with conserving and restoring the biodiversity of the area.**

#### ***Green Spaces, Landscaping and Biodiversity***

135. The Fernwood BFL12 Assessment acknowledged that the Parish is a green and open place and scored it a 'green' for working with its site and context. Many of the trees from New Balderton Hall's landscaped grounds remained and are protected by tree preservation orders.

136. However, the Assessment also noted that '*Many of the more formal open spaces in Fernwood are not well overlooked, and their use is ambiguous, with many being laid to grass but with signs saying no ball games etc. They appear to be mainly ornamental, but are not species-rich so do not necessarily contribute to biodiversity.*'

137. Where open spaces are in the public realm but have no particular function this space becomes a maintenance cost that is incurred by all the residents. There are examples of areas in Fernwood that would have provided the same amenity value to the street but could have been part of a garden thereby removing the issue of maintenance for the wider community.

138. Future development should provide open places in a more coherent manner with spaces connected to structure pedestrian and cycle movement and to provide more support for play and social activities.

139. The land allocated for future growth includes dykes and ditches identified in NSDCs supporting documents as areas rich in local wildlife. Proposed development sites are adjacent to these sites. Major development is likely to encroach upon this delicate habitat.

140. The Landscape Character Policy Zones as identified in the NCC Landscape Character Assessment are shown on map 3 (page 12). Actions are identified in the Assessment for this policy zone as follows:

- Create and reinforce hedgerows
- Containment of development within historic boundaries
- Seek opportunities to restore arable to pastoral land
- Enhance tree cover to achieve greater visual unity
- Small scale woodland planting particularly to soften impact on the edge built development

141. NP5 ensures that a landscape strategy is in place to address the issues raised in the Fernwood BFL12 Assessment and in accordance with the actions identified in the NCC Landscape Character Assessment. NP5 ensures the potential impact of major development is mitigated so that native species, flora and fauna are protected and where possible enhanced.
142. The design principles set out in NP1 along with NP5 are considered to be the best accommodation of balancing large scale development whilst protecting the biodiversity in the Parish.

#### NP5: Green Spaces, Landscaping and Biodiversity

1. Major development proposals will be required to provide landscape strategies that show a clearly defined approach to the use of and access to open space and that they accord with the relevant actions in the Landscape Character Assessment.
2. Schemes that sympathetically incorporate existing natural features into the overall design will be encouraged.
3. Where it is in keeping with the existing landscape character, the use of native species in boundary treatments instead of hard/physical structures to maintain and where possible enhance biodiversity on new or existing developments will be encouraged.
4. Development must assess the impact of the proposals on local biodiversity. The developer must show that appropriate mitigation has been provided in order to achieve at least a zero over all biodiversity net impact. Schemes which achieve a net enhancement will be encouraged.

## 16. Heritage at Risk

143. The heritage value of the Plan area is important and the NPPF requires Local Plans and neighbourhood plans to set out a positive clear strategy for the conservation and enhancement of the historic environment.
144. Consultation with the community identified 3 buildings or structures that have local significance and that this Plan seeks to highlight. The Water Tower (officially the Powerhouse) is already identified as a non-designated heritage asset (for the list of all those on NSDCs local list see Appendix C.) The other two identified by the community are
1. New Balderton Hall
  2. WW2 Air raid shelter
145. Whilst the community wishes to see New Balderton Hall and the WW2 Air Raid Shelter identified as non-designated heritage assets it will be for Newark & Sherwood District Council to determine whether to make such designations.
146. For a heritage asset to be at risk it has to be assessed to be in a poor or very bad condition. The identification of condition and occupancy will identify the risk level. The status of the air raid

shelter has yet to be assessed but it has been unused for 60 years. The water tower has also been unused for 50 years.

147. It is recognised in the NPPF that the original use of some heritage assets is no longer appropriate and this can be a reason for their lack of use and disrepair. New uses can often be the key to a buildings preservation. Generally, the best way of securing the up keep of heritage assets is to keep them in active use.

148. Concern regarding New Balderton Hall relates to the unsympathetic improvements to the northern façade and a need to ensure the architectural features of the southern façade are protected.

149. NP6 supports the principle of encouraging the renovation, redevelopment or change of use of heritage assets on the heritage at risk register where this will result in the preservation or enhancement of those assets and their setting.

150. Any change of use of a heritage asset will only be supported where it can be shown that it will help to support a prosperous rural economy in line with national planning policy aims.

#### NP6: Protecting and Enhancing Heritage Assets

1. **New Balderton Hall and the WW2 Air Raid Shelter are regarded as historic structures of local significance, which are worthy of being preserved and enhanced. Development adversely affecting these structures or their settings will be resisted.**
2. **The development of heritage assets on the heritage at risk register<sup>12</sup> will be supported where the proposal:**
  - a) recognises the significance of the heritage asset as a central part of the design and layout; and
  - b) has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest; and
  - c) is in accordance with any relevant site specific development briefs that have been adopted by the local planning authority; and
  - d) removes or seeks to remove the risk to the heritage asset.
3. **Proposals that require a change of use of a heritage asset at risk will be considered favourably where all of the following can be demonstrated;**
  - a) there is no reasonable prospect of the original use being retained or reinstated; and
  - b) the proposed development would represent a viable use that would secure the future of the heritage asset; and
  - c) where the proposed use is not for residential purposes, the proposed use will help to support a prosperous rural economy; and
  - d) the change of use will not be detrimental to the significance of the heritage asset and its setting.

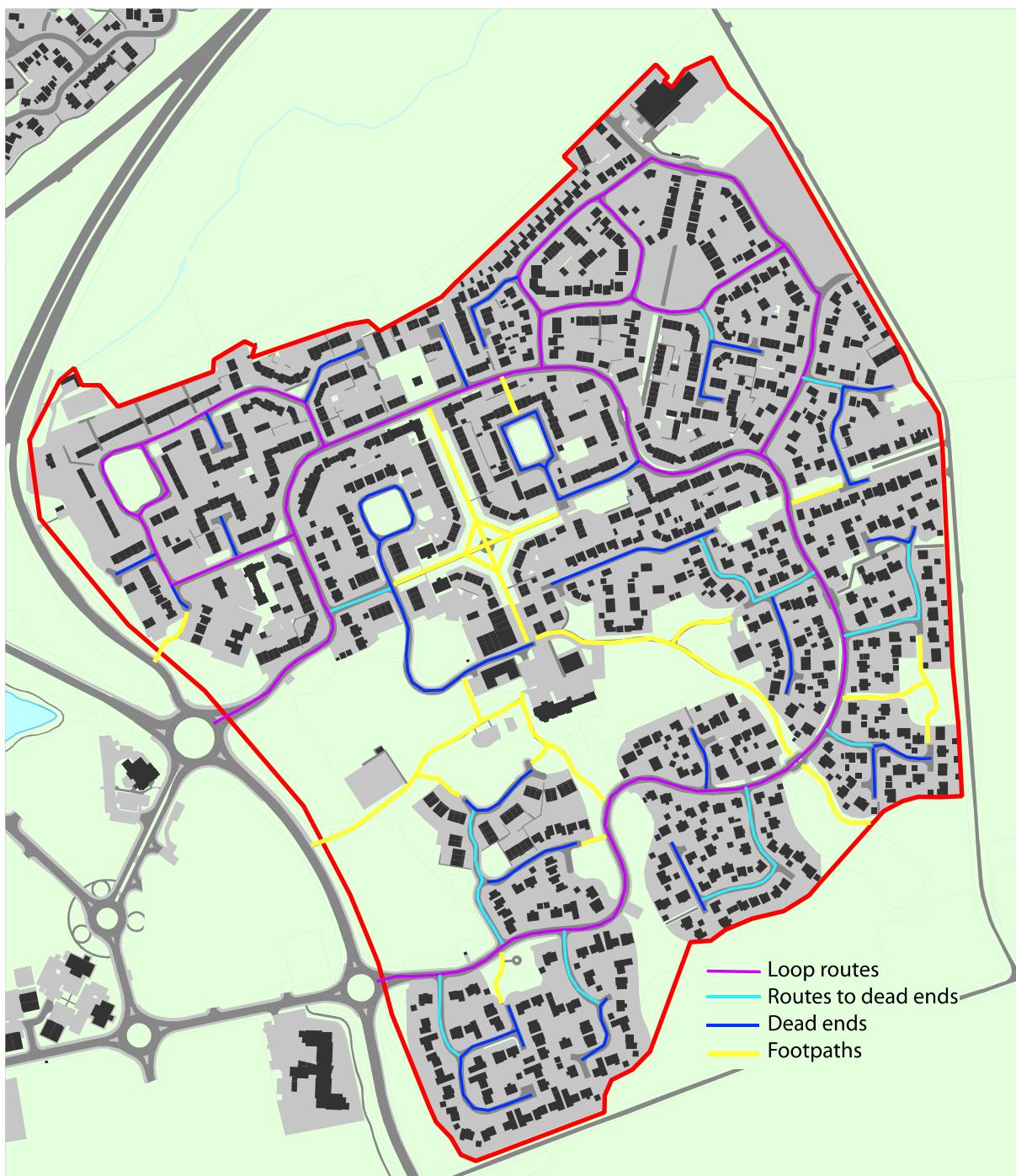
## 17. Movement and Connections

<sup>12</sup> those maintained by NSDC and Historic England

**44** All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

### *Roads*

151. The 2011 Core Strategy requires that for further development of Fernwood to occur, transport infrastructure improvements are necessary. This includes the widening of the B6326 bridge to access Newark and the A1 and will be delivered as part of the next phase of development. However, this section relates to movement and connections within the existing Fernwood settlement, known locally as Fernwood Central.
152. The road network within Fernwood is based on a looping spine road that connects at either end to the B6326 which in turn allows access to the A1. The loop road allows connection within Fernwood but not beyond. The BFL12 Assessment confirmed what the community know. The width and parking arrangements on the loop road enables cars to drive excessively fast (over 50mph has been recorded). The north-eastern part of Fernwood where the school is, is quite differently interconnected compared to the southern part.
153. The vehicular route to the village hall and shops, which on the Plan is the centre is not direct or easy to find due to the road layout. It is too narrow and makes access and egress difficult. Connectivity to the centre is improved if you take into account pedestrian access however.
154. This road network is shown in figure 5 taken from the BFL 12 Assessment.

**Figure 5**

### Cycling, Walking and Buses

156. One of the locational advantages Fernwood has is that it is on the edge of the Trent Valley. The land is flat and cycling around Fernwood to go either into Newark, out into the countryside or just to the local shops, should provide most people with a pleasurable, healthy and easy mode of transport.

**46**

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157. Although there is a dedicated cycling route to Newark the route within Fernwood is a shared footpath and cycle route and not well used by cyclists. The creation of a cycle network is identified as a Project at Appendix B.

158. Map 4 shows the very limited footpath network in the Parish. The Parish Council supports the extension of this footpath network and it is hoped that given the scale of the new development proposed around Fernwood, that every opportunity will be taken to secure better access to the open countryside for local people.

159. The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.<sup>13</sup>

160. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.<sup>14</sup>

161. The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.

162. The Steering Group have identified a number of projects at Appendix B that relate to Fernwood central that will

- a) Make it easier to walk or cycle around Fernwood and into the countryside or into Newark; and
- b) Improve the legibility of signage around Fernwood; and
- c) Slow traffic down

163. In terms of planning policy, the design requirements in NP1 should avoid the difficulties that have arisen from the development of Fernwood Central (see NP1a and f in particular). However, given that this is such an issue for local people NP7 provides a more specific policy framework to ensure proposals meet the highest movement standards.

164. Design considerations including shared surfaces, where speeds are particularly low by design, and the use of street trees and seating can significantly improve the legibility of the streets and enhance the quality of the public realm. Responsibility for future maintenance costs associated with these proposals will need to be identified and discussed with the Parish Council and relevant authorities as part of the pre-application discussion.

<sup>13</sup> see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

<sup>14</sup> see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

165. The Fernwood BFL12 Assessment shows why the local bus service is limited and not well used. However, it is hoped that one of the advantages of an expanding Fernwood is that more regular and direct links to Balderton and Newark will be provided by public transport, so long as the new developments are well connected by road to Fernwood Central.

#### NP7: Supporting Better Movement and Connections

1. Major development proposals are required to demonstrate that they have taken into account the findings of the Fernwood BFL12 Assessment and that;
  - a) street layout has made use of a more gridded structure to better integrate parts of the development with each other; and
  - b) streets offer something to all users and not just to cars; shared surfaces for very quiet streets where speeds are particularly low by design, good seating, lighting and street trees should be used to distinguish major roads from side streets; and
  - c) a hierarchy of streets should be used so that people can understand from the street they are in whether it is an important route or a more local access route; and
  - d) the layout of the scheme has enabled connections to existing cycling, walking and vehicular routes both within and out from the proposed development site.
2. Major development should include proposals which enhance the local transport network and associated infrastructure, in accordance with the tests as set out in the Community Infrastructure Levy Regulations 2010.
3. Proposals which improve and extend the footpath network across the Parish will be encouraged.

## 18. Enhancing the Provision of Community Facilities

166. Fernwood has a Local Centre as shown on Map 9. The range of facilities are described in detail in section 7.

167. There are some issues relating to the viability of some of the shop units (short leases) that are outside the remit of this Neighbourhood plan. The Parish Council will continue to work with the land owners to find an acceptable solution (see project list).

168. The village centre is vibrant; the village hall is already fully occupied and has been extended to accommodate the range of active social and sporting groups using the indoor and outdoor facilities. As the population grows around Fernwood it is expected that the size and range of facilities in Fernwood will be extended.

169. The additional phase of development to the north will require a doubling in size of the primary school and the provision of some sports fields. Development to the south will include the creation of another Local Centre to include an additional primary school and several retail/community buildings. However, residents are concerned that there has been little consideration of how the growing demands by future residents will link with the existing provision in the existing Local Centre.

170. The Parish Council are concerned that the lack of a coherent plan for the range of facilities required when all of Fernwood is built out may mean adhoc facilities are built as part of the other housing schemes that may not be well located for residents living in Fernwood Central or that new provision might compete with the existing Local Centre. This in turn could erode this sense of community that has emerged in Fernwood since the creation of a Fernwood Residents Association in 2005 and the Parish Council in 2008.

171. NP8 supports proposals that include building additional community facilities that will be required when the 2 further phases of development are built (in accordance with District policy), but requires a more strategic approach to the consideration of what they are and their location within the new developments, to ensure they can be accessed from the existing Fernwood settlement.

#### **NP8: Enhancing the Provision of Community Facilities**

- 1. Proposals for new or improved community facilities within the existing local centre will be supported where it can be demonstrated that;**
  - a) the proposed use is compatible with adjoining and nearby uses; and**
  - b) any increase in car parking can be accommodated within the site or would not adversely affect car parking provision for other users of the Local Centre.**
- 2. The provision of community facilities in accordance with NSDC policies will be supported where it can be demonstrated that;**
  - a) their location can be safely and directly accessed by all the residents of the Parish; and**
  - b) the type of community facility will meet the needs of the Fernwood community.**

## **19. Implementation**

172. The policies in this Plan will be implemented by Newark and Sherwood District Council as part of their development management process. Where applicable, Fernwood Parish Council will also be actively involved, for example as part of the pre-application process in accordance with the key principle of this Plan.

173. Whilst NSDC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications and these neighbourhood plan policies will be part of the policy framework within which planning applications are considered by NSDC.

174. There are several areas of activity which will affect delivery and each is important in shaping Fernwood Parish in the months and years ahead. These comprise:

- a) The statutory planning process, such as the Neighbourhood Plan, Newark and Sherwood District Council's Core Strategy and the National Planning Policy Framework which will direct and shape private developer and investor interest in Fernwood which will result in Fernwood increasing in size by 300%.
- b) Investment in and active management of public services, and community assets, together with other measures to support local services for the vitality and viability for the Parish. In

**49** All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

the context of the prevailing economic climate and public funding, there is recognition that public investment in the Parish will be challenging to secure.

- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

175. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes.

## 20. Monitoring and Review

176. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Fernwood Parish Council.

177. The Parish Council will monitor the impact of these Neighbourhood Plan policies on the quality of planning permissions secured. Any areas of concern will be shared with Newark and Sherwood District Council.

178. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a complete review of the Plan 5 years after it has been 'made' and thereafter at 5 yearly intervals until the expiration of the Plan.

179. Any amendments to the Plan will only be made following consultation with Newark and Sherwood District Council, local residents and other statutory stake holders as required by legislation.

***Appendix A: Building for Life 12 Assessment***

The BFL 12 report is part of this Plan but is in a separate appendix due to file size. It is on the Neighbourhood Plan web site. See <https://www.hugofox.com/shared/attachments.asp?f=6e32ff12-03da-4a45-92c7-0716261d75fe.pdf>

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All policies should be read in conjunction with policies in Newark and Sherwood District Council's adopted policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

### ***Appendix B: List of Community Projects***

To support the Plan policies, there follows a list of projects that relate directly to achieving the Neighbourhood Plan vision.

#### **Project 1**

Seek funding and organisational structures to establish youth facilities in the village.

#### **Project 2**

Work with NSDC, local landowners and developers to seek ways of extending the footpath network across the Parish.

#### **Project 3**

Support habitat improvements. E.g. planting wild flower verges, encouraging maintenance of water courses, and the enhancement of the Meadows; seeking opportunities for setting up similar initiatives across the Parish as the built area is extended.

#### **Project 4**

Work with Nottinghamshire County Council and bus operators (including community transport providers) to secure improved and more direct bus services to Newark.

#### **Project 5**

To work with developers to establish further community facilities at a scale, and in a location, that complements the existing services.

#### **Project 6**

Seek creative solutions to remove the constraint on the Parish Council and residents to make improvements to the public realm.

#### **Project 7**

Work with the Nottinghamshire County Council, NSDC, the local businesses in the retail centre and New Balderton Hall to improve access and car parking for support the functioning of the local centre.

#### **Project 8**

Parish Council and residents to work with Nottinghamshire County Council and NSDC to work out and implement design solutions that address the existing problems with car parking and road safety across Fernwood the suggestions in Appendix C should be used as a starting point for discussion.

#### **Project 9**

Promoting the military and medical history of the area and renovating the air raid shelter.

#### **Project 10**

Support and advise on the creation of a cycle network from central Fernwood into the new developments

*Appendix C: List of Non-Designated Heritage Assets*

The Heritage Gateway web site <http://www.heritagegateway.org.uk/gateway/> provides more information.

**Non-Designated Heritage Assets**

81. [Balderton Airfield](#)
83. [POSSIBLE CROPMARKS AT BALDERTON](#)
85. [LIME KILN AT BALDERTON](#)
87. [CROPMARKS AT BALDERTON](#)
89. [MEDIEVAL / POST MEDIEVAL POTTERY FROM BALDERTON](#)
91. [WINDMILL AT BALDERTON](#)
93. [BRICK KILN AT BALDERTON](#)
95. [CIVIL WAR DEFENCES AT BALDERTON](#)
97. [Toll Bar House](#)
99. [Powerhouse at former Balderton Hospital](#)
01. [LINEAR FEATURES AND ENCLOSURE AT BALDERTON](#)