

Representor No. 61 Mark Strawbridge MRTPI IHBC

Day 3 of Examination - Southwell Area

Appendix A (Cross reference: ADM/OR/2211)

Allocations & Development Management Options Report Consultation

Attachment to Comments Form

My ref: 0261/11/2011

24.11.2011

CAMplan on behalf of Mr R Pearce, Caunton Properties Ltd.

Policy referred to: **Southwell Views Policy**

Para 5.30 states: *In line with the requirements of SoAP 1 Role and Setting of Southwell the District Council has identified important landscape Views of Southwell Minster and Thurgarton Hundred Workhouse and these are identified on Map 6. It is proposed that within this View areas (sic) the following approaches will be taken.*

- *Within the Views of Southwell Minster Area new development with negatively impacts upon the views or setting of Southwell Minster will be refused.*
- *Development in the area around the workhouse which negatively affects the setting and detracts from the openness of the area will be refused.*

Question 5.9 *Do you agree with approach set out at paragraph 5.30 and the view areas identified on the Southwell Map?*

Response

1. Referring to the first point, relating to views of Southwell Minster, it is our view that:
 - There is no clear methodology behind the definition of the view areas
 - There is no assessment or statement of quality or value of views against which to judge the impact or otherwise of proposals
 - There is confusion between the possible availability of views of the Minster and what would be considered to constitute its setting. This is inconsistent with current advice and best practice.

- The approach, such as it is, is inconsistent with the action plan of the Newark & Sherwood Landscape Character Assessment (2010 - ref: MN PZ 38)
- The view areas are extensive; the vast majority of the land covered is not in the public realm, Intervening built forms and topography affect the availability of views.
- The view area to the south includes non-existent viewpoints but excludes generally accepted views of value, identified in the Southwell Conservation Area Assessment (2005).
- Policies in the Adopted Local Plan (1999) sought to protect 'green wedges.' This provision also had the effect of maintaining open views from within the landscape whilst not constraining appropriate development within and adjoining settlements. The emergent Local Development Framework contains similar policy objectives.

It is concluded that this part of the Southwell Views Policy is unclear, inconsistent and an unnecessary duplication.

2. In terms of the second point, relating to the Workhouse - no comment.