

NEWARK AND SHERWOOD COUNCIL LDF: ALLOCATIONS & DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT- EXAMINATION

STATEMENT OF COMMON GROUND BETWEEN NEWARK & SHERWOOD DISTRICT COUNCIL, THE NATIONAL TRUST AND ENGLISH HERITAGE

5th DECEMBER 2012

1.0 Introduction

1.1 This Statement of Common Ground relates to the issues raised by the National Trust and English Heritage in their Representations to the Publication Allocations & Development Management Development Plan Document (DPD). The Representations raised concerns in respect of the Crew Lane Industrial Estate (So/E/1), Southwell Protected Views (So/PV) and Thurgarton Hundred Workhouse (So/Wh) policy approaches and the related Southwell Landscape Setting Study evidence base document (EB24). Both the National Trust and English Heritage have raised concerns about other parts of the DPD relating to Southwell (including the safeguarding of the bypass), but these concerns do not form part of this statement.

2.0 Background

2.1 The Option Report stage of the Plan included an initial Southwell Views Policy. This policy approach sought to meet the requirements of Southwell Area Policy 1 'Role and Setting of Southwell' of the Core Strategy in identifying and protecting the important landscape views of Southwell Minster and Thurgarton Hundred Workhouse. The emerging policy approach was subject to consultation as part of the Options Report consultation stage in October 2011.

2.2 Consultation responses however identified concerns with the emerging policy approach, most notably from local residents/representatives, the National Trust and English Heritage. As a result the Council considered that further detailed work needed to be undertaken with best practice and current guidance informing a revised approach. Further input was therefore sought by the Council from the National Trust and English Heritage, with a more robust methodology emerging from this.

2.3 Through the application of this methodology the 'Southwell Landscape Setting Study' (EB24) was produced with the outcomes informing the provision of new policy approaches and spatial extents within the Publication stage of the Plan. The Publication DPD was subsequently subject to a period Representation in June 2012.

2.4 A series of Representations were made by the National Trust and English Heritage on the underpinning Landscape Setting Study and contents of the Publication DPD. These Representations covered the following broad areas:

- 1) The extent of the immediate surroundings of the Workhouse (So/Wh) on Map 6;
- 2) The policy wording of policies So/E/1 Crew Lane Industrial Estate, So/PV 'Southwell Protected Views' and So/Wh 'Thurgarton Hundred Workhouse' being strengthened, in particular in respect of development proposals that adversely impacted upon the setting of these heritage assets;

- 3) The need for the view cone between the Minster and Workhouse shown on Map 6 of the Plan and Figure 8 in the Southwell Landscape Setting Study to be amended to centre on the Workhouse; and
- 4) Various suggested amendments and corrections to the text and figures of Southwell Landscape Setting Study.

2.5 A summary of the Representations is provided in Appendix 1. However for full detail on the content of these Submissions please refer to the formal Representations submitted by English Heritage and the National Trust on the Publication Allocations & Development Management DPD (Appendix 2 provides a schedule of Representation references).

3.0 Post Submission Work

3.1 In light of the Representations further work was undertaken by the Council. This work sought to address the Representations and to provide for a robust approach for the protecting of the views of and across the principal heritage assets, and the immediate surroundings of the Workhouse. An important element of the further work has been the discussions held and the consensus reached between the parties.

3.2 The following section details the outcomes of the additional work and further discussion.

4.0 Outcome of Post Submission Work

Southwell Landscape Setting Study

4.1 The Southwell Landscape Study (EB24) was subject to Representations from the two bodies, who identified deficiencies within its content (see Appendix 1 for details). In order to address these Representations further work was therefore undertaken by the Council and discussions held between the parties. This has resulted in the publishing of an updated Southwell Landscape Setting Study (EB24A). This updated Study is considered by the parties to address the Representations of the National Trust and English Heritage concerning the study.

4.2 Accordingly the revised study has been submitted to the Planning Inspector, leading the Examination, and is referenced as document EB24A in the Document Reference List.

Development Plan Document Content

4.3 To address the Representations which concerned the extent of the view cone between the Minster and the Workhouse further survey work has been carried out. The result of this work has informed the proposed modifications to Map 6 of the Plan and the extension of the cone to the Normanton Road / Workhouse Lane and Normanton Road / Upton Road Junctions.

4.4 These updated extents have been agreed between the three parties and address the concerns raised within the Representations of the two bodies. The Schedule of Proposed Modifications submitted by the Council to the Planning Inspector includes the updated and

agreed Map 6 in so far as it relates to the correct view cone. Both the National Trust and English Heritage still have objections to Map 6 in terms of it showing the safeguarded route of the bypass.

4.4 Discussions were also held between the parties on the wording of policies So/E/1 'Crew Lane Industrial Estate Policy Area, So/PV 'Southwell Protected Views' and So/Wh 'Thurgarton Hundred Workhouse'. These discussions have sought to address the Representations which concerned the strength of the policy wording within the Submission DPD.

4.5 As a result of these discussions proposed modifications to the policy wording have been included within the Schedule of Further Proposed Modifications. These proposed amendments to policy wording have been agreed between the three parties and resolve the Representations from the two bodies in respect of this issue.

5.0 Areas of Common Ground

5.1 The three parties are satisfied that the amended Southwell Landscape Setting Study and the proposed further modifications, submitted to the Planning Inspector by the Council, address and resolve the objections of the National Trust and English Heritage concerning the Southwell Landscape Setting Study and Policies So/E/1, So/PV and So/Wh, and Map 6 of the Plan (in so far as the map shows the correct view cones).

6.0 Areas of Un-common Ground

6.1 It is noted that National Trust and English Heritage maintain their objections to the inclusion of a land allocation for Southwell by-pass (as shown in Map 6) and that the Inspector is requested to consider the representations made on this matter.

7.0 Conclusion

7.1 Newark and Sherwood District Council, English Heritage and National Trust consider that the suggested changes as set out in the Schedule of Further Proposed Modifications at FPM3, FPM9, FPM10 and FPM11 and in the up-dated Southwell Landscape Setting Study satisfactorily address the issues that had been identified relating to the Study, Policies So/E/1, So/PV and So/Wh, and the related changes to Map 6 in terms of showing the correct view cones.

Signed:



.....
Colin Walker

On behalf of Newark and Sherwood District Council



.....
Tom Gilbert-Wooldridge

On behalf of English Heritage



.....
Alan Hubbard

On behalf of National Trust

Appendix 1

Summary of English Heritage and National Trust Representations on the Publication DPD

Representation Issue
<i>Thurgarton Hundred Workhouse (Policy So/Wh and Map 6 of the Plan)</i>
Extent of the immediate surroundings of Workhouse should include northern portions of So/E/1 and So/E/2
So/Wh policy wording to include “development proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable”
<i>Southwell Protected Views (Policy So/PV and Map 6)</i>
View cone between Minster and Workhouse should be centred on the Workhouse
So/PV policy wording first bullet point should be clarified and should state whether proposals would be accepted or refused.
<i>Southwell Landscape Setting Study</i>
Extent of setting is not fixed and may change as an asset its surrounding evolves. The Study should make clear it is not seeking to specifically define the extent of the setting of specific heritage assets.
Study needs to better explain why the extents shown as protected views and immediate surroundings have been selected.
Views assessment focussed on views into Southwell rather than out of and within.
Main Text Main text of study would benefit from a clearer description of the overall significance of Southwell and its heritage assets. The study should demonstrate the importance of the role of Southwell (trade, tourism etc) and relationship of assets to this. Appendix 4 contains a lot of this information which could be transferred into the main text.
Paragraph 1.4 The 3km study area mentioned in the paragraph could be shown on a map along with contours to show ridgelines and other topographical features (not presently shown on Figures 1 and 9)
Section 4.2 and Table 9.1 Workhouse a Grade II* Listed Building and the Grade II* Registered Historic Park and Garden at the Workhouse should be referred to.
Section 5 Include background information on the Workhouse in terms of its locational context to Southwell. Suggests additional wording for inclusion

<p>Section 8.1 / Figure 15 Immediate surroundings also encapsulate land to the south of the River Greet where existing and proposed development has/will have a direct impact upon views from the workhouse.</p>
<p>Section 9.4 refers to the orientation of the Workhouse without discussing the reasons for its orientation. The listed hall referred to in the table should be titled. The summary text which follows requires development proposals to define the setting of the Workhouse. It would be better for proposals to recognise and describe the setting as it relates to their specific proposals.</p>
<p>Section 11 Cites a number of sources that are not fully mentioned in the study.</p>
<p>Figures 1 – 15 inclusive Location of the Workhouse is incorrectly identified.</p>
<p>Figures 4 and 12 The importance and relevance of the landscape character areas and historic landscape character areas shown in Figures 4 and 12 could be better explored.</p>
<p>Figure 8 View cone from the Minster to the Workhouse centres on Caudwell House. Error also replicated on the Southwell Inset Map. The assessment points should be numbered on Figure 8 for ease of reference in relation to the photographs and text in Appendices 3 and 4.</p>
<p>Figure 8 Does not show all the assessment points in the right location. Some of the view points shown in the figure do not match the assessment points in Appendix 4. The figure does not show assessment point 7 from the north of the town.</p>
<p>Appendices 3 and 4, Assessment Point 1 Appears from the photographs that from the Assessment Point that there are views available to the Workhouse and these confirm its closeness to, but separation from, Southwell. The text should refer to views of the W/h from this location. The W/h is also likely to be visible from Assessment Point 3.</p>
<p>Appendix 4 Assessment Point 1 refers to Norwood Park and horticultural land. More assessment of the relationship between the park and Southwell would help with the understanding the significance and setting of the town.</p>
<p>Appendix 4 Assessment Point 6 refers to the town centres rural character. Representor disagrees and regards the town centre to be part of an urban landscape though surrounded by countryside.</p>

Appendix 2

Schedule of English Heritage and National Trust Representation References

English Heritage:	National Trust:
75/6/S0-Ho-1/Supp	247/1/So-Wh/3
75/7/So-Ho-2/Supp	247/2/p3.4-p3.6/1/3
75/8/So-Ho-3/Supp	247/3/So-Ho-2/Supp
75/9/So-Ho-4/Supp	247/4/So-Ho-3/Supp
75/10/So-Ho-5/Supp	247/5/So-MU-1/Supp
75/11/So-HO-6/3/4	247/6/Map6/2/3/4
75/12/So-Ho-7/Supp	247/7/So-E-1/1/2/3/4
75/13/So-MU-1/Supp	247/8/So-E-2/1/2/3/4
75/14/So-E-1/Supp	247/9/So-PV/Supp
75/15/So-MOA/Supp	
75/16/So-PV/3	
75/17/So-Wh/3	
75/18/p3.14/Supp	
75/19/Map6/2/3/4	