



SOUTHWELL CIVIC SOCIETY

Southwell Civic Society Statement on Site So/MU/1

- The Civic Society has opposed any building on this sensitive site for many years. We carried out a site analysis in 2003 and are well aware of its history and context within the Conservation Area. The Inspector will have seen the reasons for our opposition and why we consider the DPD is unsound.
- It fails to meet the requirements of Policy So/HN/1 (Southwell's Housing Need), Policy So/MOA (Main Open Areas), Policy So/PV (Protected Views), Development Management Policy DM9 (Protecting and Enhancing the Historic Environment and Core Strategy Area Policy SoAP1 (Role and Setting of Southwell)).
- The District Council acknowledges the extreme sensitivity of the site in the requirements of its master plan and we have no doubt that it would not have been included had a previous planning permission (now lapsed) not been granted.
- It is generally known that there was considerable political pressure for that planning permission to be granted in the belief that the school needed to sell the site to fund a new building.
- Representor 61 claims that the National Trust and English Heritage considered the view cone as indicated on Map 6 to be flawed. However we understand that they now support FPM 9 which leaves the view cone encompassing this site as before and states "Those proposals which do detrimentally impact on the views of these heritage assets will not be acceptable".
- Representor 61 acknowledges that views have been improved simply by removing the school buildings but fails to recognise the importance of maintaining the view over the Main Open Area beyond which is the former Archbishop's Deer Park of which the site was once part.
- We cannot comment on the most recent archaeological investigations but we do challenge the assertion by Representor 61 that only the SAM area is considered to be of national importance. Both the County Archaeologist and English Heritage are on record as considering that the remains of a massive Roman wall outside the SAM are of national significance.
- We cannot believe that any other cathedral town in the country would permit housing to be built on such a sensitive site.

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