



Newark and Sherwood Council LDF – Submission Site Allocations and Development Management DPD Examination

Submission by the National Trust (ref. 247)

MAIN MATTER 5 Site Specific Issues (Southwell Area)

Q19: Would the scale, density and greenfield location of allocated sites be appropriate and contribute to the sustainable development of the District?

Q19.1 National Trust has no specific comments to make in response to this question. The one proposed allocation that the Trust has specifically objected to is the route of a proposed by-pass and this is addressed in Q21 (see below).

Q20: Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the historic environment, flooding and biodiversity? Has satisfactory provision been made in respect of transport and other infrastructure requirements?

Q20.1 National Trust's concerns in relation to the historic environment centre upon the Council's stance in Southwell to key heritage assets and their wider settings. In particular the Trust is responsible, on behalf of the nation, for The Workhouse (also known as Thurgaton Hundred Workhouse) which is considered to be the most complete remaining workhouse in the country. It also retains a largely rural setting and the original feeling of a remote location, but in sight of Southwell Minster, remains.

Q20.2 Ever since the acquisition of The Workhouse and its first opening as a visitor attraction and education resource in 2002, the Trust has been in

discussions with the Council to seek to ensure that its surroundings continue to reflect their key characteristics of rural environs and separation from the built up area of Southwell.

Q20.3 The National Trust has therefore welcomed, supported and provided inputs to the Council's work on Policy So/Wh, as well as the related wider work on setting issues in Southwell as set out in Policy So/PV.

Q20.4 However, there were a number of deficiencies identified in the key supporting document, Southwell Landscape Setting (June 2012) and also in the detailed policy wordings – including that relating to the proposed Employment Site allocations So/E/1 and So/E/2 (Policy So/E/1).

Q20.5 As a result of on-going discussions the identified deficiencies in the Southwell Landscape Setting document have generally been addressed. It is understood that the Council intends to lodge a supplemented and up-dated version of this supporting document in the Examination Library shortly.

Q20.6 Related to that recent work on the Southwell Landscape Setting document it is understood that the Council proposes to amend Map 6 – Southwell Proposals in the Submission DPD. National Trust would support this change to the DPD.

Q20.7 Discussions have also been taking place regarding the detailed wording of Policies So/E/1, So/PV and So/Wh. It is understood that additional wording, that the Trust has seen and is content with, will be included in the Main Modifications due to be submitted by the Council on 29th November 2012.

Q20.8 It is now expected that the Statement of Common Ground which is being prepared by Newark and Sherwood District Council, English Heritage and National Trust will address the matters relating to heritage issues in Southwell, in particular as set out at Q20.6 and Q20.7 above. If it does then it is expected that it will resolve the outstanding objections of National Trust apart from that relating to the by-pass safeguarding (see Q21 below). If it does not then the Trust proposes to make oral representations at Hearing Session 5 based upon the objections that it submitted on 30th July 2012 to the Publication DPD.

Q21: Is there uncertainty over funding and delivery of the bypass and, if so, is the Plan sufficiently flexible to cope with this?

Q21.1 In accordance with its submitted objection to the relevant part of Policy So/E/1 National Trust continues to object to the inclusion of an

allocation of land in the DPD for the safeguarding of a by-pass at Southwell.

Q21.2 The Trust has not been able to identify clear evidence that funding can and will be secured for the by-pass, and that it is capable of delivery. It therefore appears to the Trust that the proposed safeguarding is 'unsound'.

Q21.3 It remains a matter of considerable concern that the land reserved has not been tested to see if it is the most appropriate solution, including in the context of its visual and environmental impacts, in particular upon the landscape setting of the historic town of Southwell. On the face of it there is likely to be a direct conflict with the policies in both the adopted Core Strategy and the Publication Site Allocations and Development Management DPD relating to heritage assets and their settings.

Q21.4 It is also apparent that the provision of a by-pass is not a pre-requisite for any of the proposed development allocations (residential or employment) set out in the DPD.

Q21.5 The area identified on Map 6 – Southwell Proposals for the safeguarding largely lies outside the re-defined urban boundary and raises the spectre of future, long term, development between the urban edge and the by-pass safeguarding line. With the exception of employment site So/E/1 (the Policy for which in any event makes reference to the setting of The Workhouse) all of that land is identified as either "Southwell Protected Views" or "Workhouse Immediate Surroundings".

Q21.6 It is accepted that on the basis of the limited information in the Nottinghamshire LTP that there is probably a requirement for the DPD to make reference to the possible future provision of a bypass for Southwell. However, in the absence of an assessment of need, and the consideration of alternative options and their related impacts/benefits, the safeguarding of a specific area of land is not considered to be justified.

Q21.7 Accordingly National Trust considers that the proposed by-pass safeguarding should be removed from Map 6 – Southwell Proposals and from Policy So/E/1. As indicated above the long term possibility of a by-pass for Southwell as referred to in the current LTP could be noted in the supporting text, e.g. at, or after, paragraph 3.6.

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