Dear Ms Waye,

SKDC SAP – ADDITIONAL MATTERS – 1995 LOCAL PLAN AND INQUIRY INSPECTOR’S REPORT

Our Chamber has in its representations made on 18th November 2011 set out its views on the matter of withdrawing the strong environmental protection on lands to the West of Stamford in the 1995 Local Plan, and applying new and unwarranted protection on some lands to the East not protected in the 1995 Local Plan.

We now provide supplemental material from the 1995 Local plan which is additional to that presented previously.

The following are extracts from the Report of the 1995 South Kesteven Local Plan Inquiry Inspector, at pages 138 to 139. (our italics)

3.13.13. I consider the contribution that the land makes to the setting of the town and the AGLV in more detail in the Environment section of the report. However, I have concluded that this site does not form part of a prominent area of landscape and, whilst part of the attractive countryside surrounding Stamford, I do not consider that its visual quality justifies its inclusion within the AGLV. Development on the site would only be clearly seen from a short section of Newstead Lane and form the residential properties at Newstead Mill, against a backdrop of existing industrial development. There are glimpses of the site from the A16 but the form of development suggested would not include building on the southern area alongside the river, and this is mainly what is visible from the A16. It was also suggested that development would be seen from Ryhall Road. If so, it would be from a considerable distance and across the development on the northern part of E2.3. In my view development on the site would not be visually prominent or appear as an intrusion into the countryside. Whilst the eastern boundary would not follow any natural feature, once defined on site I see no reason why it should not be maintained.

Recommendation

3.13.14 That land east of the River Gwash, the subject of this objection, be included in allocation E2.3, and Proposals Map Inset No.2 be amended accordingly.

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5.40.6. I have considered the landscape quality of this land in relation to the objection to its inclusion within the Area of Great Landscape Value under Policy EN3, and recommend that it should be excluded.

5.40.7. For an area to be included in Policy EN4, it must be prominent as well as attractive. The objection site can be seen from short stretches of the A16 and Newstead Lane. There may be more distant views from Ryhall Road and from within the residential areas of the town but these would be over other development, and development on the site would not obscure the rising countryside beyond. I do not therefore consider that the site is prominent, and a carefully designed development could improve views which are currently marred by unsightly industrial buildings.

Recommendation

5.40.8 That the objection site be excluded from the Prominent Areas for Special Protection, as defined in Policy EN4 and Proposals Map Inset No.2.

The following are extracts from the 1995 South Kesteven Local Plan, at page 40. (our italics)

3.35 The Council is of the opinion that the sites identified in Policy E2, which adjoin existing industry on either derelict land or land of poor agricultural quality, will not have a serious effect upon the form, character and setting of the town.

3.37 In order to reduce the impact of development on the landscape and protect the environs of the River Gwash, it is intended that building will not take place within the southern area of site E2.3 alongside the river where it passes through the site, nor on the higher ground within the eastern area approaching the site boundary. These areas will be subject to appropriate schemes of landscaping and tree planting.

We invite the SAP Inspector to consider these points which we think render the SAP unsound.

Yours sincerely,

Eg. Gilman

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