**LOCAL DEVELOPMENT FRAMEWORK TASK GROUP AGENDA ITEM NO. 7**

**16TH MAY 2012**

**MAIN OPEN AREAS**

**1.0 Introduction**

1.1 As part of the consultation on the Allocations and Development Management Options Report the district council presented a review of the various Main Open Areas which have been designated within the District, where these appear within settlements where development is being allocated they have been dealt with alongside other proposals. However a number of other settlements also have Main Open Area designations and this report details the consultation responses on the 24 Maps in **Appendix 3** of the Options.

**2.0 Consultation Responses**

2.1 Only a limited number of respondents commented on the Main Open Areas (MOA). Support for MOA’s was expressed by all who commented. Therefore it is proposed that all the proposed MOA’s are proposed for Adoption. **Appendix 1** sets out a summary of comments. A number of organisations proposed additional MOA’s in their areas.

2.2 Having reviewed the comments please see below the proposed response from the District Council;

|  |  |
| --- | --- |
| Consultee Response | Proposed District Council Approach |
| *Farndon Residents Environment Group* – Request that the Open Break between Newark and Farndon become an MOA | The purpose of MOA’s and Open Breaks are different – it is not proposed to change the designation.  |
| *Winthorpe with Langford Parish Council*– Request that the Open Break between Newark and Winthorpe become an MOA | The purpose of MOA’s and Open Breaks are different – it is not proposed to change the designation.  |
| *Cromwell Parish Meeting* – Request an additional Open Break to the north of St Giles Parish Church | The site is clearly in the open countryside and whilst a Village Envelope no longer defines this it is clear that Spatial Policy 3 would protect this site. Do not identify as a MOA.  |
| *Coddington Parish Council* – Identify 7 potential MOA’s which have been identified as part of the Conservation Character Area Appraisal  | **Appendix 2** contains detailed responses to Coddington Parish Council’s proposals.  |

**3.0 RECOMMENDATIONS that;**

**a) Members note the contents of the report;**

**b) the Main Open Areas proposed in the Options Report are allocated; and**

**c) the recommendations proposed in Paragraph 2.2 and Appendix 2 be adopted.**

For further information please contact Matthew Norton on ex 5852

Colin Walker

Director - Growth

**APPENDIX 1**

**Analysis of Consultation Comments from the Allocations & Development**

**Management Options Report**

**Subject:** Newark Area Main Open Areas

**Question 4.1 ‘Do you agree with the extent of these Main Open Areas (MOAs)?’**

There was a general consensus of support for the MOA allocations in the Newark area. A number of respondents have also put forward sites which they believe to be eligible for MOA classification. Winthorpe with Langford Parish Council and Farndon Residents Environment Group asked that the Open Breaks be changed to Main Open Areas.

Cromwell Parish Meeting and Coddington Parish Council requested additional Main Open Areas be included.

Cromwell Parish Meeting stated that “the field north of St Giles Church should be added as a main open area. Previously outside the village envelope, it was protected but now is vulnerable. It has a line of mature chestnut trees along the line of the Great North Road, with a seat in their shade and makes a major contribution to the charm and Character of the village.

Objections to the MOA allocations came from Coddington Parish Council who were displeased that no MOAs were designated in their village. They provided information on 7 areas they thought worthy of designation.

**Subject:** Southwell Area Main Open Areas

**Question 5.1 ‘Do you agree with the extent of these Main Open Areas (MOAs)?’**

There was unanimous support for the proposed Main Open Areas in the Southwell area. The respondents highlighted the importance of the MOA’s and how they contributed to the distinctive charm and character of the area.

Respondents also called for MOA’s to be rigorously protected by policies, accompanied by a clear statement that would restrict any form of future development on these sites.

**Subject:** Sherwood Area Main Open Areas

**Question 7.2 ‘Do you agree with the extent of these Main Open Areas (MOAs)?’**

There was a limited response to the consultation regarding MOA’s in the Sherwood area, but respondents displayed unanimous support for the allocations.

**APPENDIX 2**

**MOA classification proposed**

**MOA classification unsuitable**

**Open Space classification**

|  |  |  |
| --- | --- | --- |
| **Settlement** | **ID Number** | **Site Proposals** |
| Coddington | 1 | A large area of overgrown land within countryside that has a street frontage on the east offering limited views across the site. No public access along street. |
| Coddington | 2 | Site is in the conservation area. Street frontages offer views across the communal area and should be classified as Open Space protected by SP8. |
| Coddington | 3 | Site is important to the setting of the church and is located in the main built up area of Coddington.  |
| Coddington | 4 | Site currently used as a paddock, offers views of the church and is important to the historical setting of the area. |
| Coddington | 5 | No public access onto the site with limited views from the street frontage. Should not be considered as MOA.  |
| Coddington | 6 | Site currently in use as car park for the school. No defining characteristics that contribute towards the village. |
| Coddington | 7 | Significant and should be retained due to public right of way running adjacent and across the site offering views from the North and South. In the conservation area and forms important part of the village character. |
| Coddington | 8a | Retain as Open Space protected by SP8. |
| Coddington | 8b | Site is to be classified as Open Space protected by SP8. |
| Coddington | 8c | Very small and restricted area of land. No defining characteristics that contribute towards the village therefore MOA classification is not necessary. |