

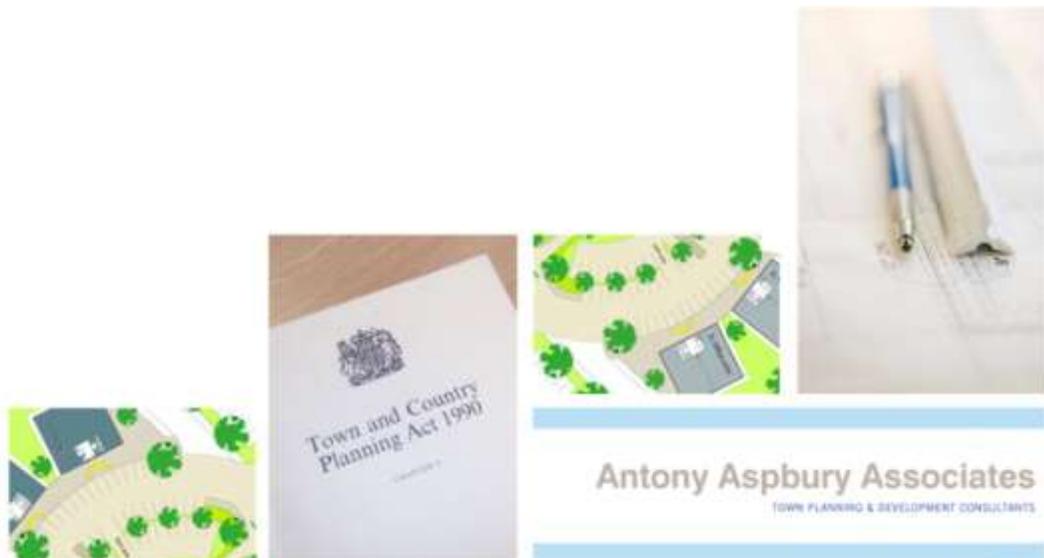


**NEWARK AND SHERWOOD SITE ALLOCATIONS AND DEVELOPMENT
MANAGEMENT DPD EXAMINATION**

MATTER 5 - SITE SPECIFIC ISSUES – NEWARK AREA

**REPRESENTOR NUMBER – 177
BRAEMER FARM DEVELOPMENT COMPANY**

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SITE SPECIFIC ISSUES - NEWARK AREA

- 18 *Is the location and size of the Main Open Areas appropriate and is it justified? Would the policies provide sufficient protection from future development in these areas?*

The protection of Main Open Areas (MOAs) has been a longstanding policy commitment of the District Council dating back to the preparation of Village Plans produced under the umbrella of the Newark Plan in 1976. MOAs are defined by the Newark and Sherwood Local Plan 1999 as:-

“predominantly open land within settlements that play an important role in defining their form and structure. They frequently add to the distinctive charm and character of villages and may include paddocks, orchards, meadows, and gardens. While often attractive, landscape quality need not be pre-requisite to designation as an MOA”

The District Council undertook a comprehensive review of its Main Open Areas¹ in early 2011. The review recommended that 32 MOAs be designated or continue to be designated within the various settlements of the district and 18 areas of land which were designated as MOAs or part of MOAs in the Local Plan should no longer have an MOA. The Council has also consulted on the development potential of these sites at Options stage of this DPD and secured local views on the desirability of developing these MOAs, as opposed to more peripheral village locations. Thus, the Council has clearly been pro-active in reviewing and updating these designations in advance of this examination of the Site Allocations DPD, It is understood that in respect of Collingham, there has been strong local opposition to developing the MOA north of Swinderby Road.

A consideration of the appropriate size and extent of MOA's is a likely matter for debate at this examination, and there may be a case for some of these sites to be modestly reduced in size at the outer edges, where the amenity value of the land is perceived to be limited and contributes little in isolation to the character of the village and the setting of key features a such as Conservation Areas. In respect of Collingham, this type of small scale adjustment should only be deemed appropriate as a modest supplemental site should additional housing be deemed necessary through the Inspectors assessment of overall housing provision and flexibility as programmed to be discussed in Matters 1-3.

The Main Open Area designations have mostly provided sufficient protection from inappropriate development over the 35 years that they have been in force as planning policy designations within Newark & Sherwood District. In the Collingham scenario where Conservation Area designations also impact on the greater part of the two remaining MOA's in the village, we consider that the current policy framework offers adequate protection for the most important areas covered by this designation.

¹ Core Document EB23 – Main Open Area Review –July 2011