

Newark & Sherwood

Main Open Area Review



July 2011

Newark & Sherwood Main Open Area Review

Background

Within the Newark & Sherwood Local Plan (Adopted March 1999) a number of Main Open Areas are designated in settlements across the District. The policy approach for these Main Open Areas is, at present, provided through the saved Local Plan Policy FS7 'Main Open Areas', which seeks to restrict built development within these areas.

The adoption of the Core Strategy Development Plan Document in March 2011 resulted in some of the Local Plans content being replaced or partly replaced, with the unaffected aspects of the Local Plan remaining in place and forming part of the Districts Development Plan. In order to complete the replacement of the Local Plan with the Newark & Sherwood Local Development Framework it has therefore been necessary to review the remaining Local Plan designations.

To inform the production of the Allocations & Development Management Development Plan Document a review of the Main Open Areas has thus been undertaken. The purpose of this review has been to inform the proposed retention, amendment or deletion of existing designations and to also provide the basis for the making of new designations where there is merit in doing so.

Review Approach

The designation of Main Open Areas, within the Local Plan, was made on basis of the contribution that the open space made to settlement character. Therefore the review has sought to make an objective assessment of the continued relevancy of the designations, taking into account the extent to which they help define settlement form and structure.

Integral to the review was the identification and resolution of instances where unnecessary multiple designations had occurred, for example where a Main Open Area would also be covered by Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities, or alternatively locations where the land was already protected under the provisions of a different regime- Church graveyard's for example.

Main Open Areas are defined as:

"Predominately open land within settlements which play an important role in defining there form and structure"

In carrying out the review consideration was given to the following:

- the role that the area plays in the form and structure of the settlement
- level of public access or potential for people to overlook the site

- whether the site is protected by other policies or designations and if so does there need to be an MOA designation in addition to this.

Results

The review recommends that 32 MOAs be designated or continue to be designated within the various settlements of the district. The review recommends that 18 areas of land which were designated as MOAs or part of MOAs in the Local Plan should no longer have an MOA status. This is mainly because the sites are protected by other policies and in one or two instances the status of the land has changed.

The full results of the review are set out in the following Appendices. Appendix 1 records the results of the review in table format and Appendix 2 includes the plans relating to the various MOAs.

APPENDIX 1

Key:

MOS to be retained or added
 MOS designation removed or part removed

Settlement	ID Number	Address	Site Proposals	Split Site Proposals
Besthorpe	Be-01	Land south of Willow Cottage, Low Road	An example of open spaces being important in Besthorpe as fields rather than recreational use, certainly in the centre of the village. Recommended to retain due to this aspect of character to Besthorpe	
Besthorpe	Be-02	Land east of Maple Cottage, Low Road	Used as a horse paddock. Significant and should be retained because of street frontage, an example of an internal open space or internal open field within a village. Access onto the road, and in the vicinity of the conservation area. Bordering the open space at the rear of the Lord Nelson PH to the southwest.	
Besthorpe	Be-03	Land behind Lord Nelson Public House	To be retained on the basis of bordering footpath to the north. Three separate fields. Middle plot extends east-west from Low Road to the A1133 and is therefore a second reason. Hedge long overgrown and un-maintained but if cutback it would open up views and improve street frontage.	
Besthorpe	Be-04	Playing Field North of Waddington Lane	Also protected by SP8, but now that the school has been closed and converted into residential accommodation it serves to protect the village play area for greater village use during the daytime. Fully enclosed with thoroughfares west-east.	
Bleasby	Ble-01	Glebe Field - Bleasby Village Green	Retain , open area with views across from Gypsy Lane towards Church	
Bleasby	Ble-02	Land at the Acre and East Hall, Main Street	Remove, land all in private ownership with no public access and no views. Trees protected as within Conservation area.	

Budby	Bud-01	War Memorial area, Worksop Road	Retain, small triangular area of grass, surrounded by roads, with specimen tree and war memorial at the entrance of the village,	
Caunton	Cau-01	Land adjacent the Plough Public House Main Street	To be removed as the 'open space' has been reused as a garden as part of the adjacent dwelling	
Collingham	Col-01	Land North of Swinderby Road	A large expanse of paddock extending east-west from the main road. Access via footpath which runs north to south across the site. Access is limited to east of the site. The west of the site is within the Collingham Conservation Area. Part of the site fronts on to the High Street and is important element of the street scene. Retain MOA	
Collingham	Col-02	Land including Collingham FC, John Blow Primary School and behind Collingham village centre	The east of the site incorporates a school and playing fields without sufficient value to define it as a central open area to the village and the MOA designation is no longer appropriate for this element of the site, however the site is protected by SP8.	The west of the site (immediately to the north of the medical centre and to the west of the floodlit multi-sports court) is of sufficient value to be protected and should be retained as an MOA within Collingham.
Collingham	Col-03	Land North of Dykes End	Paddock land dissected by public footpaths to the east and north. No large trees that warrant protection and without any other defining characteristics that contribute towards the village character. Outside the village envelope and therefore MOA classification is not necessary, should be removed.	
Cromwell	Cro-01	Dovecote and Pidgeoncote, Norwell Lane	Lining of trees at the northern perimeter of the MOA. Includes a former dovecote in substandard condition, and there are no public footpaths within, however the site is an important open area with views from Norwell Lane. Retain	

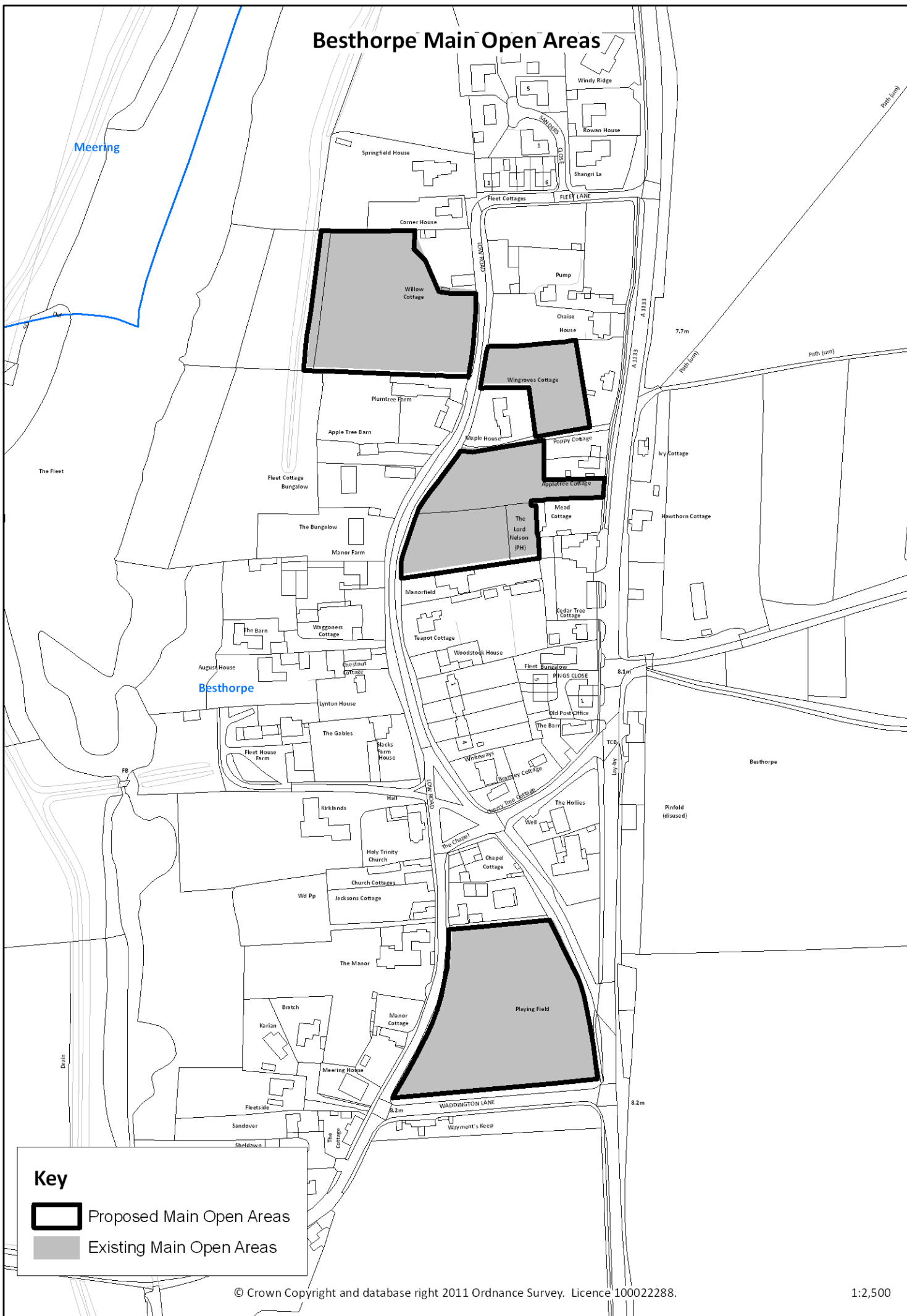
Cromwell	Cro-02	St Giles Church and Churchyard	Mix of yew, lime and sycamore trees, paths converging at the church tower. The northern boundary of this site borders open countryside. The existing Main Open Area solely concerns the Grade 1 Listed Church and grounds, as a result the designation should be considered for removal.	
Eakring	Ea-01	Field adjacent to St Andrews Church, Kirklington Road	Important pony paddock in centre of village, no public access, occasional views due to high hedges. Retain	
Edingley	Edi-01	Land north of Manor House, Main Street	Important arable area in the centre of the village with public footpaths linking to the wider network, retain. Amend boundary around Manor house.	
Edingley	Edi-02	Land north of Edingley Beck, Main Street	Important arable area in the centre of the village linking to the wider network, retain.	
Edwinstowe	Edw-01	Land north of River Maun, High Street	Important small open area with seating adjacent to the River Maun, retain	
Edwinstowe	Edw-02	Land south of River Maun, High Street	Important area which forms part of the Duke of Portlands flood meadows, retain	
Elston	Els-01	Land North of Elston School and Elston Village Hall	The area currently defined as the Main Open Area, including the school playing fields, tennis and netball court and further playing fields with play equipment, is protected through Spatial Policy 8 and so should be considered for removal from Main Open Area status.	
Fiskerton	Fis-01	Land north of Main Street	Part of area now small park which should be retained, boundaries to be amended	
Halam	Hal-01	Playing Field north of Halam School	Site protected by SP8. No formal public access as surrounded by chain link, views from Mansfield Road are of hard play area, Views from School Lane show school car parking with playing field behind. Recommend remove as covered by SP8	
Kirklington	Kir-01	St Swithin's Church and Churchyard	The existing Main Open Area solely concerns the Church and grounds, as a result the designation should be considered for removal.	
Kirklington	Kir-02	Kirklington Primary School - Playing Field	Site protected by SP8. Enclosed school playing field surrounded by fencing. Glimpsed views from public footpath to south, Recommend remove as covered by SP8	

North Clifton	NC-01	Land north of Trent Lane	The site should be retained but the boundaries altered to reflect previous development decisions affecting the MOS. Boundary to be altered immediately south of Trentholme Farm removing the southwest proportion which has already been amended to garden use by neighbouring household. Boundary bordering the gateway to Trentholme Farm to be extended north until the next boundary wall.	The southern section of the Trent Road MOA is a privately owned garden or nursery as part of a dwelling. Visually contributes to the character of the village but is not communal similar to allotment sites. Remove this part of the site.
North Clifton	NC-02	Land east of Back Lane	Forms a car park to the Japanese Garden, itself a major village attraction. Open area within village envelope that contributes to the rural setting of Back Lane. Boundary wall. Retain.	
North Clifton	NC-03	Allotments on Mill Lane	The site appears to be temporarily occupied by a stables block and there are no elements of the previous allotment use left. Setting of the MOA nevertheless important next to the main village junction of four roads. Retained for reasons of setting.	
North Muskham	NM-01	Land inbetween Great North Road & High Street	Characterised by remnant parkland including established trees of the lime and horse chesnut variety. This site should continue to be protected as an MOS because it is an open area central to the village that contributes to the layout of North Muskham and reduces the likelihood of overintensification	
North Muskham	NM-02	St Wilfreds Church & Churchyard	The existing Main Open Area solely concerns the Grade 1 Listed Church and grounds, as a result the designation should be considered for removal.	
Norwell	No-01	Land at Cobweb Cottage, Woodhouse Lane	Land is on the main road through the village and forms an important break in the street frontage from purely housing. Influences the visual character of adjacent allotment. Retain.	

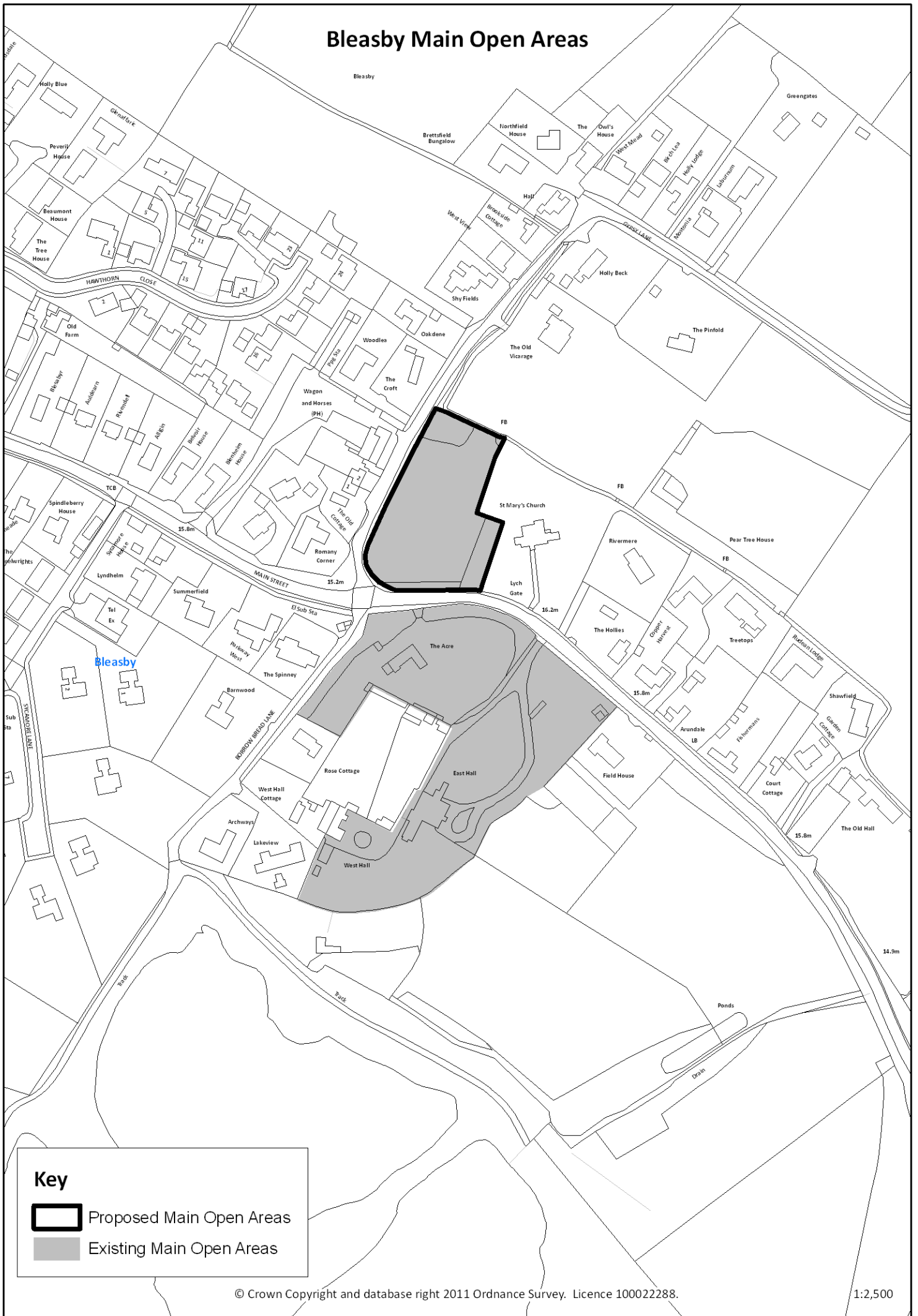
Norwell	No-02	Allotments on Woodhouse Road	Protected by SP8, but the position of the allotment at a road junction within Norwell suggests greater importance than a site on the settlement edge. Includes Pinfold. Retain.	
Norwell	No-03	Norwell Primary School & Playing Field, School Lane	Protected by SP8, but not significant as the school has little open space to the rear. Uses are concerned with the school only. Situated outside the conservation area. On this basis, remove MOA classification but site will still be protected by SP8.	
Perlethorpe	Pe-01	The Green	Forms an important part of the character of model village, retain	
South Muskham	SM-01	Land west of Main Street	Sizeable main open space with fully enclosed boundaries. To the west is the edge of the A6065, meanwhile the edge borders Main Street. Separated by a native hedge and open grassland throughout that reinforces the character of the space. Rarity of central open areas in villages is a strong case to recommend retention. The largest part of the MOA is redundant, access is also overgrown. It appears that the land is not in use and the main route around the open space is from an adjacent paddock next door at Holly Cottage.	
Southwell	So-01	Land south Westgate	Important footpath link, area to north now developed so boundary needs amending, retain	Amend boundary
Southwell	So-02	The Burgage	Protected by SP8, important open space also northern area common land, retain	
Southwell	So-03	Land at Shady Lane	Important area of open space with excellent views of Minster, retain but amend boundaries to exclude gardens to south and garden areas around Hill house and Holyoake.	Amend boundary
Southwell	So-04	Southwell Riverside included as MOA	Important area of open space, Now links to possible new MOA at corner of Station Road and Riverside which is included on register of common land, slight boundary amendment Retain as MOA	

Southwell	So-05	South of Southwell Minster	This area to the south of the Minster was previously protected by the Southwell Green Wedge Policy. This area is a mixture of public open space, meadow land, the town's cemetery and paddocks with views out of the town and towards the Minster and archbishops place. This area is important to the setting of the settlement. Due to the patchwork of different uses add an MOA designation to protect integrity of the area.	
Sutton-on-Trent	SUT-01	Land between Station Road and Old Great North Road	Remove, No views or access into site from public domain, gardens and small paddocks	
Sutton-on-Trent	SUT-02	Recreation Ground, Grassthorpe Road	Protected by SP8 as a Recreation ground in western part of village. Remove	
Sutton-on-Trent	SUT-03	Land South of High Street	Large area of farmland/ paddocks. Western part of site very overgrown footpath access along north of site and between east and western area. Remove western area. Eastern area many well marked footpaths, small paddocks. Views of Church and other important buildings. Retain	Remove western area
Sutton-on-Trent	SUT-04	Sutton on Trent Primary School & Playing Field	Part protected by SP8, School playing fields surrounded by fencing, Remove	
Sutton-on-Trent	SUT-05	All Saints Parish Church & Churchyard	The existing Main Open Area solely concerns the Church and grounds, as a result the designation should be considered for removal.	
Sutton-on-Trent	SUT-06	Land South of Cuckstool Dyke, High Street	Pleasant open area, retain	
Sutton-on-Trent	SUT-07	Land South of Cuckstool Dyke, First Holme Lane	Adjacent to Marshalls yard behind village hall on edge of village, Does not contribute to character of village, Remove	
Upton	Upt-01	Upton Hall, Main Road	Important area of open space in the centre of the village, Mature parkland and parkland trees , Retain	
Wellow	Wel-01	Maypole Green	Forms an important part of the character of the village, retain. Registered Common Land	
Wellow	Wel-02	Land North of Wellow - Wellow Green, Cricket Pitch & Wellow Dam	Whilst protected by SP8 this area forms an important part of the character of the village retain. Registered Common Land	



Besthorpe Main Open Areas



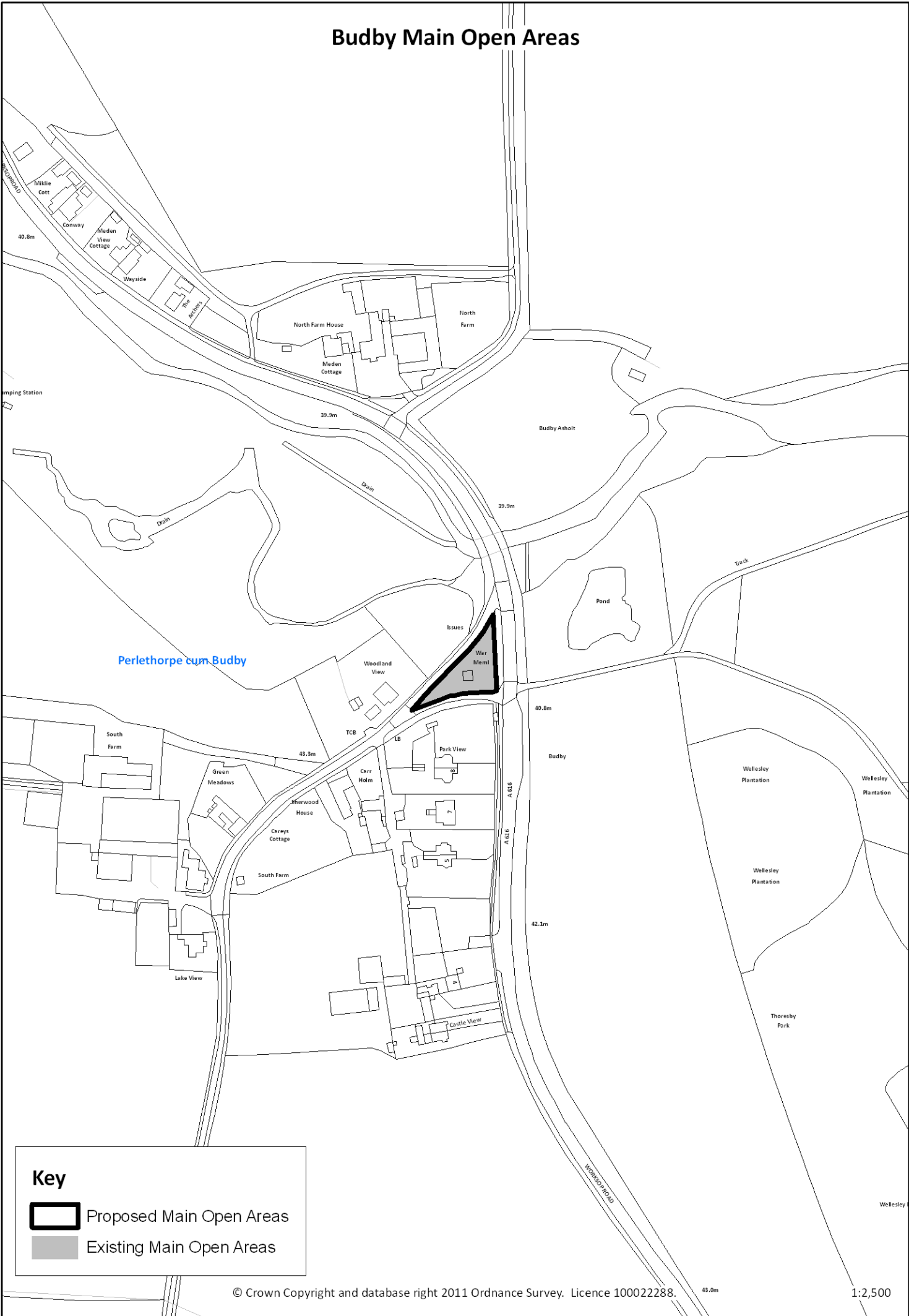
Bleasby Main Open Areas



Key

-  Proposed Main Open Areas
-  Existing Main Open Areas

Budby Main Open Areas

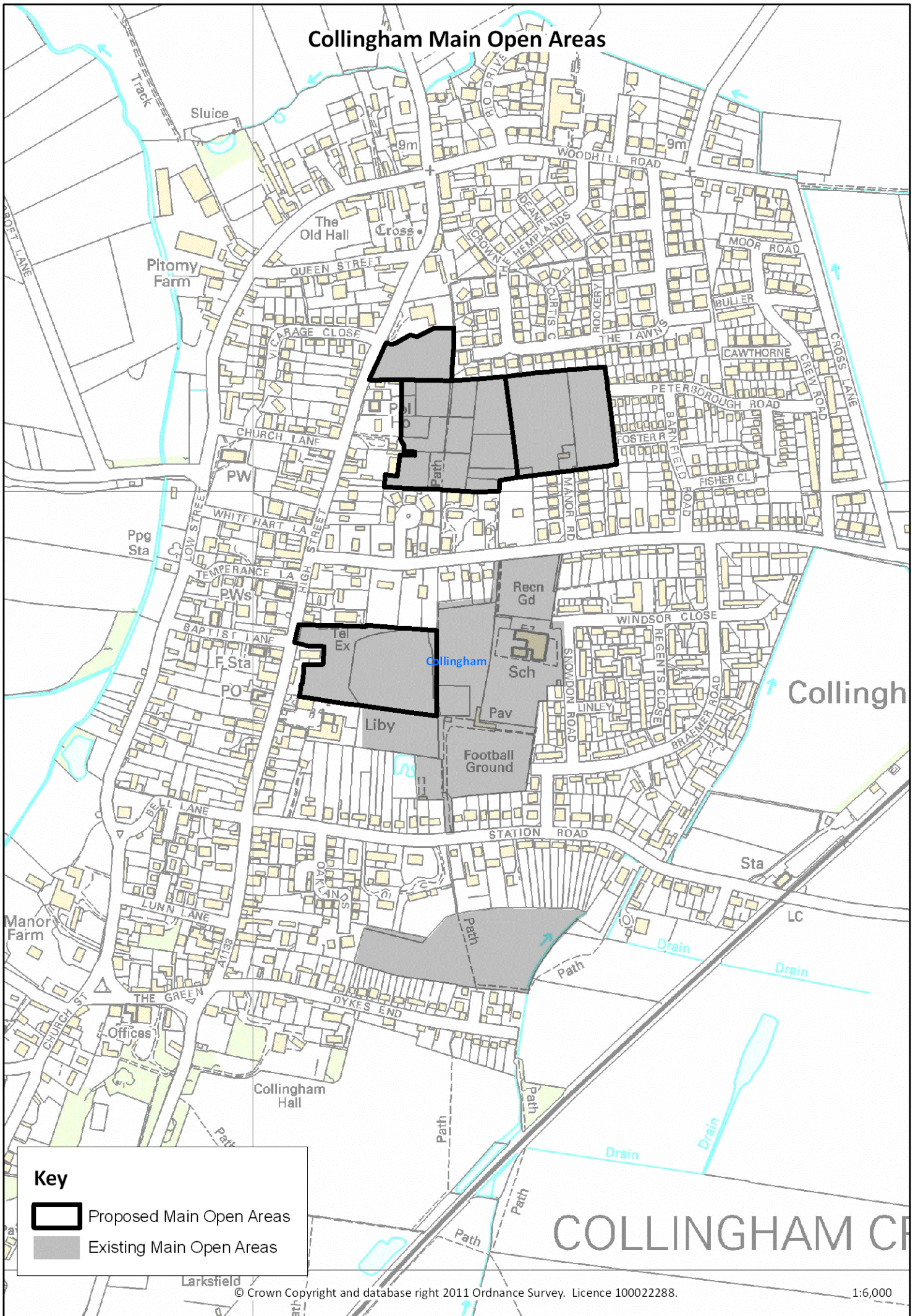


Perlethorpe cum Budby



Key

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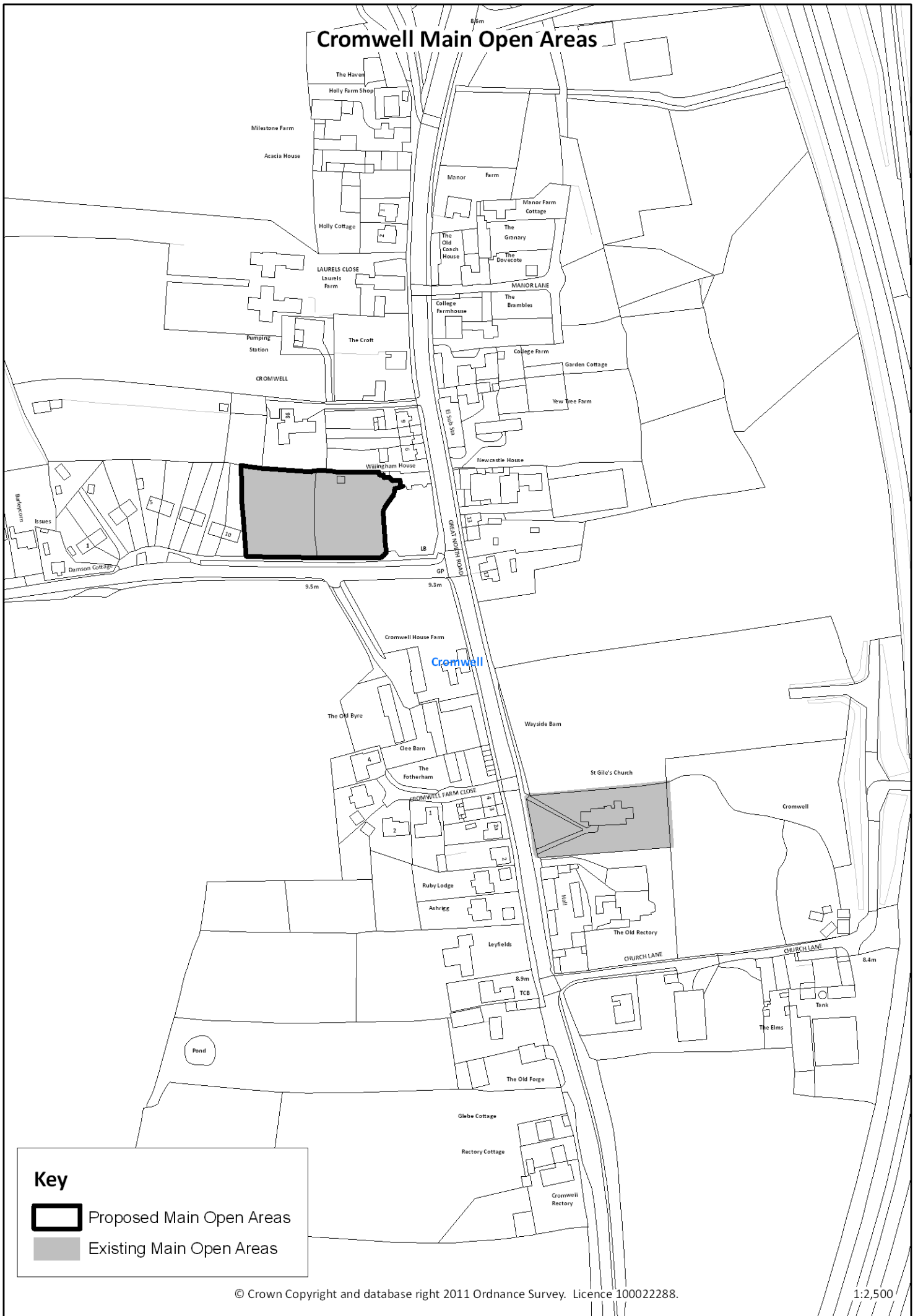
Collingham Main Open Areas





Key

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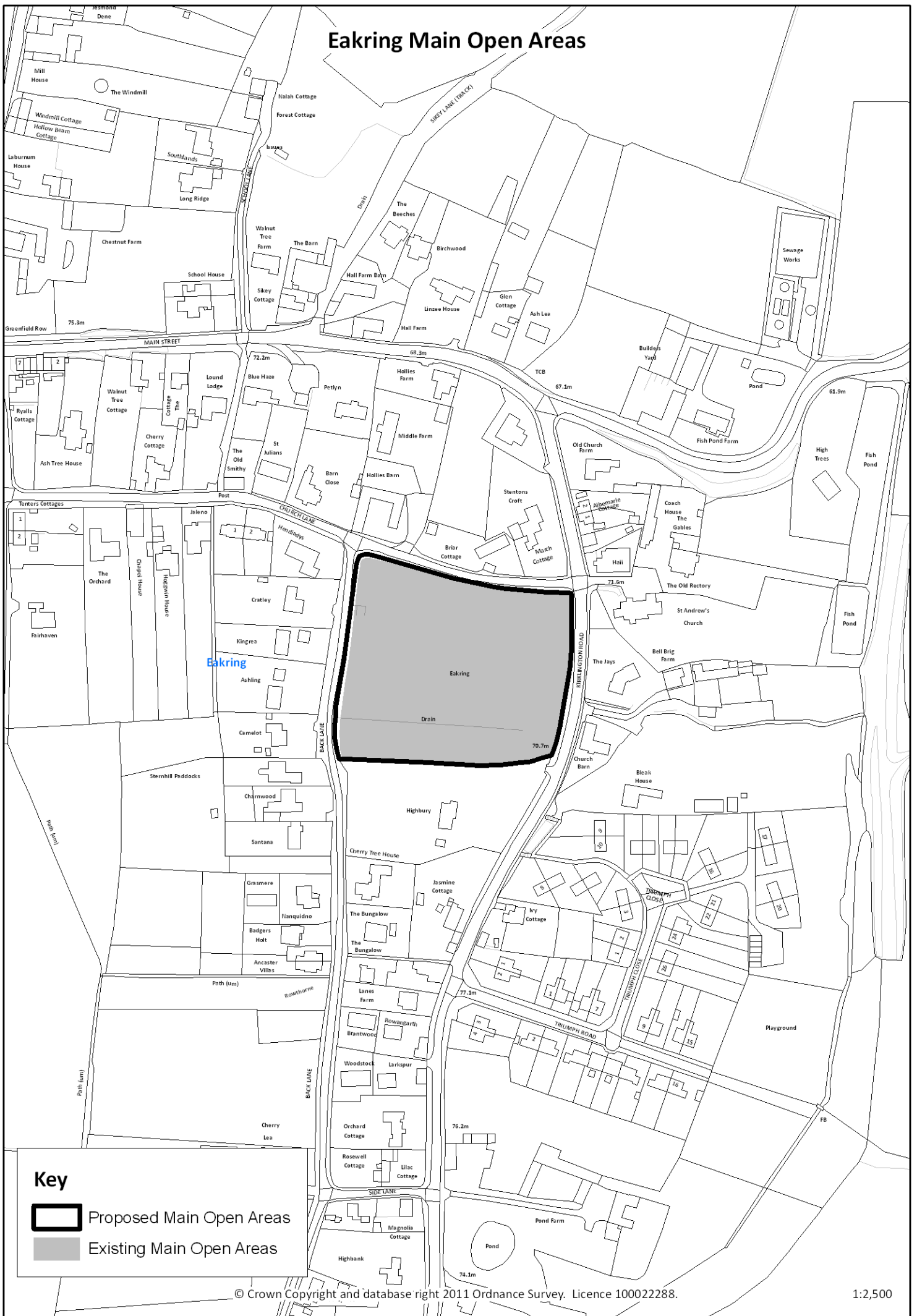
Cromwell Main Open Areas



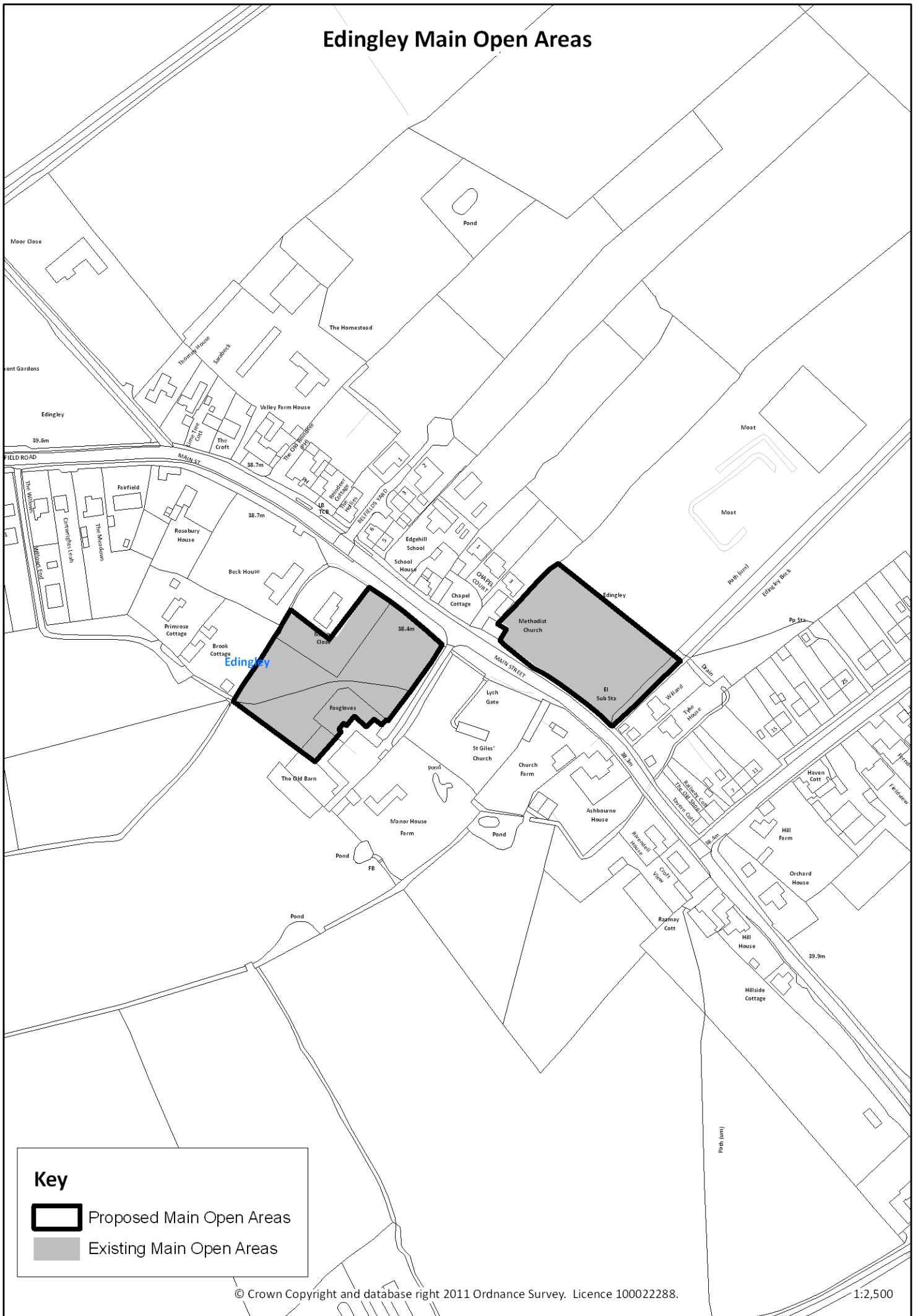
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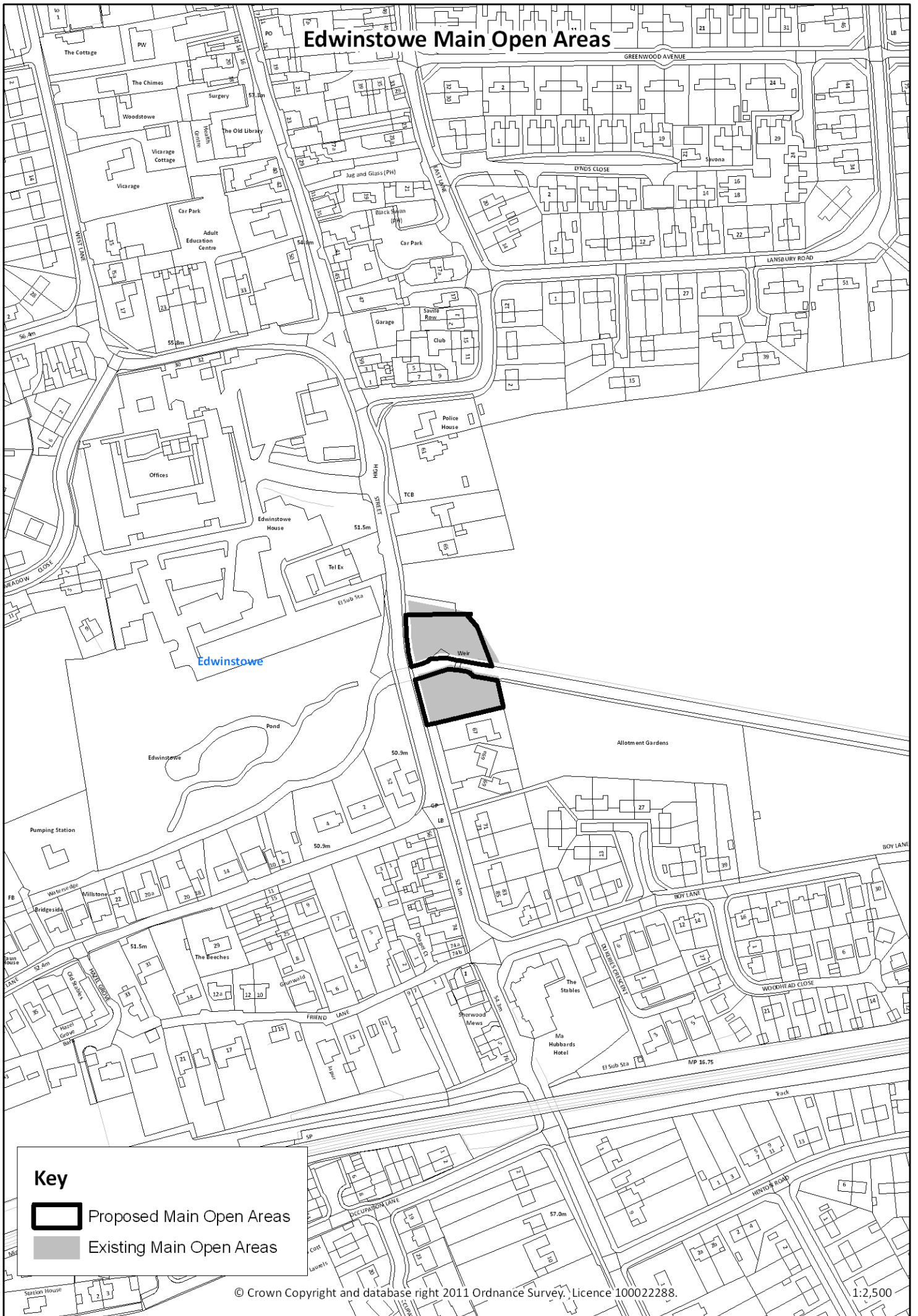
Eakring Main Open Areas





Edingley Main Open Areas



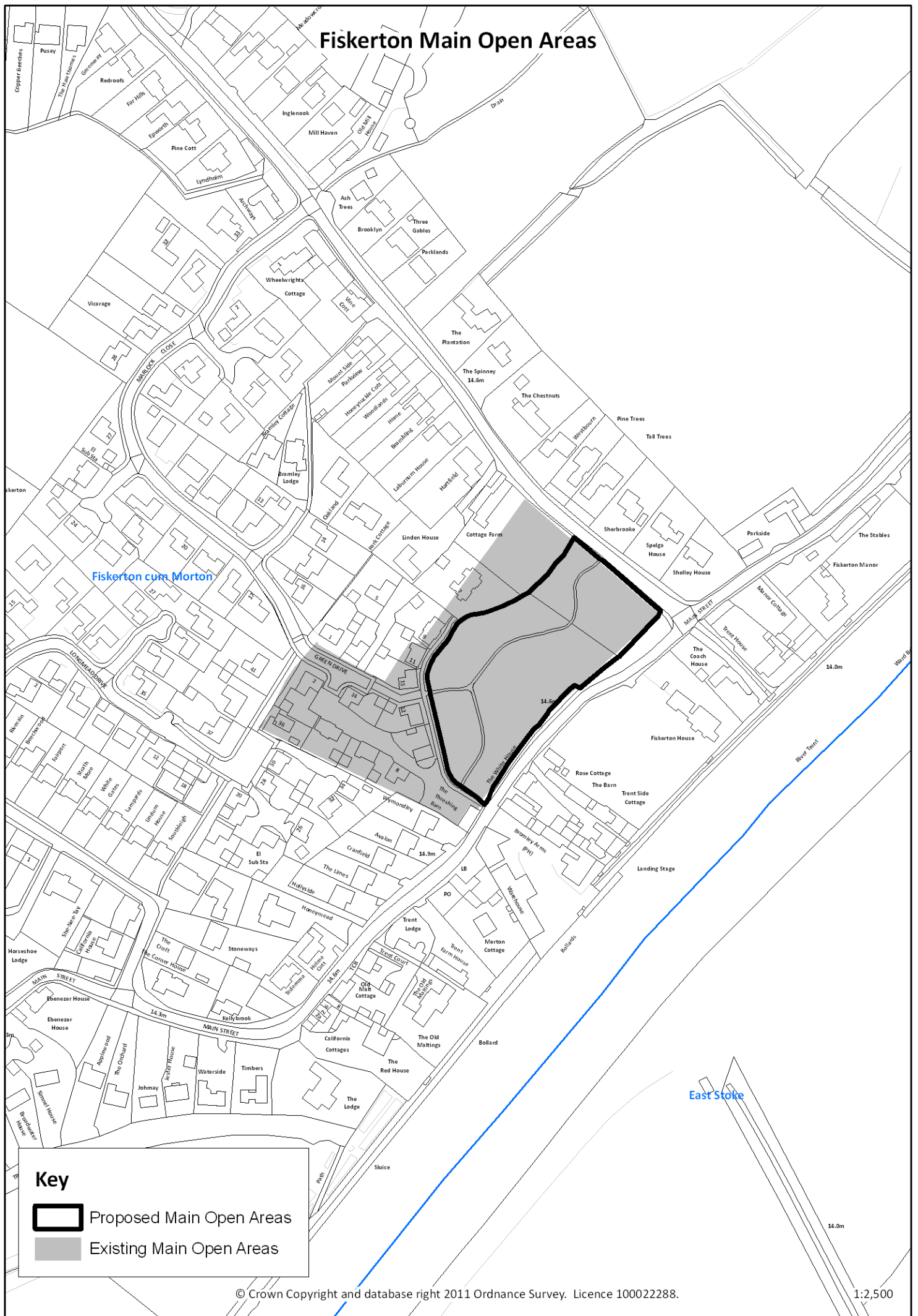
Edwinstowe Main Open Areas



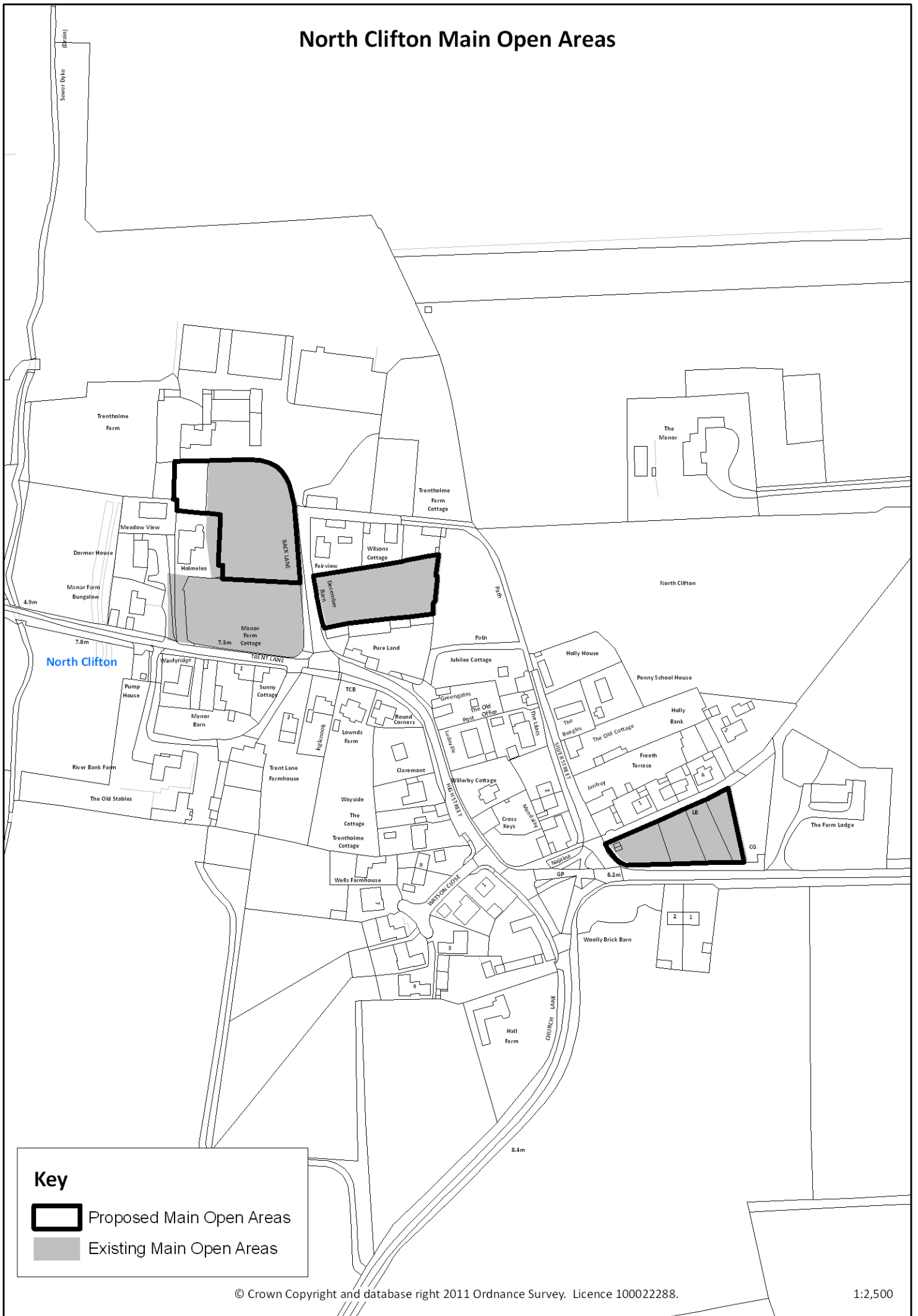
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Fiskerton Main Open Areas



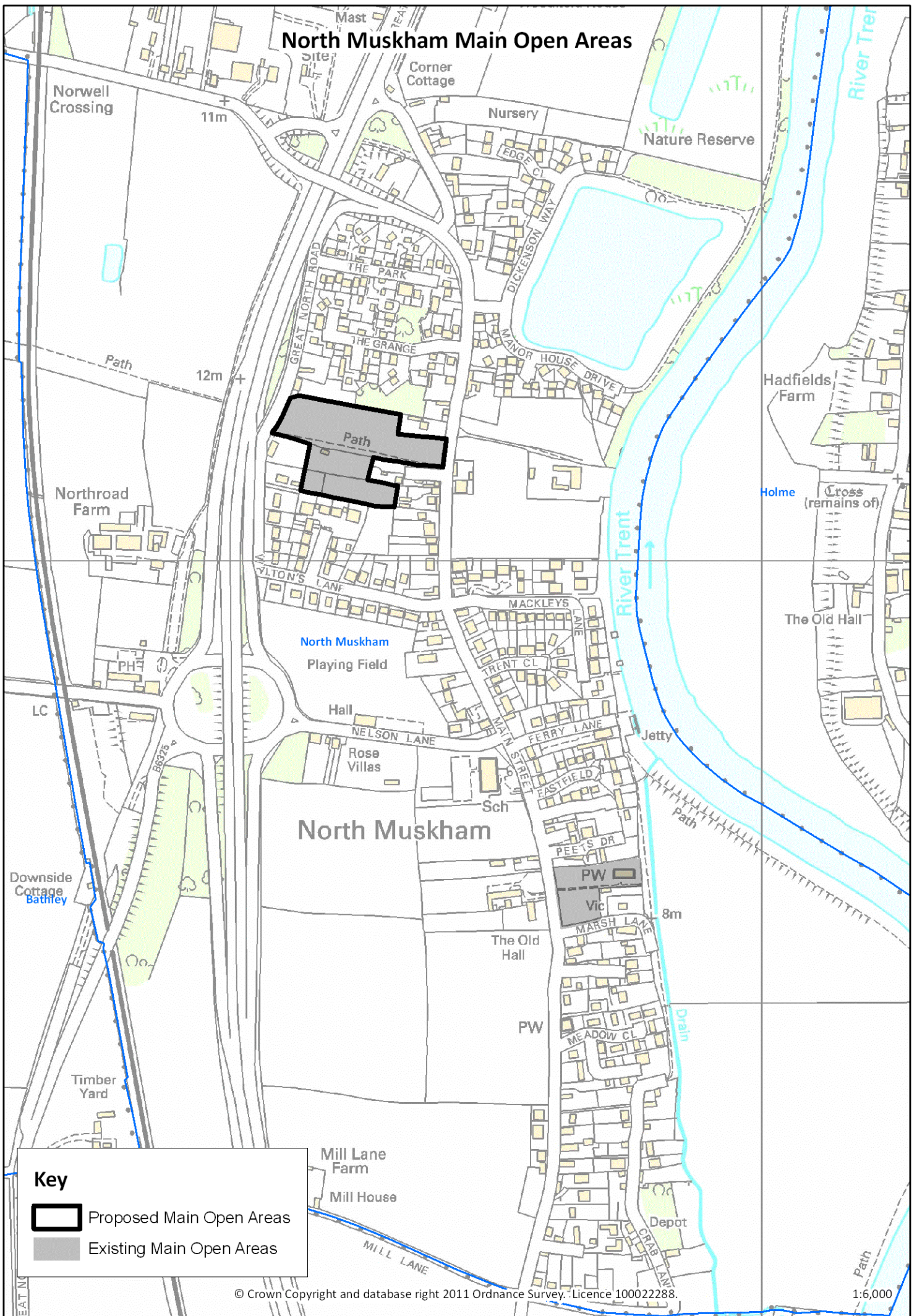
North Clifton Main Open Areas



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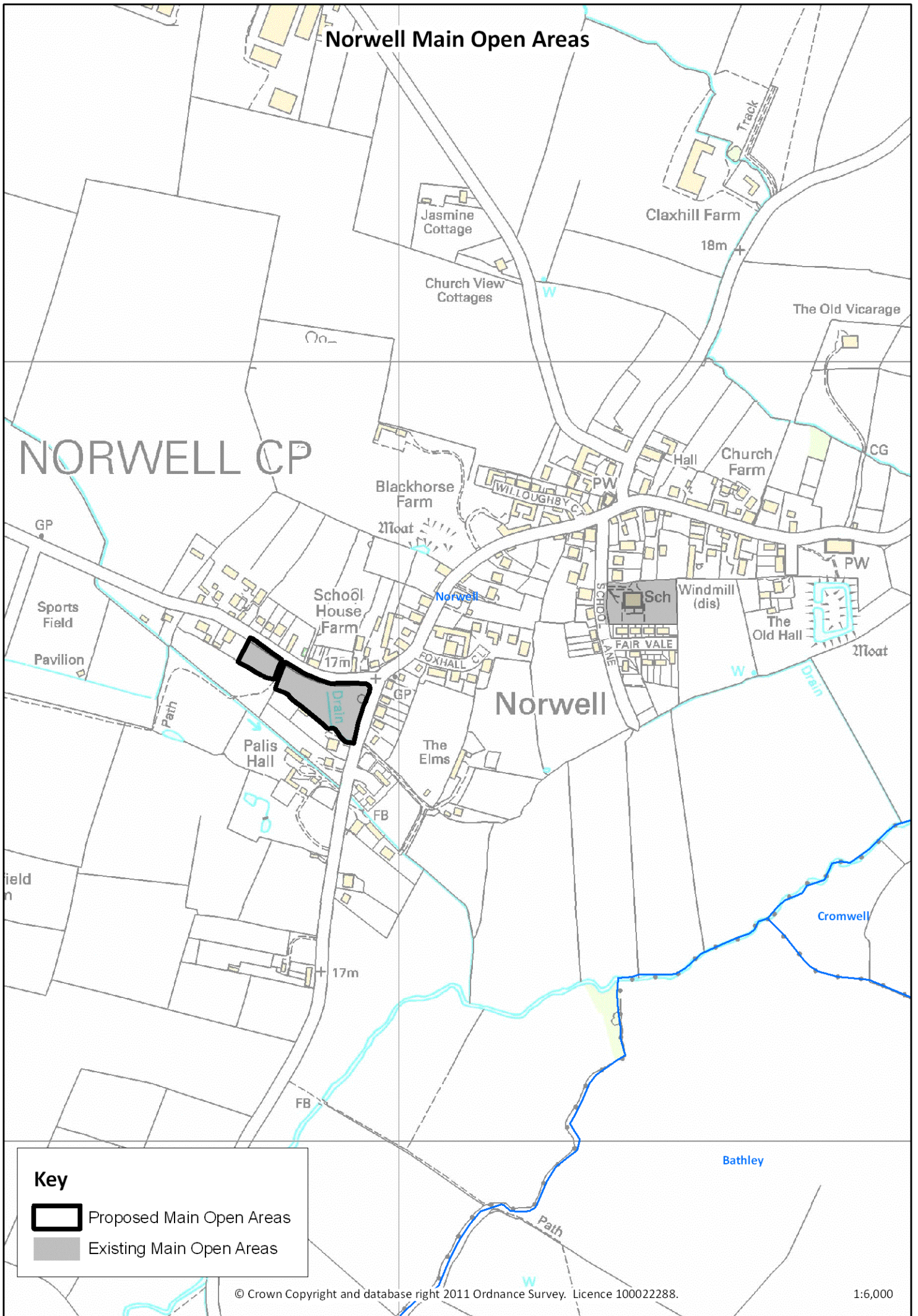
North Muskham Main Open Areas





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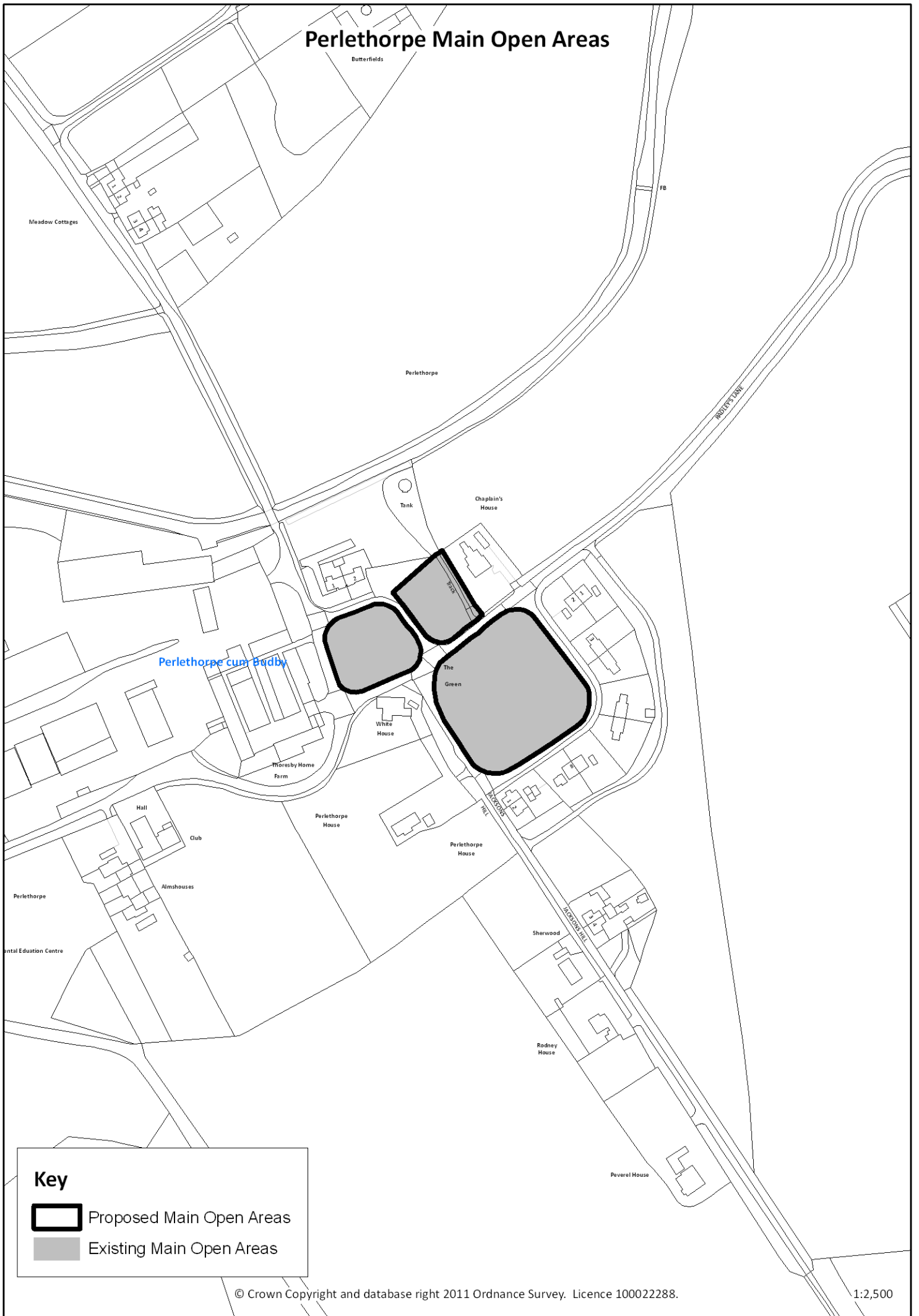
Norwell Main Open Areas





Key

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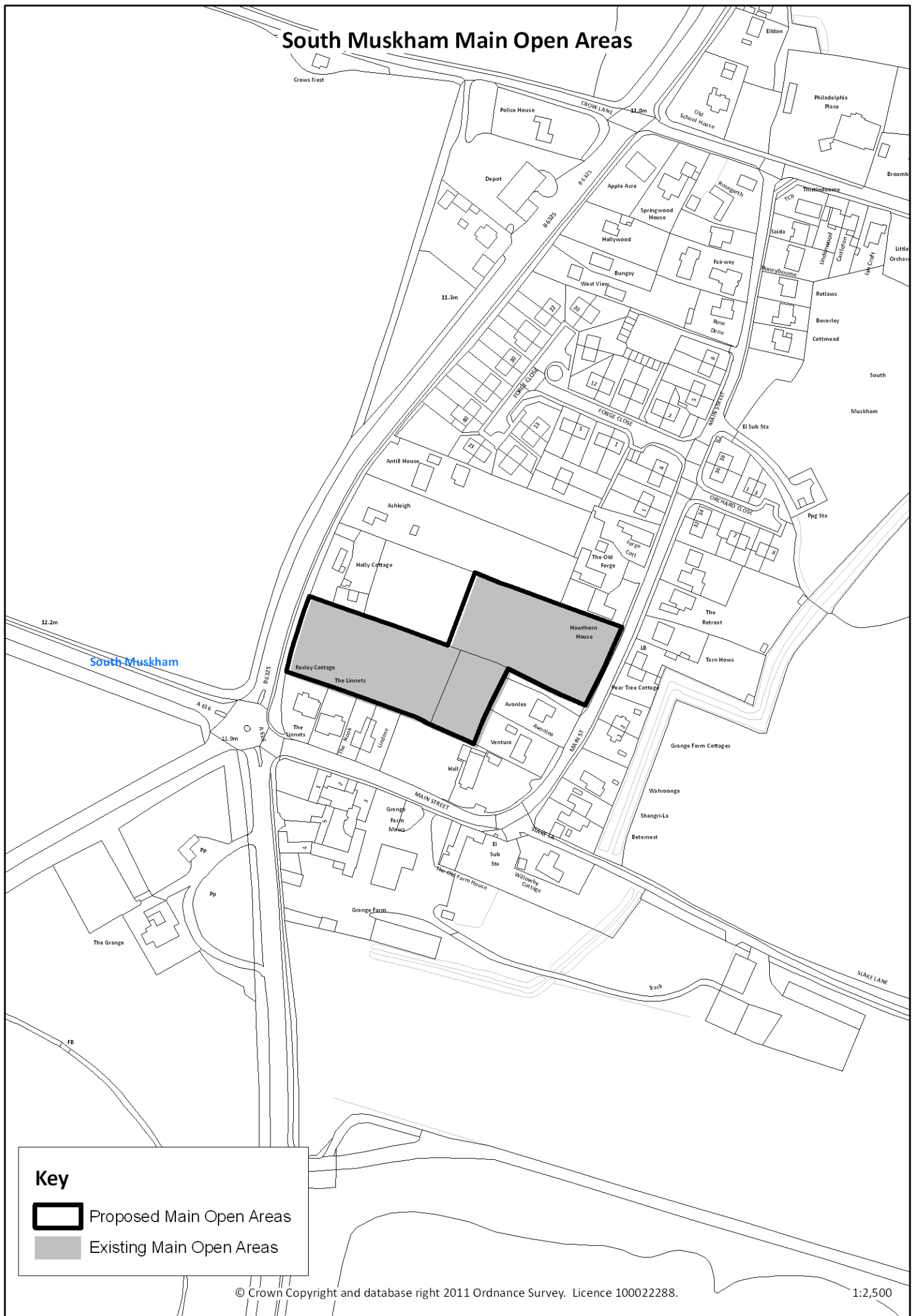
Perlethorpe Main Open Areas



Key

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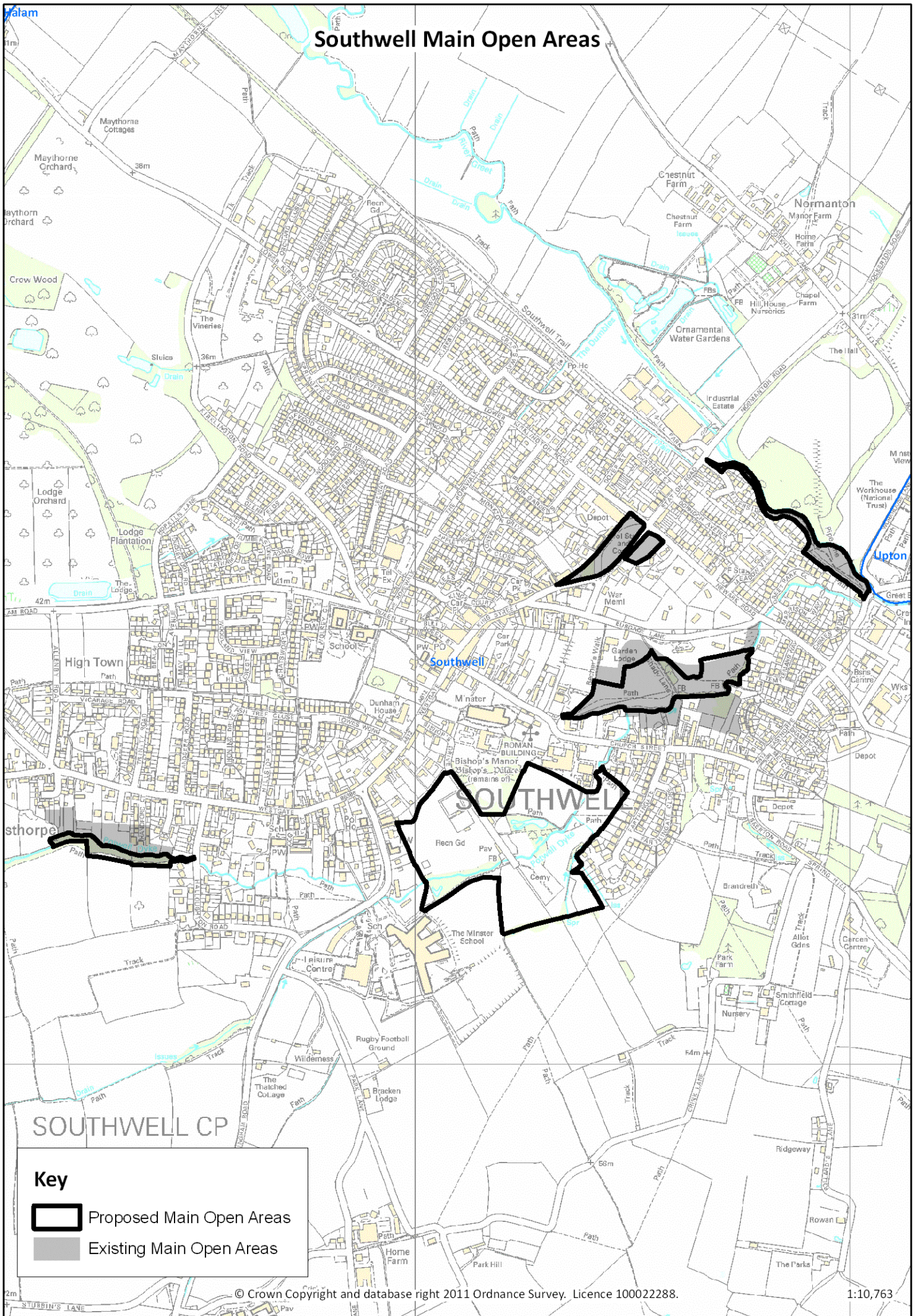
South Muskhams Main Open Areas





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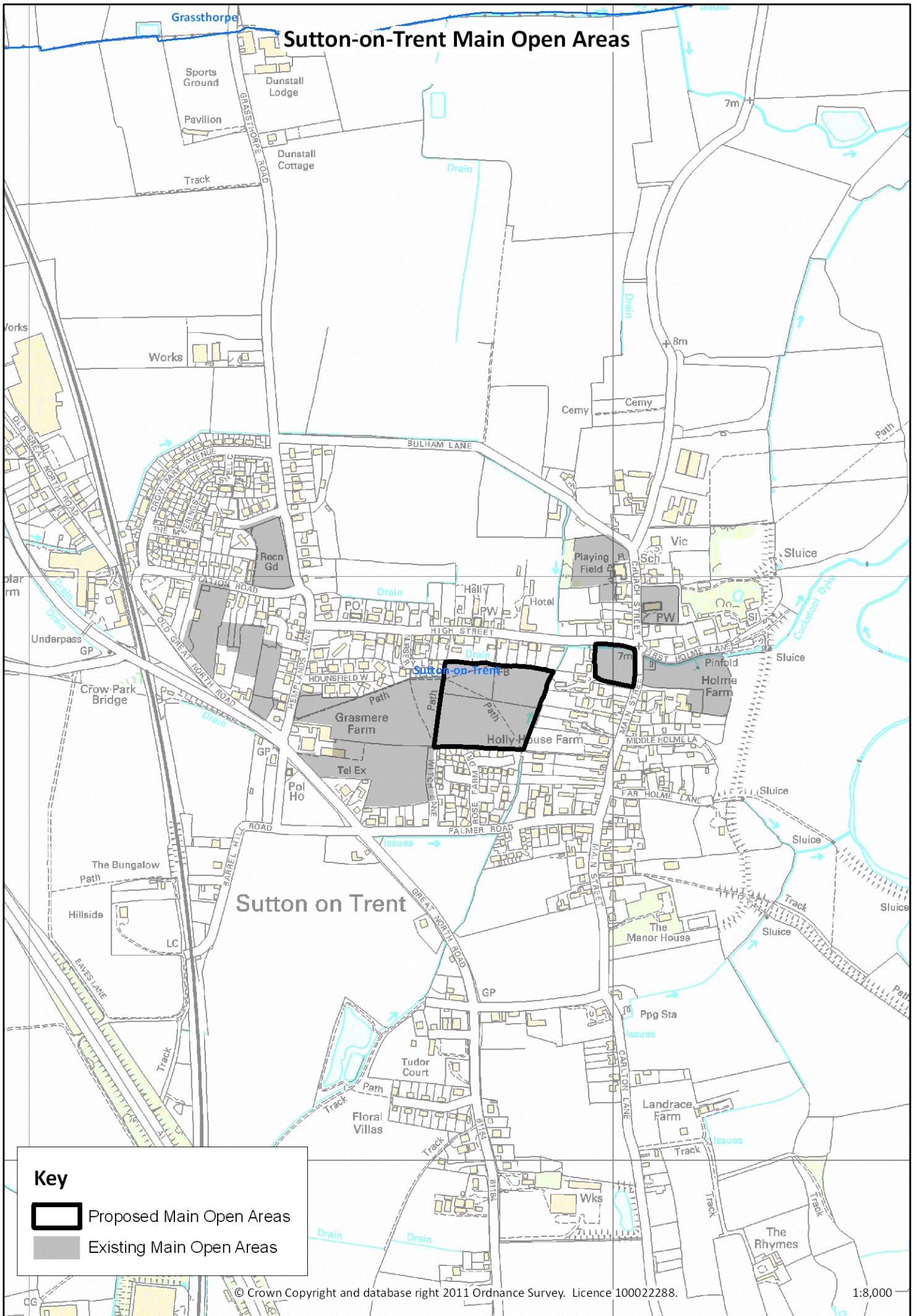
Southwell Main Open Areas



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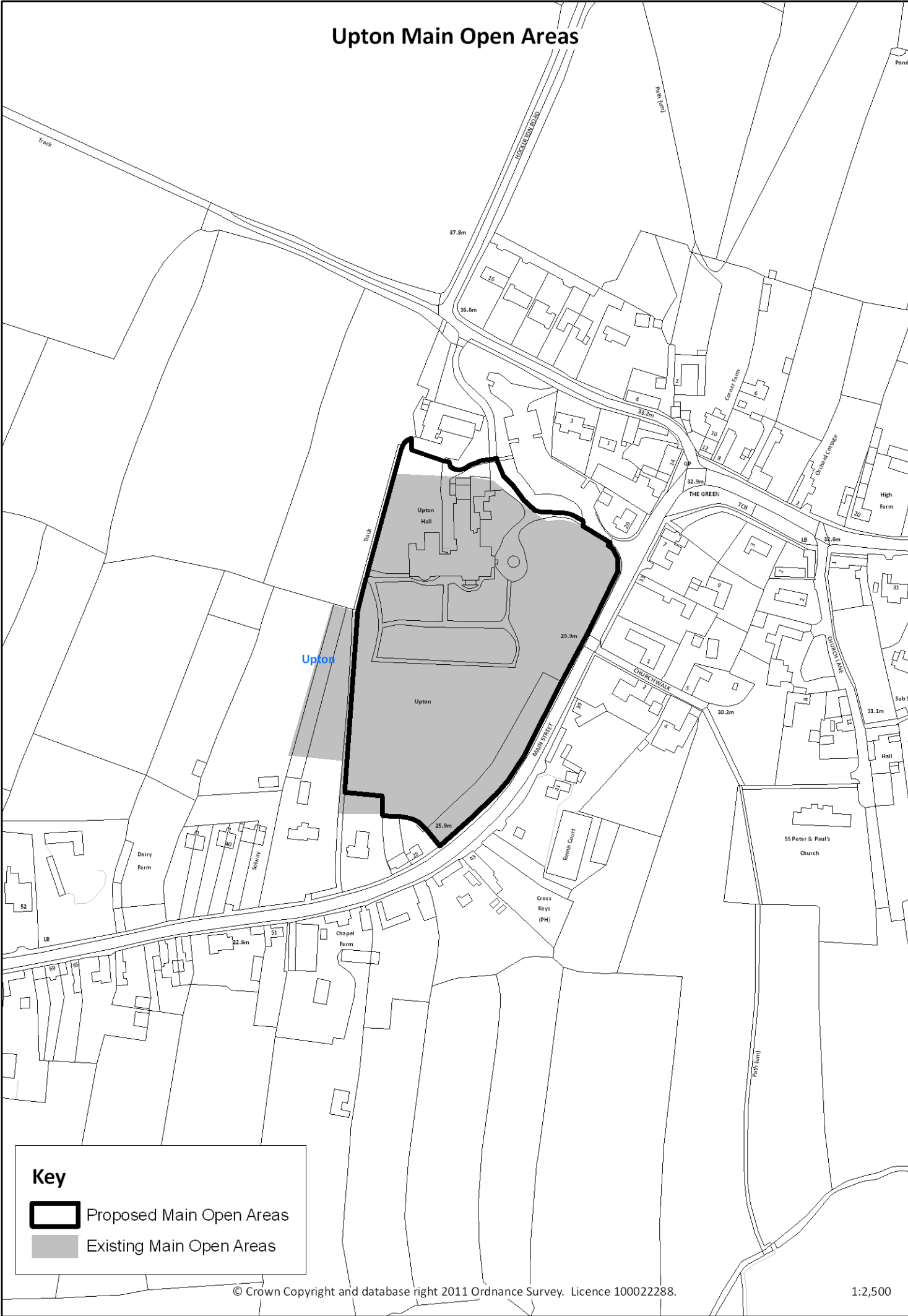
Sutton-on-Trent Main Open Areas





Key

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- Existing Main Open Areas

Upton Main Open Areas



Key

-  Proposed Main Open Areas
-  Existing Main Open Areas

