

From: Tony Aspbury [REDACTED]
Sent: 02 November 2023 12:00
To: planningpolicy
Cc: 'Stephen Hillier'; [REDACTED]
Subject: Newark & Sherwood - Allocations & Development Management DPD Review
Publication Draft
Attachments: Land at Coddington - Map.pdf
Importance: High

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FTAO Matthew Norton – Business manager – Planning Policy & Infrastructure

Please find set out below representation on the above-cited DPD on behalf of Messrs **Briggs-Price, Hiller and Porter** who are the joint owners of land at **Coddington** lying to the north of Old Hall Gardens. Their ownership (See attached Plan) comprises the majority of the land designated as a Main Open Area on what is understood to be the undeveloped residue of the former Coddington Hall estate.

The Representors propose that the MOA designation be **deleted** as it is an arbitrary and unjustified designation on its own merits and, therefore unreasonable, for the following reasons:

- There is no discrete settlement policy for Coddington within which the MOA designation is explained and objectively justified;
- In other settlements where the MOA policy is applied (e.g. Collingham and Sutton-on-Trent) there is a specific Policy (e.g. Co/MOA and ST/MOA) relating to it;
- Taking the above-cited settlements as an example MOAs are described as areas of predominantly open land **within** the settlement that play an important part in defining its form and structure. In both cases the built up area is contained by a 'Village Envelope' and the MOAs are all within the envelope. By contrast there is **no** Village Envelope at Coddington and both the MOAs designated there are, therefore, both as a matter policy and physical fact, outside the built up area;
- Notwithstanding the above, the MOA area north of Old Hall Gardens is an arbitrary designation which lacks any landscape, land use or tenurial unity as a separate space. So far as can be seen, it happens to constitute the incidental residue of the Coddington Hall estate, some of which was planned parkland and some merely fields/paddocks, left after, firstly, the development of the MoD married quarters (e.g. Parklands Close) and, subsequently, the extensive suburban housing development astride Lancaster Road and Beaconsfield Drive.
- Whilst the **northern** part of the designation enjoys **some**, albeit poorly-maintained and degraded, character as relic parkland, and thus some minor landscape value, its significance has been lost because of the loss of its historic context and its limited area. In any event its 'protection as a MOA is inappropriate and its character could be maintained by the simple 'countryside' status of the land around it, or, through designation together with the open land to the immediate north, east and west as an 'Open Break', separating the Village from the development now permitted astride the A17 to the north.
- The **southern** part (strongly [physically and visually] contained by the development astride Old Hall Gardens, Beaconsfield Drive and Parklands Close and outlined in red on the attached Plan) comprises heavily grazed paddock land with no demonstrable intrinsic landscape, visual or ecological value (except for a single, isolated, large veteran tree specimen). The Council will be aware that the Representors have advanced the candidacy of this Site for residential development in the latest SHELAA and the current representations are consistent with that proposal.

In summary, therefore, the MOA designation in question is neither necessary, nor justified and should be deleted through a Modification at an appropriate time in the preparation of the Plan.

Please acknowledge receipt of these representations and advise of your response thereto at the earliest opportunity.

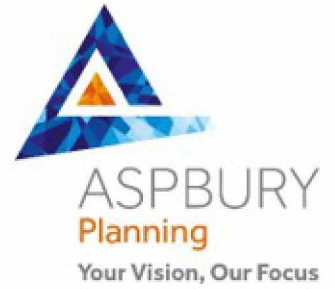
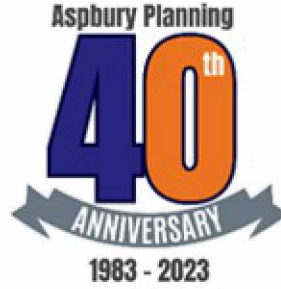
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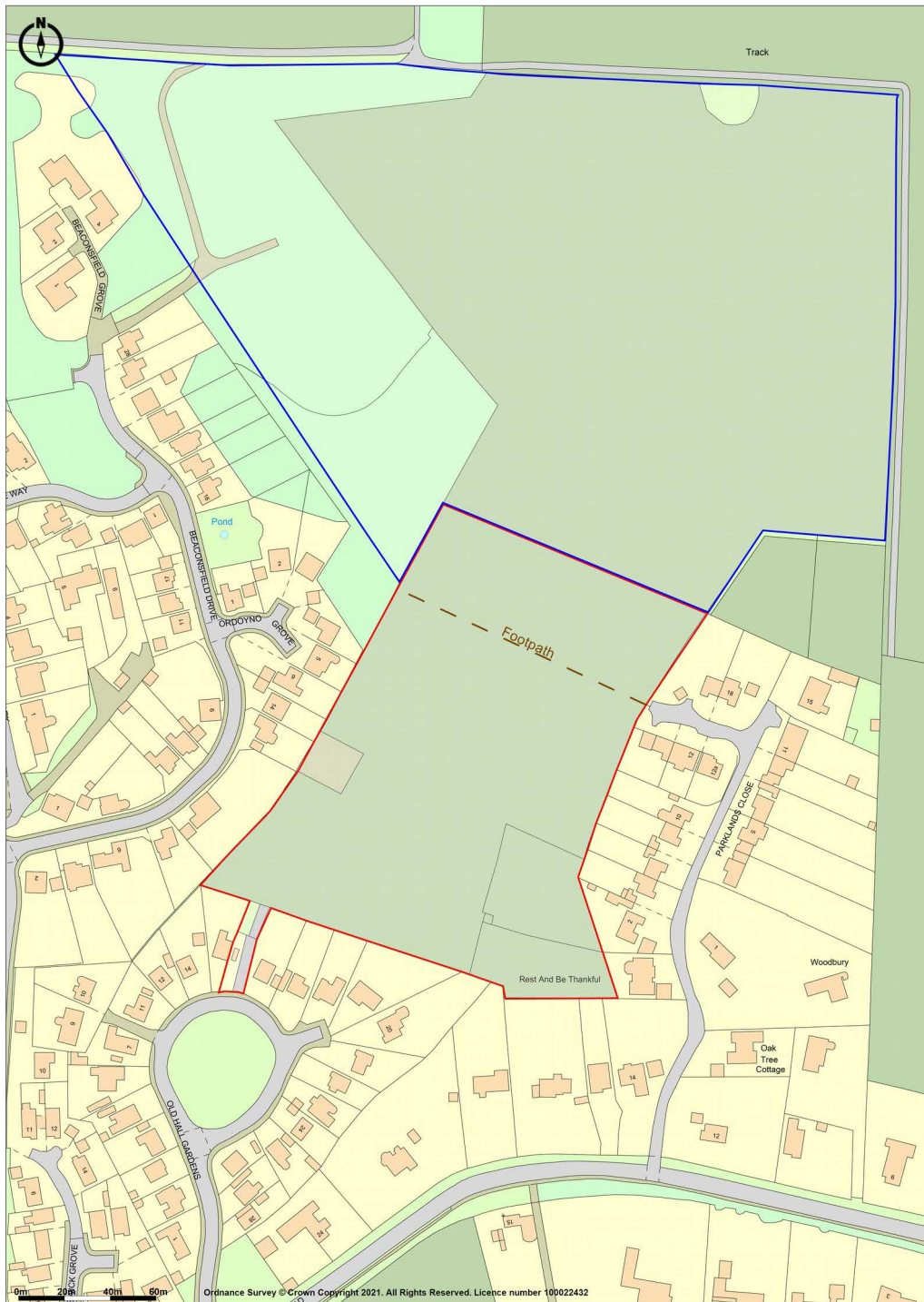
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Land at Coddington



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LANDMARK INFORMATION

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