

in partnership with



**Nottinghamshire
County Council**

Newark Open Breaks Review




Newark

Nottinghamshire

August 2019

The report has been prepared by Via East Midlands in Partnership with Nottinghamshire County Council on behalf of Newark and Sherwood District Council. It is an assessment of the land within the Open Break designation in support of the Amended Allocations and Development Management DPD.

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1. Introduction

1.1 Study aims

This report has been prepared by Via East Midlands on behalf of Newark and Sherwood District Council. It is an independent assessment of the land covered by the existing Open Break designations to determine whether the extent of these designations is appropriate and proportionate to meet the policy objectives. The assessment forms part of the evidence base in support of the review of the Amended Allocations & Development Management DPD.

1.2 Open Break assessment

The areas assessed cover the existing Open Break designated areas shown within the current Allocations & Development Management DPD. These areas are:

- Newark -Farndon Open Break,
- Newark -Winthorpe Open Break
- Newark -Coddington Open Break

and their location in relation to Newark is shown on Figure 1.

2. Planning context

2.1 Planning policy

The Open Break designation is longstanding in nature and has been present, in some form or other, within each successive Statutory Development Plan covering the Newark Area – from the Newark Town Map (amendment to the County Development Plan) produced in 1964 onwards. Throughout this time its principal purpose has been to prevent the coalescence of Newark with neighbouring settlements by restricting development on the intervening land. More recently the extent of the designations, and associated policy wording, was subject to examination as part of the Allocations & Development Management DPD in December 2012 where the Plan, in its modified form, was found to be sound. Through this process the previous Open Break at Balderton Hospital was deleted, reflecting a strategic decision over how to support the meeting of the District’s housing requirements. Notably that specific designation was much more recent than those at Farndon, Winthorpe and Coddington, having been introduced in 1999 in response to the original Balderton Hospital redevelopment.

In 2019 a planning appeal decision (APP/B3030/C/18/3196972), regarding development on a site within the Newark - Winthorpe Open Break, confirmed that the open break policy was still relevant and highlighted the contribution that had towards meeting the aims set out within the National Planning Policy Framework (2019) specifically:

The environmental objective:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.” (paragraph 8 (e))

and the strategic policy:

“conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.” (paragraph 20 (d))

2.2 Open Break policy

The open break policy is set out in the Allocations & Development Management under DPD in Policy NUA/OB/1.

The policy is:

Newark Urban Area - Open Breaks

In order to ensure that existing settlements retain their separate identities and characteristics, the District Council has identified certain areas that are under pressure for development which provide an Open Break between settlements.

- i. Newark and Farndon;
- ii. Newark and Winthorpe; and
- iii. Newark and Coddington.

Within land allocated on the Policies Map as Open Breaks in Newark Urban Area, planning permission will not normally be granted for built development.

(page 30 Newark and Sherwood Allocations and Development Management DPD)

2.3 Planned development

As a sub-regional centre within Nottinghamshire, Newark forms a key area within the spatial strategy for future growth. There are multiple and continuing development pressures around the periphery of the town with the principle ones outlined below.

The designated Open Breaks are being reviewed to determine whether the extent of land within the designation is proportionate to deliver policy objectives. The review is particularly relevant as over the period 2015 -2025 there is significant urban growth planned for the area south, south east, and east of Newark.

2.3.1 Newark and Farndon Open Break

- (1) Southern urban extension
 - Phased development to the south of Newark.
- (2) Highways improvements
 - Infrastructure works include the widening of the A46 to the west of Newark from Farndon roundabout, including substantial earth works to cross the Trent floodplain.
 - Construction of the Southern Relief Road creating a new roundabout junction onto the A46 from the Middlebeck development as well as widening and realignment of Hawton Lane.

2.3.2 Winthorpe Open Break

- (1) Employment

An employment site with planning permission (EPP) is allocated to the south east of Winthorpe, and to the south east of the A46

(2) Mixed use allocation

A mixed use allocation (NUA/MU/1) and mixed use allocation (NUA/MU/2) are allocated to the south east of Winthorpe and to the south east of the A46

2.3.3. Coddington Open Break

(1) Land east of Newark urban extension

- Phased development to the south of the Beacon Hill area of Newark and to the west of the A1

(2) Housing

2 areas of housing are allocated to the west of Coddington and to the west of the A1 (HoPP) and (NUA/Ho/5)

3. **Landscape and townscape character of settlements**

3.1 Landscape character and townscape of settlements adjacent to the Open Break

The existing landscape character and townscape of the settlements adjacent to the Open Break is considered below. The Newark Farndon Open Break is abutted by the village of Farndon, and by an outlier of built development north west of the River Devon and separate from the main body of Newark

3.2 Newark - Farndon Open Break

3.2.1 Farndon landscape character

Farndon sits within the Trent Washlands character area. To the north is *Averham Weir River Meadowlands* (TW53) which extends across the River Trent and which includes Farndon Marina. This is a low-lying riverside landscape within a river meander, most of which is cultivated arable land with some pasture east of Walters Close. To the south western corner of Farndon, west of Wyke Lane, are a series of small irregular fields of permanent pasture and Farndon Willow Holt and Water Meadows nature reserve. This area is within the *Farndon River Meadowlands* (TW30) and provides the immediate setting of the historic core of Farndon. South and east of Farndon residential housing over looks the *Farndon Village Farmlands* (TW12). This area is primarily large-scale agricultural land with some limited tree cover along remaining field boundaries. Refer to the Newark and Sherwood Landscape Character Assessment, 2013, for specific actions for these landscape policy areas.

3.2.2 Farndon townscape character

Farndon is a large village that lies just over 3km south west of Newark. The former A46 Fosse Road runs to the south east of the village. The historic built core of the village is situated against a meander on the southern bank of the River Trent with most of the conservation area south of Main Street. Farming, malting, willow production and basket making were the main local trades in the 19th century. The vernacular architecture in the conservation area is typical of Nottinghamshire's Trent valley in this era primarily red brick and pantile roofed dwellings. Residential development over the 20th century has extended the settlement north eastwards along Marsh Lane and infilled fields out to Fosse Road. A marina lies to the northern edge on a former 1930's worked sand and gravel quarry. Willows Holt is a Local Wildlife Site situated on a low-lying flood plain with willow and hybrid poplar species present.



Main Street.

19th century red brick cottages, detached houses and boundary walls form the historic core of the village. Mature vegetation encloses gardens of larger detached properties with some modern infill properties and converted farm buildings. Lanes off Main Street are narrower such as Church Street, School Lane



Marsh Lane view south west

A mixture of detached, semi-detached 1960s -1980s houses and bungalows extends along this road. Over hanging garden vegetation breaks up views of the hard-surfacing of this wide suburban road.



Fosse Road

Detached 1930s housing overlooking the fields south east of Fosse Road.

3.2.3 Newark, north west of River Devon townscape character

The residential area north west and south east of Farndon Road is surrounded by several landscape policy zones. South east is the Sconce and Devon Park River Meadowlands (TW34) which is made up of the floodplain pasture of the River Devon and the park itself. This area has multiple designations including part of Newark conservation area, a Scheduled Ancient monument, Local Wildlife Sites and a Local Nature Reserve. South of built development is Farndon Village Farmlands (TW12) primarily made up of large fields of arable land with some road and energy infrastructure to the south east of the urban edge. North of the River Trent is Averham Weir River Meadowlands (TW53) an area of low-lying riverside landscape overlooked by riverside properties along the southern bank of the Trent. Refer to the Newark and Sherwood Landscape Character Assessment, 2013, for specific actions for these landscape policy areas

3.2.4 Newark, north west of River Devon townscape character

Old wharf buildings and former warehouse front onto the river dating from the late 19th century when the Trent was a major transport corridor for grain, coal, wool and timber. These buildings are in poor condition and modern businesses such as car show rooms, garages, joinery contractors and petrol station now have prominent frontages along Farndon Road. A river path runs along the southern bank of the river, a quiet and secluded contrast to the busy road network to the south around Farndon roundabout. Modern offices units and a pub are situated to the south western edge adjacent to the A46. Most of the rest of the area is made up of residential houses of a mixture of eras including red brick Edwardian villa style houses infilled with more recent late 20th century housing. Along the residential stretches of Farndon Road there is a leafy green character with many houses set back from the road by gardens, fronted by grass verges, hedges and street trees.



3.3 Newark - Winthorpe Open Break

3.3.1 Winthorpe landscape character

At a national level, the whole of the Winthorpe Open Break is located within National Character Area 48 Trent and Belvoir Vales. At the local level, the study area falls within the Newark and Sherwood District Council Landscape Character Assessment. The majority of the Winthorpe open break lies with the East Nottinghamshire Farmlands Character area and in Policy Zone - ES04 - East Nottinghamshire Winthorpe Village Farmlands. The northern section of the Open Break is located in Landscape Policy Zone – TW53 – Trent Washlands Averham Weir River Meadowlands

The Policy Zone ES04 has the following characteristic features: -

- Flat with occasional undulating landform around village

- Medium distance views to frequent shelterbelts and mixed plantations
- Dominant views to the west of power stations and power lines
- Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture in the vicinity of the village

The landscape action for this Policy Zone is 'Conserve and Create' with actions relating to the conservation of historic field patterns and pastoral fields, conservation of tree cover and ecological diversity; as well as the concentration of new development around settlements, and the aspiration to reflect the local vernacular in built development.

The Policy Zone TW53 has the following characteristic features: -

- Flat low-lying landscape with some linear stretches of pasture against the River Trent
- Intensive arable production
- Abandoned gravel workings with establishing scrub vegetation and some wet woodland
- Some mixed hedgerows generally along roads or surrounding fields of pasture.

The landscape action for this Policy Zone is 'Create and Reinforce' with actions relating to the management of riverside pasture in order to reinforce ecological diversity, the conservation of the sparsely settled character of the landscape; as well as the concentration of new development within existing field boundaries and the aspiration to reflect the local vernacular in built development.

In terms of the landscape character of the village itself, the surrounding to the core of the village of Winthorpe has both intensive arable farming, mainly of cereals; with improved and unimproved permanent pasture in the vicinity of the village, some of which is associated with the historic parkland of Winthorpe Hall and Winthorpe House. The village retains large numbers of mature trees which give the village a leafy character and time depth, particularly along Gainsborough Road.

3.3.2 Winthorpe townscape character

Winthorpe is a large village that lies 3 km north east of the centre of Newark. Gainsborough Road was formerly the main route from Newark through the centre of the village, but this has now been cut off by the A1. The River Trent is 0.5km to the north west. The River Fleet runs through the village, partly underground in places.

Winthorpe is a village of medieval or older origins and is mentioned in the Domesday Book. The village was principally shaped in the 18th and 19th Century. The village's close proximity to Newark allowed Winthorpe to develop as an attractive commuter settlement for wealthy business men. As a result, Winthorpe contains a high number of high-status houses including 2 country homes with extensive parkland, Winthorpe Hall and Winthorpe House, as well as C18 and C19 villas principally located along Gainsborough Road.

The historic core of the village is mainly situated around Gainsborough Road and Holme Lane which is designated as a Conservation Area. Typical building materials in the Conservation Area are orange red brick with slate roofs as opposed to the more typical pantiles reflecting the higher status of many of the buildings. The local trades were a shoemaker, tailor, miller, carpenter and a wheelwright, but there was no significant local industry or manufacturing trade. Residential settlement in the 20th century has extended in a north, north east and a southerly direction.

Mature trees play an important part in the character and appearance of Winthorpe. The large houses with extensive gardens and grounds contribute to its leafy character particularly along Gainsborough Road.

Other designations within the village area include an historic park and garden associated with Winthorpe Hall extending to the north west of the village towards the River Trent

3.3 Newark – Coddington Open Break

3.3.1 Coddington landscape character

At a national level, the whole of the Coddington Open Break is located within National Character Area 48 Trent and Belvoir Vales. At the local level, the study areas falls within the Newark and Sherwood District Council Landscape Character Assessment. The Coddington Open Break lies completely within the East Nottinghamshire Farmlands Character area and in Policy Zone - ES04 - East Nottinghamshire Winthorpe Village Farmlands with the characteristic features and landscape actions detailed above for the Winthorpe Open Break.

In terms of the landscape character of the village itself, the surrounding to the core of the village of Coddington has both intensive arable farming, mainly of sugar beet; with improved and unimproved permanent pasture in the vicinity of the village, some of which is associated with the historic parkland of Coddington Hall. The village retains large numbers of mature trees which give the village a leafy character and time depth, particularly along the boundary of Coddington House on Main Street

3.3.2 Coddington townscape character

Coddington is a large village that lies 4 kilometres east of the centre of Newark. Newark Road was formerly the main route from Newark through the village, but this has now been cut off by the current A1 and A17 Beckingham Road.

Coddington is a village of Saxon origins. South of the village centre, on Balderton Lane, there are remains of a medieval moated site which probably dates from 1250 -1350. The village was principally shaped in the 18th and 19th Century. Coddington developed mainly as a farming community. Most of the inhabitants of the village were dependent on agriculture for a living.

The historic core of the village is designated as a Conservation Area and has three distinct areas formed by the realigned Newark to Sleaford Road. The road cuts through the centre of the village leaving the Old Newark Road area, a small part of the village north of the road and the old village mainly south of the road around Main Street and Balderton Lane. Typical building materials in the Conservation Area are orange red brick with clay pantiles but also welsh blue slate and plain tiles

The village is surrounded by open countryside and fields which contributes to its rural character and setting. The landscape has an agricultural character with ancient landscapes including permanent pasture, field ponds and species rich hedgerows and mature trees.

Residential settlement in the 20th century has extended in a direction to the north of Beckingham and Newark Road.

Other designations include a Local Wildlife Site to the north of Newark Road, an area designated as historic Park and Garden which is the grounds of the former Coddington Hall, which also lies to the north of Newark Road.



1930s semi-detached housing to the western end of Newark Road, overlooking the north western corner of the Open Break



A post 2000 housing estate to the north of Lancaster Road, overlooking an area of Public Open Space with mature trees, some of which are remnants of the parkland of the former Coddington Hall.



A recent development of retirement bungalows on Penswick Grove, to the north of Newark Road



The historic core of the village is centred around the Parish Church of All Saints. This has a 13th Century tower with the remainder of the church being restored in 1864. The adjacent Coddington House was built in 1857.



18th Century 'Post Office Row' Cottages on Main Street, constructed of the characteristic red brick with a clay pantile roof.



'The Old Forge' on Balderton Lane which is an 18th Century Grade II* listed building. It is constructed of the characteristic red brick with a clay pantile roof with two gable chimney stacks and glazing bar sashes

4. Open Break designation

4.1 Methodology

This review assesses the land within the Open Break and buffer area around it to determine if it still functions to retain the separate identities and characteristics of Newark and the neighbouring settlements.

The assessment of Open Break functionality was split into three areas:

- Physical
- Perceptual
- Landscape value

The assessment process consisted of an initial desktop survey followed by a field survey. GIS mapping was used to collate information on topography, land use, landscape character, planning and conservation designations for the study area. (Refer to Figures within Appendix 2.)

Prior to site assessment each Open Break area was then divided into small units of land with a consistent pattern of features and character. Boundaries of these areas followed physical features on the ground such as field hedgerows and roads. These unit areas were checked on site along with an assessment of surrounding visual receptors and landscape value. This surveying was carried out by chartered landscape architects and followed the *Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Landscape Institute and the Institute of Environmental Management and Assessment 2013*. The physical distance was measured using GIS Map info Professional, version 17.

Each unit area was given a high, medium or low ranking based on the criteria defined below. Each unit of land was then given an overall level of high, medium or low reflecting its contribution to the open break designation.

4.1.1 Physical separation

High - Land unit contributes to separation of Newark and Farndon/Winthorpe/Coddington and/or the setting of the upper section of the River Devon*, due to its geographic position and distance (<0.5km from settlement edge/river corridor – Farndon and Coddington, and <0.3km from settlement edge Winthorpe).

Medium - Land unit partially contributes to the separation of the settlements and/or the setting of the River Devon*, due to its position and relationship to other landscape units

Low - Land unit does not contribute to the separation of Newark and Farndon/Winthorpe/Coddington or the upper section of the River Devon*, due to its geographic position. i.e. already within Newark or distance (more than 0.7km away from surrounding settlement edge/river corridor – Farndon and Coddington, and > 0.3km from settlement edge Winthorpe).

4.1.2 Perceptual separation

High - Land unit contributes strongly to the sense of separation of Newark and Farndon/Winthorpe/Coddington and setting of the River Devon* due to openness (undeveloped elements) and/or presence of tree planting and landform.

Medium - Land unit partially contributes to the sense of separation of the two settlements and setting of the River Devon*.

Low - Land unit does not contribute or only makes a weak contribution to the sense of separation of Newark and Farndon/Winthorpe/Coddington and the setting of the River Devon*.

4.1.3 Landscape value

High - Unit has a strong landscape character with features in good condition, often with conservation interest (cultural/heritage/ecological designations) and recreational value.

Medium - Unit has some characteristic features of the character area, but this may be variable and localised. However, there is some scope for enhancement/green infrastructure provision where there is planned development growth in the surrounding area.

Low - Landscape character is weak, with little identity. Characteristic features are few and the landscape elements are in poor condition sometimes with detracting elements. There are few areas of conservation interest. However, there is may be greater scope for restoration and green infrastructure provision where there is planned development growth in the surrounding area.

* Note the reference to the River Devon applies to the Newark - Farndon Open break only

4.2 Assessment of areas

The assessment of each of the land units is set out in detail within Appendix 1. A summary of the findings is set out below.

4.3 Newark - Farndon Open Break

Table 4.1: Summary of contribution of land units to Farndon Open Break and River Devon

Unit	Contribution to open break	Physical separation	Perceptual separation	Landscape value	Notes
1 Confluence of River Devon with River Trent	High	High	Medium	High	No contribution to separation between Newark and Farndon but provides the immediate setting to the River Devon. The landscape provides a distinctive approach to Newark from River Trent and to a lesser extent, from the south of Newark along the B6166.
2 River Devon west of Sconce and Devon Park	High	High	High	High	No contribution to separation between Newark and Farndon but provides the immediate setting to the River Devon. The landscape value is high with the Devon river valley and its grazed flood meadow, pollarded willow and pockets of woodland and grassland giving this landscape a strong sense of place. The river setting provides the wider context for earthworks associated with the Civil War.
3 Flood plain of River Devon, Newark	High	High	High	High	River Devon provides a natural break between higher ground to the south east and residential development along Farndon Road. South western edge provides break between Farndon and Newark.
4 Land adjacent to roundabout Newark	Medium	High	Medium	Low	Road separates settlements but the landscape value is low largely due to very few landscape features and presence of elevated road and utility infrastructure. Scope for significant improvement as gateway into Newark from the south.

5 Land south of Farndon Fields Farm	High	High	Medium	Medium	Agricultural land west of the River Devon and east of the A46 provides a break in development. As the phased southern extension development extends westwards this land will become more important in providing physical break between settlement edges.
6 Land east of Farndon	High	High	Medium	Medium	Land at the northern end adjacent to roundabout contributes to separation of Newark and Farndon settlements. Along Fosse way and Hawton Road there is localised area of development.
7 Flood plain east of Farndon	High	High	High	Medium	Land marks eastern edge of Farndon. Even though this is relatively small area it provides definitive break in settlement pattern up to the A46 Newark bypass. Mature trees to southern corner of field around property enclose most views of roundabout.
8 Riverside pasture against River Trent	High	High	High	Medium	Planting along A46 and adjacent fields provide separation between Farndon and Newark. Area is contained by road embankments.
9 Riverside Pasture north of Wayside	Medium	Medium	Medium	High	River bank and pasture along the Trent provide a high-quality landscape on the approach to Newark along the river (boat/footpath) Area contributes to physical break together with Unit 8.
10 River Devon Eastern bank, south west of Top Farm	High	High	Medium	Medium	Western edge along River Devon corridor will provide swathe of land that is important in separating Farndon and Newark. Potential for green infrastructure provision to link non-vehicular public access along River Devon to local park/Newark town centre. Scope for connecting heritage features and for

					biodiversity improvements.
11 Land south east of Farndon	Low	Medium	Low	Medium	Existing piecemeal development already compromises open break to some extent. Scope for some limited development but with substantial planting works along road to integrate new development and improve edge of Farndon.
12 Land east of A46, north of sewage works	Medium	High	Low	Low	Land between River Devon up to A46 provides separation between Newark and Farndon. This will become more important as the western most phases of Newark's southern extension extend into this area. Scope for improvement of landscape as part of southern relief road. Biodiversity improvements west of River Devon to mitigation for impact on LWS.

4.4 Newark - Winthorpe Open Break

Table 4.2 Winthorpe summary of contribution of land units to the Open Break

Unit	Contribution to open break	Physical Separation	Perceptual Separation	Landscape Value	Notes
1 North eastern end of Open Break, adjacent A1133	High	High	High	Medium	This unit contributes to the physical separation between Winthorpe and Newark. The open area contributes to the perception of separation. This is an area of agricultural land of medium landscape value.
2 North eastern end of Open Break, south east of Branstone Close	High	High	High	Medium	This unit contributes to physical the separation between Winthorpe and Newark. The open area contributes to the perception of separation. This is an area of agricultural

					land of medium landscape value.
3 North east of Winthorpe House	Low	Medium	Low	Medium	Built development within this unit reduces the perceptual and actual physical effect of separation. This unit is of medium landscape value as part of it is within the Conservation Area.
4 Winthorpe House and grounds	Low	Medium	Low	High	Mature vegetation within this unit screens Winthorpe House and its associated buildings, but physically and perceptually reduces the degree of separation. However, the landscape value of this unit is high due to its designation as a Conservation Area, the presence of 2 listed buildings and mature vegetation.
5 Winthorpe House Parkland	High	High	High	High	This unit contributes to the physical separation between Winthorpe and Newark. The open area contributes to the perception of separation. The unit is of high landscape value due to its mature parkland vegetation.
6 South east of Winthorpe House	High	High	High	Medium	This unit contributes to the physical separation between Winthorpe and Newark. The open area contributes to the perception of separation. This is an area of agricultural land of medium landscape value.
7 Woodland to north east of The Spinney	Medium	High	Low	High	A dense tree belt screens the residential development of 'The Spinney' to the west, but perceptually reduces the open break effect, although it creates a high degree of physical separation as it does

					not contain built development., The unit is of high landscape value due to its mature vegetation
8 land south east of Winthorpe House Parkland and north west of A46 service area	High	High	High	Medium	The unit contributes to the physical separation between Winthorpe and Newark. The open area contributes to the perception of separation This is an area of agricultural land of medium landscape value
9 Service area and restaurant	Low	Low	Low	Low	Built development within this unit reduces the perceptual and actual physical effect of separation and is of lower landscape value
10 Area to the south of The Spinney	Medium	High	Medium	Medium	This unit contributes to the physical separation between Winthorpe and Newark. The perception of separation is reduced by a strong vegetated surround. The improved permanent pasture land is of medium landscape value
11 Land to the south west of Winthorpe adjacent to the A1	High	High	Medium	High	This unit contributes to the physical separation between Winthorpe and Newark. The perception of separation is reduced by a strong vegetated surround. This unit is of medium landscape value as part is within the Conservation Area.
12 North of bridge House	High	High	High	Medium	This unit contributes to the physical separation between Winthorpe and Newark. The open area contributes to the perception of separation. This unit is of medium landscape value
13 Area to the west of	High	High	High	Medium	This unit contributes to the physical separation between Winthorpe

Bridge House					and Newark. The seasonal storage of caravans reduces its perception of open area. The majority of the area is agricultural land of medium landscape value
14 Land north of Newark residential area	High	High	High	Medium	This unit contributes to the physical separation between Winthorpe and Newark. The open area contributes to the perception of separation. This is an area of agricultural land of medium landscape value
15 A1/A46 junction	Medium	Medium	Medium	Medium	This unit contributes to the physical and perceptual separation between Winthorpe and Newark, but this is reduced by its location within a busy road junction. This is an area of junction infrastructure of medium landscape value
16 A1	Low	Medium	Medium	Low	Road infrastructure reduces the perceptual and actual physical effect of separation. The landscape value of the unit is increased by roadside landscape treatment

4.5 Newark – Coddington Open Break

Table 4.3: Summary of contribution of land units to Coddington Open Break

Unit	Contribution to open break	Physical Separation	Perceptual Separation	Landscape Value	Notes
1 Greenfields Farm, A1 junction	Low	Low	Low	Medium	This unit does not contribute to the physical separation between Coddington and Newark. The perception of separation is also

					reduced by built development and small enclosed fields surrounded by vegetation. This is an area of medium landscape value as this contains mature vegetation within the site area..
2 South of Newark Road	High	High	High	Medium	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to the perception of separation. This is an area of agricultural land of medium landscape value.
3. Pasture area South of Newark Road	High	High	High	High	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to the perception of separation. This unit is of high landscape value as part of it is within the Conservation Area, and is permanent improved pasture
4 Mature woodland north of Beckingham Road	Med	High	Low	High	A dense tree belt screens residential development to the north, but perceptually reduces the open break effect, although it creates high degree of physical separation as it does not contain built development. The unit is of high landscape value due to its mature vegetation
5 Beckingham Road and A1 slip road	Low	Medium	Medium	Medium	Road infrastructure reduces the perceptual and actual physical effect of separation. The

					landscape value of the unit is increased by roadside landscape treatment.
6 Greenways Farm, south of Beckingham Road	High	High	High	Medium	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to the perception of separation. Some built development to the northern end reduces physical separation, but the majority of the area is open This is an area of agricultural land of medium landscape value.
7 Land south of Beckingham Road	High	High	High	Medium	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to perception of separation. This is an area of agricultural land of medium landscape value.
8 Land south of Beckingham Road	High	High	High	Medium	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to the perception of separation. This is an area of agricultural land of medium landscape value.
9 Land east of Balderton Lane	High	High	High	Medium	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to the perception of separation. This is an area of

					agricultural land of medium landscape value.
10 Land east of Balderton Lane	High	High	High	High	This unit contributes to the physical separation between Coddington and Newark. The open area also contributes to the perception of separation. This is an area of high landscape value which is within the Conservation Area. It is of heritage interest set in an area of permanent unimproved pasture.

5. Summary and recommendations

5.1 Newark - Farndon Open Break

The review of the Newark- Farndon Open Break boundary has concluded that this break is effective at retaining both Newark and Farndon's separate identities. The area to the north east of the break is of high landscape value providing the setting of the lower reaches of the River Devon as it meets the River Trent. The river side context to this area is clearly apparent in the townscape and cultural heritage of the settlements as well as within the wider low-lying flood plain landscape.

The land between Farndon and Newark, although accommodating road and electrical infrastructure, provides a clear separation between the built edges. All the units within the existing Open Break in this area provide a high level of physical separation Whilst this swathe of land is narrow it is, for the most part, undeveloped creating a visual and physical break between the two settlements. This sense of place could be much improved with relocation of power lines and landscape design to define the approach to Newark.

There are three amendments to the Newark - Farndon Open Break designation. The areas for inclusion and exclusion are shown on drawing Figure 9. These are:

5.1.1 Land to the east of the River Devon.

(Addition of river bank within unit 2)

This small area of river bank and linear woodland provides the immediate context to the river and includes areas of floodplain grasslands before they rise to the Sconce earthworks to the east. The inclusion of the whole of the Sconce and Devon park was considered, and this area formed part of the study area. However, most of this area is not visible from the river path and is separated by topography. It was therefore not included within the Open Break designation. The park also has multiple designations as shown on Figure 4 Newark- Farndon Open Break - Designated Sites.

5.1.2 Land immediately adjacent to the River Devon and around the proposed roundabout junction of the A46 and southern relief road

(Addition of land with units 11, 12 and buffer strip along River Devon Unit 10)

This area will extend the open break southwards as the Middlebeck development brings the urban edge of Newark further south towards Hawton. There is scope for extending the green infrastructure as part of the Southern Relief Road and Middlebeck developments along the River Devon on the eastern bank. A landscape buffer would allow for the wider restoration of the river habitat. The location of this open break area, on the southern edge of Newark also offers potential multiple benefits with improvements to green infrastructure including access links, amenity and cultural heritage provision and habitat restoration. The extent of the Open Break has been defined as an offset from the River Devon in the absence of prominent physical features. This is consistent with the outline permission for the Middlebeck development. The proposed Open Break boundary within Unit 11 follows the edge of the unit.

Small residential plot south of Fosse Road

5.1.3

(Removal of plot to the edge of unit 6)

This residential property relates to adjacent properties rather than the wider agricultural landscape. It ties into the existing linear development along Fosse Road.

5.2 Newark - Winthorpe Open Break

The review of the Newark- Winthorpe Open Break boundary has concluded that this break is effective at retaining both Newark and Winthorpe's separate identities. The land between Winthorpe and Newark, although accommodating road infrastructure, provides a clear separation between the built edges.

:

This report has considered the existing boundary of the Open Break and concludes that the boundary should not be extended on a north east/south west axis. It maintains a break between Winthorpe and recreational and industrial uses on the northern edge of Newark and is clearly delineated by the A1133, the A46, and the A1.

The report has also concluded that the boundary should not be extended on a south east/north west axis. It maintains a break between Winthorpe and northern built residential edge of Newark and is clearly delineated by the railway/river corridor, the A46 and the A1.

The retention of units 12,13,14 and 15 to the south west of the A1 has been questioned but we conclude that this area of the Open Break should remain because of its high physical and perceptual separation (medium for unit 15), as well as its high – medium landscape value.

It is recommended that the Inspectors Summary (Reference APP/B3030/C/18/3196972 – 3196078 Land to the north west side of Winthorpe Road) is referred to in relation to this area of the Winthorpe Open Break and in particular this summary: -

'A thin sliver of land remains undeveloped between the northern edge of Newark and the southern edge of Winthorpe and, notwithstanding the presence of the A1, which creates a visual and physical break, the land in question undoubtedly plays a crucial role in maintaining the individual identity of both settlements. Given the limited distance between the two settlements the aims of the policy could easily be eroded by further development and the area is highly sensitive in that sense.'

This report reiterates that units 12,13,14 and 15, because of their openness, are an essential part of the Winthorpe Open Break. Therefore, no amendments are proposed to the Newark – Winthorpe Open Break designation boundary

The function of the existing units within the Winthorpe Open Break has been assessed and it is not considered that any of the units should be removed. from the designation.

However, it is recommended that a section of the A1(unit 16) is added to the Winthorpe Open Break, this is merely for consistency with the Coddington and Farndon Open Breaks, where the major roads are included within the Open Break area. The area for inclusion is shown on drawing HW20133/31revA Figure 17

5.3 Newark - Coddington Open Break

The review of the Newark- Coddington Open Break boundary has concluded that this break is effective at retaining both Newark and Coddington's separate identities. The land between Coddington and Newark, although accommodating road infrastructure, provides a clear separation between the built edges.

The existing Coddington Open Break boundary creates a distinct area which is bounded to the west by the A1, separating Coddington from the built edge of Newark; to the north of Newark Road by 20th Century housing development: and to the east by the historic core of the village around Brownlow's Hill, Main Street and Balderton Lane. The southern boundary of the Open Break is open, but is physically formed by the rising topography, which increases from approximately 30 metres AOD at the village centre to 36 metres AOD to the south. The rising landform creates a natural boundary to the Open Break area.

There is one amendment to the Newark - Coddington open break designation. The area for exclusion is shown on drawing HW20133/57 rev A Figure 27, Land bounded by A1, A17 and A1 Slip Road which contains Greenfields Care Home (Unit 1)

This physical separation, perceptual separation and landscape quality of this area has been analysed and the overall assessment of the area is 'Low'. This area now contains a number of buildings, and a proposal for a further 3 buildings is likely to be resubmitted (Planning application reference 18/01928/FUL). Therefore, the designation of Unit 1 as part of the open break has been eroded by this development. It is recommended that the strong band of vegetation surrounding this area is retained as part of the Open Break.

Newark – Coddington Open Break designation should not be extended further because it forms the distinct unit described above

The function of the existing units within the Coddington Open Break has been assessed and it is not considered that any of the remaining units should be removed. from the designation.

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