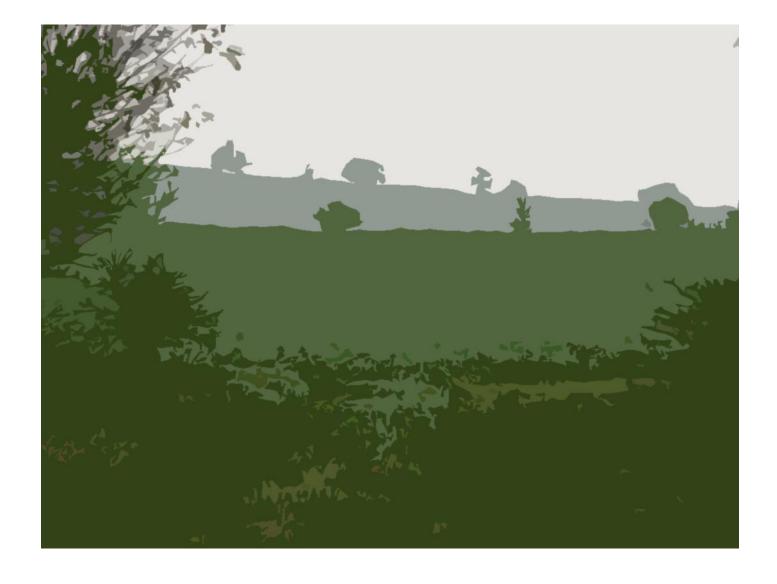
Gedling Borough Council

Green Belt Assessment Appendices D to N





Appendices D to N: Results Tables and Settlement Descriptions

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Appendix D - Bestwood Village

Character

The village lies to the north-west of the Greater Nottingham conurbation and was originally a purpose built industrial settlement. The residential heart of the village includes a rectilinear street pattern with short terraces of 19th century housing associated with the colliery, mid-20th century housing to the north and east and more modern housing developments to the south. The old part of the village, centring on Park Road, was designated a Conservation Area in 1992 and extended in 2005.

Visually the village retains much of its appearance as a traditional colliery village and is situated on undulating land with good vantage points at the northern end. The main entrance to the village is along Moor Road, with some development to the west side within Ashfield District Council's area. When approaching from the south side views of the industrial units are possible. The sports ground to the south-western side of Park Road and Moor Road is a significant area of open space but is tightly bounded by Bestwood Business Park, office buildings and residential properties. Another significant area of open space is the bowling green to the north-western corner of Park Road and Moor Road. The built form of the village ends at The Spinney where dense hedgerows line the road.

At the centre of the village is the 'Square' which is protected as public open space and makes an important contribution to the village street scene.

To the south-eastern end of the village there is Bestwood Country Park which covers 650 acres of open green space and wildlife habitats. To the east of the village is a riding school and clear views of the landscape beyond the village.

Conclusions

Bestwood Village has a mixed urban/suburban character with few areas of openness.

Village	Bestwood Village	
Area or Site	North	
	Score (out of 5)	Justification
Check the unrestricted sprawl	3	The area is open with some boundaries with Bestwood Village. Field
of settlements		boundaries and tracks offer defensible boundaries to some extent.
Prevent neighbouring	2	Due to the size of the gap and presence of strong defensible boundaries
settlements from merging into		(former mineral line) there is limited opportunity for coalescence with
one another		Papplewick. Some potential for perception of merging with Hucknall to the west.
Assist in safeguarding the	4	Although there is some development in the north-east of area, much of this is
countryside from		related to farms or Killarney Park.
encroachment		
Preserve the setting and	2	There are heritage assets in the village (notably the conservation area and the
special character of historic		Headstock scheduled monument/local interest building) although this area has
settlements		limited impact on these.
Total	11/20	

Village	Bestwood Village	
Area or Site	South	
	Score (out of 5)	Justification
Check the unrestricted sprawl	3	This area is well contained on three sides albeit by Bestwood Village and the
of settlements		urban area.
Prevent neighbouring	5	The land here has an important role in maintaining the separation between
settlements from merging into		Bestwood Village and the urban area
one another		
Assist in safeguarding the	5	There is no inappropriate development within this area
countryside from		
encroachment		
Preserve the setting and	4	This area is immediately adjacent to important heritage assets associated with
special character of historic		the character of the village (conservation area and Headstock scheduled

settlements		monument/local interest building), however, the key features are unlikely to be lost or substantially harmed.
Total	17/20	

Area or Site	Site 1	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	Isolated from built form of settlement. Flat land. Some trees and hedges act as defensible boundaries.
		Planning Application for safeguarded land to the south has not been taken into account as not yet built.
Prevent neighbouring settlements from merging into one another	3	Very little impact on the size of gap between Bestwood Village and Papplewick. Some potential of perception of merging with Hucknall to the west.
Assist in safeguarding the countryside from encroachment	4	There is an existing depot in the north area of the site. Farm buildings to the south.
Preserve the setting and special character of historic settlements	1	Development would have no adverse impact on the conservation area or heritage assets associated with the village.
Total	13/20	

Area or Site	Site 2	
	Score (out of 5)	Justification
Check the unrestricted sprawl	5	Land rising to the north east to the ridgeline. Relatively few defensible
of settlements		boundaries to the north. Site does not adjoin the village.
Prevent neighbouring	1	Very little impact on the size of gap between Bestwood Village and Papplewick
settlements from merging into		or the perception of merging with Hucknall.

one another		
Assist in safeguarding the countryside from encroachment	5	There are no buildings within the site.
Preserve the setting and special character of historic settlements	1	The area will have no adverse impact on the conservation area or heritage assets associated with the village.
Total	12/20	

Area or Site	Site 3	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Flat land. Single trees and hedges act as defensible boundaries. Site adjoins one side of the village. Dips to west and east.
Prevent neighbouring settlements from merging into one another	1	Very little impact on the size of gap between Bestwood Village and Papplewick or the perception of merging with Hucknall.
Assist in safeguarding the countryside from encroachment	5	There are no buildings within the site.
Preserve the setting and special character of historic settlements	1	Development would have no adverse impact on the conservation area or heritage assets associated with the village.
Total	10/20	

Area or Site	Site 4	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	Flat land adjacent to Park Road – development here would form long limb into the country. Land rises to the north to ridgeline. Some mature trees and hedges act as defensible boundaries. Site adjoins one side of the village.
Prevent neighbouring	1	Development on site would not reduce the size of the gap between settlements

settlements from merging into one another		
Assist in safeguarding the countryside from encroachment	4	The site contains an existing riding school (Broad View Riding School) and a number of other buildings and dwellings but is largely open
Preserve the setting and special character of historic settlements	3	Development would have some impact on the conservation area due to topography and proximity to the Headstocks which is important as part of the setting and coal mining character of the village.
Total	12/20	

Area or Site	Site 5	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	Site is isolated from the settlement and beyond a strong defensible boundary. Land rises to the south fairly steeply to the tree line where there is a bank. Some mature trees act as defensible boundaries to the south of the site.
Prevent neighbouring settlements from merging into one another	1	Although on the south side of Park Road development would not reduce the size of the gap to the urban area.
Assist in safeguarding the countryside from encroachment	4	The site contains stable buildings.
Preserve the setting and special character of historic settlements	5	Development would have an impact on the conservation area due to topography and proximity to the Headstocks which is important as part of the setting and coal mining character of the village.
Total	15/20	

Photograph 1 View northward across Site 3.



Photograph 2
Looking
across Site 3
northwards
towards Site 2
in the
distance.



Photograph 3
View northeast
across Site 3
where the
ground rises to
the north with
the Crimea
Plantation
visible on the
horizon.



Photograph 4
The hedge
and tree
marks the
northern
boundary of
Site 3



Photograph 5
Westhouse
Farm in the
distance is
adjacent to the
western
boundary of
the site.



Photograph 6
From the
eastern edge
of Site 4
looking north
west where
the land rises
to the edge of
Bestwood just
visible top left
of the photo.



Photograph 7
Looking due
north across
the centre of
Site 4 from
Park Road.



Photograph 8
Looking north
west across
the centre of
Site 4 from
Park Road
showing the
built up edge
of Bestwood
Village in the
top left of the
photo.



Photograph 9 Looking east from the entrance to Site 4 across the southern part of the site and to the hedged boundary with Park Road, beyond which is Area 5.



Photograph 10 Site 4 showing the rising land to the north towards the ridgeline. A few equestrian buildings are visible.



Photograph 11 The far eastern edge of Area 4 taken from the junction of Park Road and the track showing the northern

boundary

rising to the north and west.



Photograph 12 Looking north west across Site 4 from the junction of Park Road and the track showing the northern boundary.



Photograph
13 Looking
east across
Site 5 from the
junction of
Park Road
and Broad
Valley at the
edge of the
Village.



Photograph
14 South west
from Park
Road across
Site 5 which
rises up to the
woodland
strip. A
stables
building is in
the foreground
beyond the
hedge.



Photograph 15 View south west from Park Road and the track to Broad Valley Farm.



Photograph 16 Photograph showing the character of Bestwood Village.



Photograph 17 Photograph showing the character of Bestwood Village.



Photograph
18 Photograph
showing the
character of
Bestwood
Village.



Photograph 19 Photograph showing the character of Bestwood Village.



Photograph 20 Photograph showing the character of Bestwood Village.



Photograph 21 Photograph showing the character of Bestwood Village.



Photograph
22 Photograph
showing the
character of
Bestwood
Village.





Bestwood Village Green Belt Assessment 2015

Photograph Locations

Borough Boundary

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Appendix E – Burton Joyce

Character

Burton Joyce is situated at the edge of the Trent flood plan to the north-east of Nottingham. The village has extended west/east along the A612 with mainly interwar properties in the form of ribbon development. The pronounced bluff which forms the edge of the flood plan is covered by a prominent Tree Preservation Order 'New Plantation'. The village is naturally contained by the land rising steeply away from the village on the eastern and western boundary.

The old Main Street is effectively by-passed by the A612 (Church Road) enabling the original village centre to retain much of its former character. From the centre of the village there is transition to more spacious 1960's/1970's properties which are suburban in character but with some properties providing views southwards towards the Trent valley.

A significant area of open space lies to the south of Church Road off Chestnut Grove adjoining the St Helens churchyard beyond which is the rail line. There are good road and rail links to Nottingham which have facilitated the village's function as a commuter settlement. The settlement of Bulcote (within Newark & Sherwood District) adjoins Burton Joyce to the east; Bulcote is inset from the Green Belt.

Conclusion

The settlement has a compact character and surrounding topography provides strong natural containment.

Village	Burton Joyce	
Area or Site	North East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There is limited containment but some defensible boundaries. There are two boundaries with the settlement.
Prevent neighbouring settlements from merging into one another	2	Some reduction of the gap with Lambley to the north but impact is mitigated by the topography. No impact on the gap to Lowdham.
Assist in safeguarding the countryside from encroachment	4	There are a number of farms in the area and a few sporadic dwellings.
Preserve the setting and special character of historic settlements	2	No Conservation Area in the Broad Area and very few heritage assets, however Bulcote in Newark & Sherwood does have a Conservation Area
Total	11/20	

Village	Burton Joyce		
Area or Site	South		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	4	The Broad Area is not well contained and has a single long boundary with the settlement. The River Trent, however, forms a strong defensible boundary.	
Prevent neighbouring settlements from merging into one another	4	The western part of the area is especially important in terms of maintaining the gap with the urban area. Eastern part is less important	
Assist in safeguarding the countryside from encroachment	4	There is very little encroachment except to the south west (Severn Trent Water site).	
Preserve the setting and	2	No Conservation Area in the Broad Area and very few heritage assets, however	

special character of historic		immediately adjacent to the area in Newark & Sherwood is Bulcote
settlements		Conservation Area and in particular significant views of the listed Bulcote Farm.
Total	14/20	

Village	Burton Joyce		
Area or Site	West		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	3	Topography doesn't contain sprawl although small bowl formed where the Dumble enters the village. Some defensible boundaries created by fields but few other features. There are two boundaries with the settlement.	
Prevent neighbouring settlements from merging into one another	5	Limited gap between Burton Joyce and the urban area – development would have a significant adverse impact.	
Assist in safeguarding the countryside from encroachment	3	Significant ribbon development along A612. A few farms in the north of the area.	
Preserve the setting and special character of historic settlements	1	Not close to a Conservation Area and very few heritage assets.	
Total	12/20		

Village	Burton Joyce			
Broad Area	North East Score 10/20			
Area or Site	Site 1			
	Score (out of 5)	Justification		
Check the unrestricted sprawl	3	Adjoins Burton Joyce on two sides.	The land slopes	upwards to the north and

of settlements		east with a ridge crossing the northern boundary of the site in an east-west direction. The site is prominent on the hillside and not well contained. There are open views from the ridgeline along the northern boundary to the north and south. There are some hedgerows including the northern boundary which might act as defensible boundaries.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap between Burton Joyce and Lambley to any significant degree.
Assist in safeguarding the countryside from encroachment	4	Some farm buildings. Sheds and storage of materials on the land adjacent Orchard Close.
Preserve the setting and special character of historic settlements	1	No impact on any Conservation Area.
Total	9/20	

Village	Burton Joyce			
Broad Area	West	West Score 12/20		12/20
Area or Site	Site 2			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	4	Adjoins Burton Joyce on one side only is not well contained by topography. It the woodland part of the site but weak well contained and development here	There are some stron er around Glebe Farı	g boundaries around m. The site is not
Prevent neighbouring settlements from merging into one another	4	Development here would reduce the garea which, as shown by the Stage 1 a		
Assist in safeguarding the countryside from encroachment	4	Glebe Farm and buildings are extensive	ve with some hard sta	anding around them.
Preserve the setting and	1	No impact on any Conservation Area.		

special character of historic		
settlements		
Total	13/20	

Photograph 1
Looking south
towards Site 1
showing the
extensive
views across
the Trent
Valley.



Photograph 2
As photograph
1 above but
looking south
west across
Site 1. The
northern
boundary of
Site 1 is visible
as the hedge
running
horizontally
across the
photograph.



Photograph 3
Looking north
from the edge
of Site 1
across the
ridgeline
showing open
countryside.



Photograph 4
Access gate to
Site 2 with the
old farm
buildings just
visible through
the vegetation
to the right of
the photo.



Photograph 5
The access
track leading
to Glebe
Farm. The
site rises to
the north with
the ridgeline
visible at the
top of the
photo.



Photograph 6
Similar views
to Photograph
5 but showing
the access
road leading to
Site 2.



Photograph 7
Showing the access road into Site 2 from Woodside Road.



Photograph 7
Photograph
showing the
character of
Burton Joyce.

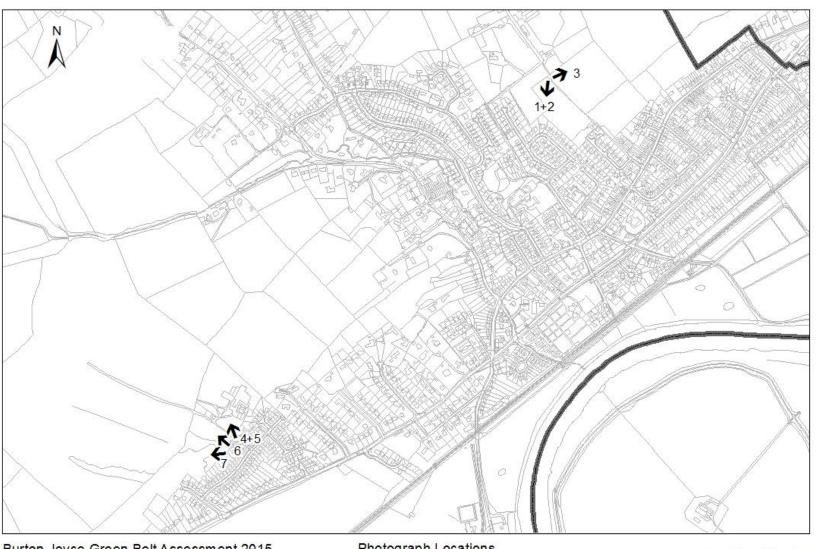


Photograph 8
Photograph
showing the
character of
Burton Joyce.



Photograph 9
Photograph
showing the
character of
Burton Joyce.





Burton Joyce Green Belt Assessment 2015

Photograph Locations

Borough Boundary

Appendix F – Calverton

Character

The original village was mostly developed along Main Street running from east to west, with other housing being developed along Mansfield Lane to the north and George's Lane to the south. The village has a single Conservation Area.

Calverton changed dramatically during the 1950's which coincided with population growth and the bringing of the new colliery into full production. Distinctive areas of 1950's dwellings set in open spacious plots with wide grassed verges and hedgerows, series of garage courts and pockets of informal play areas developed to the north of Main Street.

There are significant areas of more recent suburban type housing to the south of Main Street, predominantly in the vicinity of George's Lane and Bonner Hill which are the two main entrances to the village. The topography of the area has helped to emphasises the entrances to the settlement, where the land slopes steeply away from the village.

The settlement is fairly well contained by the land which rises away from the settlement. To the western end of the settlement, there are open views over flat fields and to the colliery which is elevated above the village and is prominent in the landscape. There are a number of areas of open space, including in the centre of the settlement where there is a grouping of school playing fields and a cemetery. This open space is contained by the residential development to the south, east and west and to the north by the Flatts Lane Industrial Estate and some recent 2 and 3 Storey housing.

Conclusion

The settlement has a compact character and the surrounding topography provides strong natural containment.

Village	Calverton		
Broad Area	North East		
	Score (out of 5)	Justification	
Check the unrestricted sprawl	4	There is only one edge with the settlement and limited features to act as	
of settlements		defensible boundaries. However, the area is not visually disconnected.	
Prevent neighbouring	2	The area forms part of the gap to Oxton which would be reduced by	
settlements from merging into		development here. The A6097 (Epperstone Bypass) forms a strong defensible	
one another		boundary	
Assist in safeguarding the	4	There is some development within this area although this is primarily farm	
countryside from		buildings. Timber yard and other inappropriate buildings to north-west of area.	
encroachment			
Preserve the setting and	1	Isolated from conservation area. Scheduled Monument (Roman Camp) noted	
special character of historic		but does not form part of the special character or setting of Calverton.	
settlements			
Total	11/20		

Village	Calverton		
Broad Area	South East		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	4	Small part of area is bounded by settlement on two sides. There are weak defensible boundaries although the area has a degree of visual connection to the settlement.	
Prevent neighbouring settlements from merging into one another	4	Development here would reduce the gap to Woodborough but topography is such that the impact of this would be mitigated.	
Assist in safeguarding the countryside from encroachment	2	Residential properties on roads out of the village, caravan park and water treatment facility plus restaurant and Environment Agency site further out.	
Preserve the setting and special character of historic	3	Development here would have an impact on one part of the conservation area but no other heritage assets would be affected. Impact not increased by	

settlements		topography.
Total	13/20	

Village	Calverton		
Broad Area	South		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	3	The land rises steeply to the south and some parts of the area are well contained. There are, however, limited defensible features that would contain development	
Prevent neighbouring settlements from merging into one another	1	Gap to Arnold is sufficiently wide not to be affected. Topography enhances feeling of separation.	
Assist in safeguarding the countryside from encroachment	4	The Area contains development associated with farms; some isolated dwellings along Bonner Hill.	
Preserve the setting and special character of historic settlements	4	Proximity to large stretch of the Conservation Area and clusters of listed buildings. Rising land results in some impact on setting. Majority of Dark Lane development adjoins Conservation Area.	
Total	12/20		

Village	Calverton	Calverton		
Broad Area	South West			
	Score (out of 5)	Justification		
Check the unrestricted sprawl	3	Eastern part more contained (by Georges Lane, Hollinwood Lane and		
of settlements		topography). Western part less contained with fewer defensible features.		
Prevent neighbouring settlements from merging into one another	1	Gap to Arnold is sufficiently wide not to be affected. Topography enhances feeling of separation.		
Assist in safeguarding the countryside from encroachment	3	Some inappropriate development in area but mainly located on the higher ground along Georges Lane.		

settlements Total	9/20	
special character of historic		as a buffer. Listed building and Scheduled Monument also present.
Preserve the setting and	2	Some proximity to the Conservation Area but separated by housing which acts

Village	Calverton	
Broad Area	North West	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	This area contained by three boundaries with Calverton (Hollinwood Lane development, Park Road and Flatts Lane). There are also a number of features which could act as defensible boundaries. Areas further out less contained.
Prevent neighbouring settlements from merging into one another	1	Development here would not reduce the gap with a nearby settlement.
Assist in safeguarding the countryside from encroachment	2	Some encroachment from housing and employment area in the south west corner of this area. Some farms to the north. Encroachment also helps feeling of containment.
Preserve the setting and special character of historic settlements	1	Isolated from conservation area. Grade 2 listed building on Oxton Road noted but does not form part of special character or setting of Calverton.
Total	6/20	

Village	Calverton			
Broad Area	North West			
Site	1		Score	6/20
	Score (out of 5)	tion		
Check the unrestricted sprawl of settlements	3	e site only has one boundar cted there are strong defen and the site is well contained	sible boundaries	•

Prevent neighbouring settlements from merging into one another	1	Development would not reduce a gap with a settlement.
Assist in safeguarding the countryside from encroachment	2	The site includes a Club building and employment uses (including a Recycling Centre and Lorry Park) which impact on the openness of the Green Belt and give the feel of 'urban fringe'. Part of the site to the south is open but managed rather than 'open countryside'.
Preserve the setting and special character of historic settlements	1	Isolated from conservation area and heritage assets.
Total	7/20	

Village	Calverton			
Broad Area	North West		Score	6/20
Site	2			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	The site has three boundaries with the construction at Hollinwood Lane) and (Mansfield Lane and Oxton Road). For the settlement but others (especially feel distant. The site is large and ver	I has strong defer Parts of the site and the part to the n	ensible boundaries are visually connected with
Prevent neighbouring settlements from merging into one another	1	Development would not reduce a gap	with a settleme	ent.
Assist in safeguarding the countryside from encroachment	4	Some encroachment from the houses from the sports facilities (south-east part of site); majority of area is of open	part of the site) a	•
Preserve the setting and special character of historic settlements	1	Isolated from conservation area. List site.	ed building to N	orth noted but outside of
Total	8/20			

Village	Calverton			
Broad Area	North East		Score	11/20
Site	3			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	5	Site on its own does not adjoin boundaries on two sides as we somewhat visually disconnected	ll as existing field bou	
Prevent neighbouring settlements from merging into one another	3	The area forms part of the gap development.	to Oxton which would	d be reduced by
Assist in safeguarding the countryside from encroachment	4	Site is an existing Scout Camp	with some built facilit	ies.
Preserve the setting and special character of historic settlements	1	Isolated from conservation area	a.	
Total	13/20			

Village	Calverton			
Broad Area	North East		Score	11/20
Site	4			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	4	Site has only one boundary and work Strong tree belt to north to act as the visually connected with the settlement land and is contained while the remains	e outer edge of ent. The timber	the settlement. Site is yard sits within a dip in the
Prevent neighbouring settlements from merging into one another	3	The area forms part of the gap to Oxton which would be reduced by development.		
Assist in safeguarding the countryside from	3	The site includes a timber yard as w house. The character of the area is		

encroachment		industrial estate to the south.
Preserve the setting and special character of historic settlements	1	Isolated from conservation area.
Total	11/20	

Village	Calverton			
Broad Area	North East		Score	11/20
Site	5			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	5	Site has only one boundary with the development would form a wedge intact as the outer edge of the settleme no housing fronting it; the site is som settlement.	to the countrysident. Carrington L	e. Only field boundaries to ane is a narrow track with
Prevent neighbouring settlements from merging into one another	3	The area forms part of the gap to Ox development in this location.	ton which would	be reduced by
Assist in safeguarding the countryside from encroachment	4	Some encroachment existis due to majority of area is open countryside.	residential and so	ome business units;
Preserve the setting and special character of historic settlements	1	Isolated from conservation area.		
Total	13/20			

Village	Calverton
Broad Area	South East Score 13/20
Site	6
	Score (out of 5) Justification

Check the unrestricted sprawl of settlements	4	Only one boundary with the settlement and weak defensible boundaries but visually connected to the settlement
Prevent neighbouring settlements from merging into one another	1	Development would not reduce a gap with a settlement.
Assist in safeguarding the countryside from encroachment	5	The only development is the farm buildings off Bonner Lane to the south.
Preserve the setting and special character of historic settlements	1	The site is close to but not adjoining the Conservation Area; no other heritage assets. The site is flat meaning development would have little impact on setting.
Total	11/20	

Village	Calverton			
Broad Area	South East		Score	13/20
Site	7			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	Adjoins the settlement on two sid eastern boundaries are property I		
Prevent neighbouring settlements from merging into one another	2	The site is part of the gap to Woo the settlement significantly beyon		
Assist in safeguarding the countryside from encroachment	2	Significant encroachment along E southern part is undeveloped.	Bonner Lane from re	esidential uses but
Preserve the setting and special character of historic settlements	4	Part of site is within the Conserva building (Windles Square – Grade		site is opposite a listed
Total	10/20			

Village	Calverton			
Broad Area	South East Score 13/2		13/20	
Site	8			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	5	Does not adjoin settlement boundary and is visually disconnected from the settlement. The only defensible boundaries are field boundaries and Bonner Hill.		
Prevent neighbouring settlements from merging into one another	4	The site is part of the gap to Woodborough and development would reduce the gap significantly.		
Assist in safeguarding the countryside from encroachment	4	Some residential uses and farr	n associated uses	
Preserve the setting and special character of historic settlements	2	Site is on a hill overlooking the	Conservation Area.	
Total	15/20			

Village	Calverton			
Broad Area	South		Score	12/20
Site	9			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	The site has Two boundaries with the to the Dark Lane development. Only the state of the site of the s		
Prevent neighbouring settlements from merging into one another	1	Development would have no impact o	n the gap to the urba	n area.
Assist in safeguarding the countryside from encroachment	1	The site includes an Equestrian Centr causes a significant impact given size		ntry store which
Preserve the setting and special character of historic	4	Access to the site is through the Consopposite on Main Street.	ervation Area; listed	building located

settlements		
Total	8/20	

Village	Calverton		
Broad Area	South	Score 12/20	
Site	10		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	2	The site has two boundaries with the settlement but there is only limited visual connection. Well established tree belt and hedge act as defensible boundaries to south and west	
Prevent neighbouring settlements from merging into one another	1	Development would have no impact on the gap to the urban area.	
Assist in safeguarding the countryside from encroachment	2	Site is used as a play area/playing fields and cricket pitch and is affected by development to the east. Site is largely open but the character is urban fringe not open countryside.	
Preserve the setting and special character of historic settlements	4	Part of site and access is within the Conservation Area.	
Total	9/20		

Village	Calverton			
Broad Area	South		Score	12/20
Site	11			
	Score (out of 5)	Justification		
Check the unrestricted sprawl	4	Site has only one boundary to the settlement but is reasonably visually		
of settlements		connected. Reasonably strong field b	oundaries would act	as defensible
		boundaries to south		
Prevent neighbouring	1	Development would have no impact of	n the gap to the urba	n area.

settlements from merging into one another		
Assist in safeguarding the countryside from encroachment	5	No built development of any kind – site appears to be used for agriculture.
Preserve the setting and special character of historic settlements	2	Close to conservation area.
Total	12/20	

Village	Calverton			
Broad Area	South West		Score	9/20
Site	12			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	4	The site has two boundaries we countryside. Strong defensible west (Hollinwood Lane) but we topography of the site mean the settlement.	e boundaries to the easeaker to the south of the	st (Georges Lane) and e site. Size and
Prevent neighbouring settlements from merging into one another	1	Development would have no s	ignificant impact on the	gap to the urban area.
Assist in safeguarding the countryside from encroachment	4	Small number of existing hous minimal encroachment.	es on site but these are	e dispersed resulting in
Preserve the setting and special character of historic settlements	1	Site is isolated from the Conse	ervation Area and herita	age assets.
Total	10/20			

Village	Calverton
Tinago	Carvorton

Broad Area	South		Score	9/20
Site	13		·	•
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	Two boundaries with the settlement and a strong defensible boundary to the west (Hollinwood Lane) with a well-established field boundary hedge to the south. Limited degree of visual connection as settlement has 'thinned out' by this point.		
Prevent neighbouring settlements from merging into one another	1	Development would have no	impact on the gap to the	e urban area.
Assist in safeguarding the countryside from encroachment	5	No existing development; sit	e is used for agriculture.	
Preserve the setting and special character of historic settlements	1	Site is isolated from the Con	servation Area and herita	age assets.
Total	9/20			

Photograph 1
View south
west across
Site 12
showing open
and rolling
nature.



Photograph 2
View south
from footpath
on Site 11.
Shows the
strong field
boundaries to
south.



Photograph 3
View east
across Site 10
with Site 9 in
the distance.
Shows impact
of
inappropriate
development
and degree of
containment
from strong
defensible
boundary to

south.



Photograph 4
View east over
Site 12
showing open
nature.
Southern
boundary of
Site 13 to left
of photo.



Photograph 5
View east into
Site 13
showing
limited degree
of connection
with
settlement.



Photograph 7
View North
West into part
of Site 1 which
includes
recycling
centre and
Lorry Park.



Photograph 6 View west over managed part of Site 1.



Photograph 8
View north
east over
disused cark
on edge of
Site 2; views
of open part of
site in the
distance.



Photograph 9
View north
from Park
Road showing
open
character of
Site 2.



Photograph
10 View
showing the
lack of
connection in
North East
corner of Site
2.

Photograph
11 View
showing the
lack of
connection in
North East
corner of Site
2.



Photograph 12 View east into Site 3.



Photograph
13 View east
into Timber
Yard on Site 4;
strong
boundaries
further east
can be seen.



Photograph
14 View
across open
part of Site 4;
strong
boundaries
can be seen in
the distance.



Photograph 15 View North over Site 5 showing tree line as defensible boundary.



Photograph
16 View north
east over Site
5 showing size
of area
(immediate
field and also
field which can
be glimpsed
between the
trees).



Photograph
17 View south
east across
Site 6 showing
open
character and
weak
defensible
boundaries.



Photograph
18 View
north–east
over Site 7
showing
residential
development
to north of
area and open
nature of
gardens to
south.



Photograph
19 View south
across Site 8
showing lack
of connection
with
settlement and
height above
it.



Photograph 20 View east from Bonner Hill showing rural nature of Site 8.



Photograph 21 Photograph showing the character of Calverton.



Photograph 23 Photograph showing the character of Calverton.

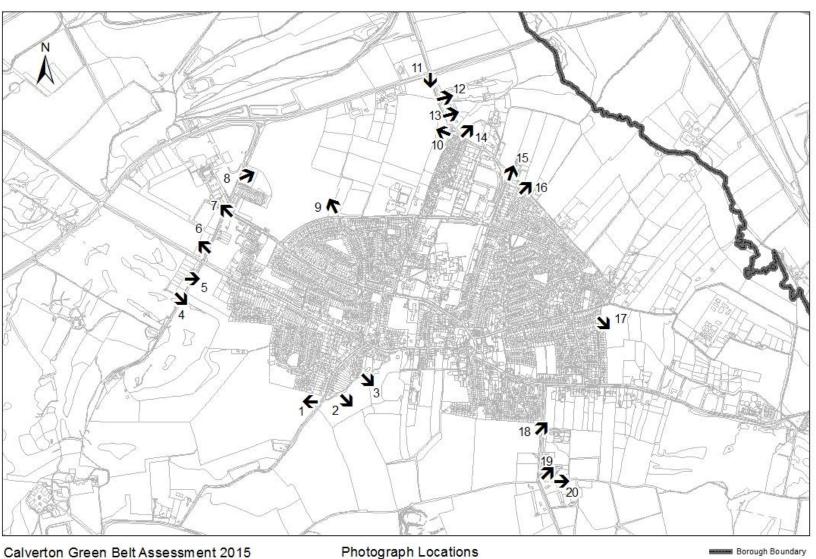


Photograph 22 Photograph showing the character of Calverton.



Photograph 24 Photograph showing the character of Calverton.





Photograph Locations

Borough Boundary

Appendix G – Lambley

Character

Lambley shelters in a valley close to the main built up area of Nottingham.

The village formed naturally around the two stream valleys, or dumbles. The centre of the village retains much of its original character with the Conservation Area, designated in 1976 and extended in 2007, occupying a large proportion of the village.

A significant area of important open space in the centre of the village is known as the Pingle and is an important archaeological site and forms part of the Conservation Area. This area is adjoined on the western boundary by a significant area of 1960's/1970's housing.

There are four main entrances into the village:

- Green Lane to the north has a prominent hillside location where there are long distance views from the top of the hill at the edge of the built up part of the village. Green Lane leads onto Church Street where views out are restricted by built development.
- Park Lane to the east follows a tree lined valley into the village. On the southern side of the road the built up edge of the village is formed by 1960s/1970s properties off Grange Close. From this point onwards views out towards the countryside are restricted by built development. On the northern side, Park Lane passes the Pingle which is surrounded by built development. Further along Park Lane there is development on both sides of the road with only the occasional glimpse of the countryside beyond the built up part of the village to the south.
- Catfoot Lane leads out of the village in a north-westerly direction rising to the top of the hill where there are long distance views and is an area which is highly visible from Green Lane.
- Spring Lane leaves the village in a southerly direction and is bounded by interwar 1950's properties including those on Cromwell Crescent from which there are occasional views of the countryside to the south. As Spring Lane exits the built-up part of the village it is prominent due to sweeping bends in the road and the steep slope as the land rises to the south and west.

Conclusion

Lambley has developed in a linear fashion along the two streams and the roads into the village. While there are areas of openness, such as the Pingle, the village itself is fairly enclosed with limited connections to the wider Green Belt.

Village	Lambley		
Area or Site	North East		
	Score (out of 5)	Justification	
Check the unrestricted sprawl	4	Limited containment in the area and few features to act as defensible	
of settlements		boundaries. Two boundaries with the settlement along roads.	
Prevent neighbouring	1	Significant gap to the nearest settlement.	
settlements from merging into			
one another			
Assist in safeguarding the	4	Some large scale appropriate uses (nursery and farms) and ribbon	
countryside from		development along roads – remainder of area has no encroachment.	
encroachment			
Preserve the setting and	5	Long boundary with the conservation area with greater impact resulting from	
special character of historic		rising land. Direct impact on the Scheduled Monument (Round Hill – site of	
settlements		former windmill) which is linked to the rural/farming character of the settlement.	
Total	14/20		

Village	Lambley		
Area or Site	South		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	4	There are limited features which could acts as defensible boundaries. The topography contains especially the areas close to the settlement.	
Prevent neighbouring settlements from merging into one another	3	Any development to the south would result in some harm to the gap to Burton Joyce but mitigated by topography. Degree of development in area to north of Burton Joyce (related to farms) which would exacerbate coalescence.	
Assist in safeguarding the countryside from	4	Some farm related development but impact generally concentrated into single area.	

encroachment		
Preserve the setting and special character of historic settlements	4	Long boundary with conservation area; impact exacerbated by rising topography.
Total	15/20	

Village	Lambley		
Area or Site	West		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	4	There is limited containment or defensible boundaries and only a single boundary with the settlement.	
Prevent neighbouring settlements from merging into one another	4	There is limited gap to the urban area; the encroachment along Spring Lane exacerbates existing feeling of coalescence. Development in the part of the area to the North (along Catfoot Lane) would have less impact on gap between settlements.	
Assist in safeguarding the countryside from encroachment	2	There is significant encroachment along both Spring Land and Catfoot Lane.	
Preserve the setting and special character of historic settlements	3	Only a small part of the Conservation Area affected but the rising land would increase impact.	
Total	13/20		

Village	Lambley	
Area or Site	North West	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Some defensible boundaries in the form of roads, streams as well as field boundaries; sizeable area of containment close to village. Rising land to north assists in feeling of containment.
Prevent neighbouring settlements from merging into one another	1	There is a sizeable gap to nearest settlement.

Assist in safeguarding the	4	Some residential development along Catfoot Lane
countryside from		
encroachment		
Preserve the setting and	4	Lengthy boundary with the conservation area but no Listed Buildings or
special character of historic		Scheduled Monuments in area.
settlements		
Total	11/20	

Village	Lambley			
Broad Area	North west Score 11/20		11/20	
Site	Site 1			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	3	Catfoot Lane runs along southern bourdge. The site slopes downwards to prominent visually in the Countryside. settlement (to the east) albeit a small built up settlement along the Dumble. properties on Orchard Rise are visible. Dumbles where some bigger houses screened by the tree lined Dumble. The visually connected to Lambley when we extensive views of open countryside to development is located along Catfoot the south. The boundary to the west potentially defensible. To the south e fields beyond which is the edge of Lanfarm track to Mill Lane forms a weak to set the south.	vards the Dumble val The site has one man part of its northern bound On the eastern bound At its northern edge sit in large plots but a ne western portion of viewed from Catfoot L to the west and north Lane which forms a state of the site is a far mbley. The boundary	lley and is fairly ain boundary with the bundary abuts the indary the residential the area abuts the are fairly well the site is much less ane as there are west. Some ribbon strong boundary to the hedgerow which is im set within open y running along the

		In summary the eastern part of the site is better contained but there is no defensible boundary to the west. Overall there are some defensible boundaries but the entire area is very prominent visually.
Prevent neighbouring settlements from merging into one another	1	There would be no reduction in the gap with nearby settlements.
Assist in safeguarding the countryside from encroachment	5	No encroachment.
Preserve the setting and special character of historic settlements	4	The site adjoins the conservation area and development here would impact on the setting of the Dumble part of the Conservation Area to the north when viewed from Catfoot Lane to the south.
Total	13/20	

Village	Lambley			
Broad Area	South	South Scor		15/20
Site	Site 2			
	Score (out of 5)	Justification		
Check the unrestricted sprawl	1	The site adjoins Lambley on its south	ern side and is reasor	nably enclosed.
of settlements		There are strong defensible boundaries	es to the south.	
Prevent neighbouring	1	There would be no reduction in the gap with nearby settlements.		nents.
settlements from merging into				
one another				
Assist in safeguarding the	3	This is an urban fringe location. Some	e buildings are prese	nt including stables.
countryside from				
encroachment				
Preserve the setting and	5	Part of site is within the Conservation		
special character of historic		space within the Conservation Area to		
settlements		east would be directly adjacent the re-		
		Street) forming an open space on the		
		are occasional glimpses of the site fro	m Main Street includ	ing directly up the

		drive of number 52 Main Street. In conclusion development would have a significant adverse effect on the Conservation Area and on the setting of the Grade II listed building.
Total	10/20	

Village	Lambley			
Broad Area	West Score 13/20		13/20	
Site	Site 3			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	5	One boundary adjoins Lambley on the south side of the village. There is a strong field boundary running along the south side of the area. The field boundaries to the east are generally weak. The topography which rises to the north provides some containment of the site but it would form a significant wedge into open countryside when viewed from Spring Lane to the west. The area is quite prominent when viewed from the west and also from viewpoints north from the public footpath running from Spring Lane to Park Lane along the southern edge of the village.		rea. The field by which rises to the brm a significant ne to the west. The so from viewpoints
Prevent neighbouring settlements from merging into one another	3	Development would result in a moder between Lambley and Burton Joyce a topography. There would also be a mand the ribbon development along Sp	although harm would ninor reduction in the	be limited by
Assist in safeguarding the countryside from encroachment	5	There is no inappropriate developmen	nt or encroachment o	n this site.
Preserve the setting and special character of historic settlements	3	Does not adjoin conservation area buthe setting of the settlement from certiparticularly when viewed from the west	ain viewpoints aroun	d the village

Total	16/20	

Village	Lambley			
Broad Area	North west Score 11/20		11/20	
Site	Site 4			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	The site adjoins Lambley on two sides boundaries including Catfoot Lane to farm track which is weaker. The site Lane as it ascends the ridge. The site Catfoot Lane but a mature hedge alor site from this direction. The ridgeline from the north.	the west. The best on rising ground is visible from page Catfoot Lane s	oundary to the north is a not to the east of Catfoot parts of Mill Lane and screens views into the
Prevent neighbouring settlements from merging into one another	1	There would be no reduction in the ga	ap to any nearby	settlement.
Assist in safeguarding the countryside from encroachment	3	The majority of the site is a farm with There is some encroachment especia		
Preserve the setting and special character of historic settlements3	4	The site abuts the Conservation Area have an impact on it.	on two sides an	d development would
Total	10/20			

Photograph 1
Looking North
West across
Site 1 towards
the Dumble
which adjoins
the
Conservation
Area. Note
the
countryside is
more open.



Photograph 2
Showing views
of the eastern
part of Site 1
adjoining
Orchard Rise
which forms a
fairly hard
edge to the
settlement.
This part of
the site is
more
contained.



Photograph 3
As Photograph 2.



Photograph 4
As Photograph
1.



Photograph 5
As per
Photograph 2.



Photograph 6
Looking
almost directly
east along the
boundary
hedge with
Catfoot Lane
showing open
views.



Photograph 7
View looking
north across
Site 2 from the
public footpath
from Spring
Lane to Park
Road.



Photograph 8
Shows views
northwards
across Site 2
towards the
properties on
the south side
of Main Street.



Photograph 9
Views to the east across
Site 3 from
Spring Lane showing open countryside located to the south of Lambley.



Photograph 10 As Photograph 9.



Photograph 11 As Photograph 9.



Photograph
12
Looking south
west from the
Public footpath
at the edge of
Site 3 showing
open
countryside.



Photograph 13 View North from across Site 3



Looking southwards fairly strong hedged boundary in the



Photograph 14

Looking south eastward and shows the rising ground in Site 3 which is fairly prominent with weak boundaries.



Photograph 16

background.

Photograph

15

Site 4 from the top of Catfoot Lane looking south east with the built part of Lambley in the middle ground.



Photograph 17 As Photograph 16.



Photograph 18 Photograph showing character of Lambley.



Photograph 19 Photograph showing character of Lambley.

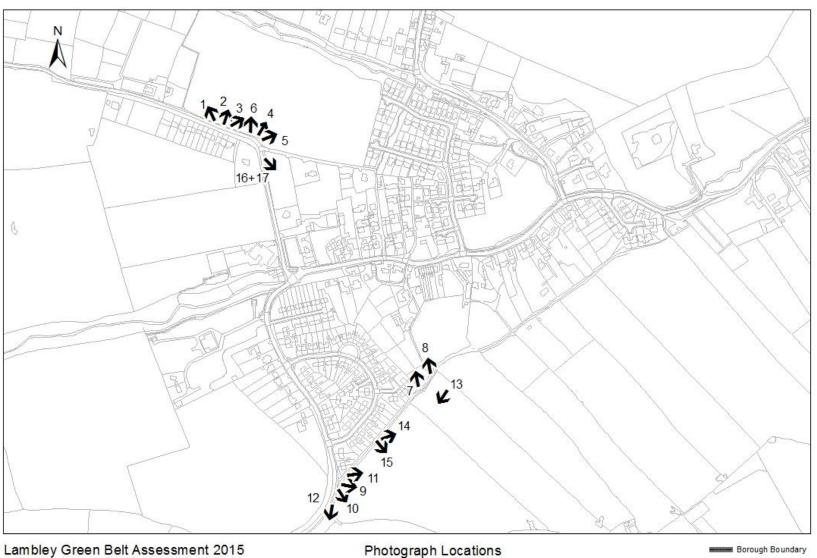


Photograph 20 Photograph showing character of Lambley.



Photograph
21 Photograph
showing
character of
Lambley.





Photograph Locations

Borough Boundary

Appendix H – Linby

Character

Linby is a linear village which developed in a traditional manner along Main Street with the Conservation Area (designated in 1973 and extended in 2011) covering the majority of the village and some adjoining fields. There are early 19th century stone cottages adjoining Main Street and two stone crosses of historical significance at either end of the village which are important visual features.

Wide grass verges to the north of Main Street are prominent and emphasise the slightly curving road. The south side of Main Street is characterised by the intermittent appearance of a stream which is defined by grass banks. The green spaces, hedges and trees contribute to the character of the village with mature trees and hedges lining the approaches to the village and provide a degree of openness.

Most recent development within the village has been confined to extensions, alterations and conversions of existing buildings. There is little residential development away from Main Street. The landscape slopes gently away from the village with a banked eastern approach.

Conclusions

Linby is a traditional linear village with openness forming part of its character.

Broad Area	East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	There is one boundary with the village. Defensible boundaries (mainly field boundaries) are weak and the Area is visually disconnected from the village.
Prevent neighbouring settlements from merging into one another	5	Development would result in a significant reduction in the size of the gap between Linby and Papplewick.
Assist is safeguarding the countryside from encroachment	5	The area does not appear to contain any inappropriate developments and there is no encroachment.
Preserve the setting and special character of historic settlements	5	The area includes part of the conservation area and a significant portion of the area is made up of the grounds of Papplewick Hall.
Total	20 / 20	

Broad Area	South	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	There is one boundary with the village. Defensible boundaries (mainly field boundaries) are weak and the Area is visually disconnected from the village.
Prevent neighbouring settlements from merging into one another	5	Area forms a key gap between the three settlements. Development would result in a complete merging of Linby, Papplewick and Hucknall.
Assist is safeguarding the countryside from encroachment	4	There is some encroachment on the south west of the village along Church Lane and from the ribbon development along Forest Lane, however the central area is free from encroachment.
Preserve the setting and special character of historic settlements	5	The area includes a significant part of the Conservation Area and a number of listed buildings.
Total	19 / 20	

Broad Area	West	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	There is one boundary with the village. Defensible boundaries (mainly field boundaries) are weak and the Area is visually disconnected from the village.
Prevent neighbouring settlements from merging into one another	5	Development would result in a virtually complete merging of Linby and development at Top Wighay Farm.
Assist is safeguarding the countryside from encroachment	5	The area does not appear to contain any inappropriate developments and there is no encroachment.
Preserve the setting and special character of historic settlements	5	The area includes a significant part of the Conservation Area and a number of Listed Buildings.
Total	20 / 20	

Village	Linby	
Broad Area	Linby West	Score
Site	Site 1	
	Score (out of 5)	Justification
Check the unrestricted sprawl	5	Isolated site. No boundaries with Linby. Good defensible boundaries along
of settlements		Wighay Road and with the railway line.
Prevent neighbouring settlements from merging into one another	4	The site lies within the sensitive gap between Linby and Top Wighay Farm development. Development of the whole of the site would result in a significant reduction of this gap.
Assist in safeguarding the countryside from encroachment	3	Development linked to the mineral line within the site. Existing houses fronting Wighay Road. No other inappropriate development with the site.
Preserve the setting and	2	Site does not fall within or adjoin the Conservation Area but is close to these

special character of historic settlements		areas and forms part of the entrance to the settlement
Total	14/20	

Village	Linby	
Broad Area	Linby West	Score
Site	Site 2	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	The site comprises flat land. Adjoins Linby but separated by Linby Trail. Good defensible boundaries along Wighay Road and with the railway line.
Prevent neighbouring settlements from merging into one another	4	The site lies within the sensitive gap between Linby and Top Wighay Farm development. Development of the whole of the site would result in a significant reduction of this gap.
Assist in safeguarding the countryside from encroachment	5	The site does not contain any inappropriate development.
Preserve the setting and special character of historic settlements	5	The site adjoins the Conservation Area and forms an important part of the setting of Linby.
Total	19/20	

Photograph 1
Site 1 looking
east showing
hedge and
tree boundary
to the rear
gardens of
isolated
properties
along Wighay
Road.



Photograph 2
Looking north
across Site 1
showing flat
open field that
forms the
open break
between Linby
and the north
of Hucknall.



Photograph 3
View northwest across
Site 1 towards
Top Wighay
Farm.



Photograph 4
Site 1 looking
east showing
southern and
eastern
boundaries of
Site 1.



Photograph 5
Site 1 looking
north across
the field which
provides an
open break
between Linby
and the
northern edge
of Hucknall.



Photograph 6
Site 1 looking
north-west
towards Top
Wighay Farm.



Photograph 7
Site 2 looking
north east the boundary
of the Linby
Conservation
Area is
beyond the
trees.



Photograph 7a As Photograph 7.



Photograph 8
Looking north
across Site 2
towards the
strong
northern
boundary.



Photograph 9
View to the
north west
showing the
Robin Hood
rail line which
forms the
strong western
boundary to
Site 2.

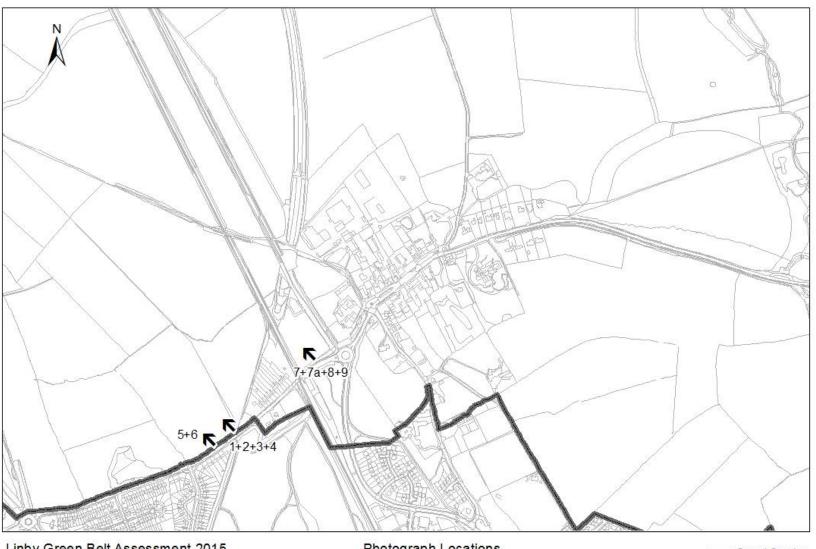


Photograph 10 Photograph showing the character of Linby.



Photograph 11 Photograph showing the character of Linby.





Linby Green Belt Assessment 2015

Photograph Locations

Borough Boundary

Appendix I – Newstead

Character

Newstead is a small isolated settlement that developed alongside the former colliery which closed in 1987. The village comprises a compact residential area which is adjoined by an industrial site to the north and the former pithead to the east which has been reclaimed. The village is split into two distinct parts. The 'Old Village' consists of late 19th century red brick houses in terraced blocks. The 'New Village' was built in the 1920's and 1930's to provide additional spacious houses with gardens and now includes off street parking.

There is an open space and landscaping at the central part of the village between the 'old' and 'new' along Tilford Road. Following the decision to allocate the former open space on Station Road for housing through the 2005 Replacement Local Plan, a replacement area of open space was provided immediately south of the former colliery and to the east of the Robin Hood Line. The land rises steeply away from the recreational area to the grassed area of the former spoil tip.

The village is clearly bounded by the tree lined approach of the Hucknall Road to the west, the industrial area to the north, the Robin Hood Line to the east and the properties along Byron Road and Abbey Road to the southern end of the village.

Conclusions

Newstead has an urban character with few areas of openness to the surrounding Green Belt.

Broad Area	East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	There is one boundary with the village but separated by the railway line. The Area is visually disconnected from the village. There are some defensible boundaries and the land rises to the north but is flat elsewhere.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size of the gap between Newstead and Ravenshead/Newstead Abbey Park slightly.
Assist is safeguarding the countryside from encroachment	4	There is little encroachment due to some inappropriate developments within the area. There is a factory adjacent to the railway line to the north of the former coal depot. The area mainly comprises Newstead and Annesley Country Park.
Preserve the setting and special character of historic settlements	2	Development would have a limited adverse impact on the heritage assets and mining heritage characteristic associated with Newstead. Abbeyfields Farmhouse (Grade II*) and Newstead Abbey Park (Grade II*) are both located outside Newstead.
Total	12 / 20	

Broad Area	South	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	There is one boundary with the village. The area is better contained than the east but is very flat, extending into open countryside. The area is partly visually disconnected from the village with few defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Development would close the gap between Newstead and development at Top Wighay Farm.
Assist is safeguarding the countryside from encroachment	4	The area contains inappropriate developments such as the caravan storage at Hayes Farm.
Preserve the setting and special character of historic settlements	1	Development would not have any adverse impact on the heritage assets and mining heritage characteristic associated with Newstead.

_		
	_	
	-1-1	14 / 20
	otal	14/20
	riai –	17/ 2 0

No Stage 2 Assessments

Photograph 1
View across
the open
space just
past the level
crossing in the
East Broad
Area.



Photograph 2
View across
the South
Broad Area
from Hucknall
Road.



Photograph 3
View across
the South
Broad Area
from Hucknall
Road.



Photograph 4
Photograph
showing the
character of
Newstead.

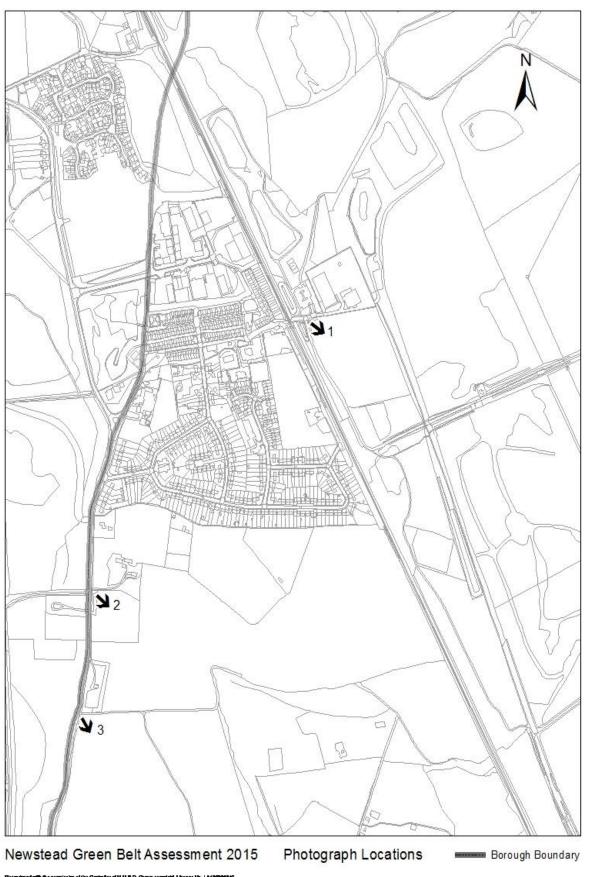


Photograph 5 Photograph showing the character of Newstead.



Photograph 6 Photograph showing the character of Newstead.





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Appendix J - Papplewick

Character

The village is located at the intersection of the B6011 and the B683 and is a stone built village with rows of 18th century cottages. The older part of the village to the north of the crossroads comprises stone built cottages constructed in the early 19th century, post war brick construction semi-detached properties and some more recent executive properties, again of stone construction. The properties sit alongside Main Street, which was designated as a Conservation Area in 1973 and there are limited views of the village from this area. The remainder of the village comprises post war and some modern infill properties fronting Linby Lane/Forest Lane and Moor Road leading southwards out of the village. There are significant open views in this area.

The Griffins Head Public House and the property directly opposite sit tightly on the Moor Road/Linby Lane junction at the southern end of the Conservation Area and frame views into and out of the village.

There is a significant area of open space to the south of the crossroads which is unscreened and is a highly visible landscape feature beyond the village.

Conclusions

Papplewick is a traditional linear village with a mix of open and less open areas.

Broad Area	East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	There is one boundary with the village and few defensible boundaries (mainly field boundaries). The land rises slightly and is partly visually disconnected from the village.
Prevent neighbouring settlements from merging into one another	1	There is no nearby settlement to the east side of the village so development would not reduce the size of the gap.
Assist is safeguarding the countryside from encroachment	5	The area does not appear to have any inappropriate developments or encroachment.
Preserve the setting and special character of historic settlements	5	The area has a long boundary with the Conservation Area and, due to rising land, partly overlooks this and Papplewick Hall.
Total	15 / 20	

Broad Area	South East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	The area only has one boundary with the village and there are weak defensible boundaries (mainly field boundaries).
Prevent neighbouring settlements from merging into one another	5	Development here would significantly reduce the size of the gap to Hucknall.
Assist is safeguarding the countryside from encroachment	4	There is some encroachment from the ribbon development along Moor Road and Forest Lane; however the central area is free from encroachment.
Preserve the setting and special character of historic settlements	3	A small part of the setting and historic character of Papplewick would be affected by development.
Total	17 / 20	

Broad Area	West	
	Score (out of 5)	Justification
Check the unrestricted sprawl	5	There is one boundary with the village and weak defensible boundaries (mainly field boundaries). The area is visually disconnected from the village.
of settlements		, , , , , , , , , , , , , , , , , , ,
Prevent neighbouring	5	Development would result in a virtually complete merging of Papplewick with
settlements from merging into		Linby and with Hucknall.
one another		
Assist is safeguarding the	4	There is some encroachment from the ribbon development along Linby Lane,
countryside from		Main Street and Moor Road.
encroachment		
Preserve the setting and	5	The area has a long boundary with the Conservation Area and includes
special character of historic		Papplewick Hall and it's grounds
settlements		
Total	19 / 20	

No Stage 2 Assessments

Photograph 1
View north
from Griffin's
Head junction
across the
East Broad
Area.



Photograph 2
View south
east across
the South-East
Broad Area
from Moor
Road.



Photograph 3 View north from Linby Lane across West Broad Area.



Photograph 1 Photograph showing the character of Papplewick.



Photograph 2 Photograph showing the character of Papplewick.



Photograph 3 Photograph showing the character of Papplewick.





Photograph Locations Papplewick Green Belt Assessment 2015 Borough Boundary

Appendix K - Ravenshead

Character

Ravenshead is the most northerly settlement in the Borough with the main body of the settlement located to the east of the A60 (Nottingham Road). To the west of the A60 is a predominately wooded area which acts as a gateway to Newstead Abbey Park.

The village is contained by Main Road to the north and Chapel Lane to the east with both boundaries allowing open views of fields, countryside and mature trees. To the south of the village is recent housing development on Longdale Lane, a leisure centre and a wooded area between Longdale Lane and Kighill Lane.

Ravenshead developed principally during the 1970's and 1980's as a commuter settlement serving Nottingham and Mansfield. Recent developments have concentrated on Longdale Lane, Chapel Lane and Main Road with infill plots scattered across the village increasing average densities.

Conclusions

Ravenshead is a large settlement with a largely suburban character although there are more open wooded areas to the west.

Broad Area	North	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There is one boundary with the settlement and some defensible boundaries. The topography provides limited containment.
Prevent neighbouring settlements from merging into one another	2	Development would result in a limited reduction in the size of the gap between Ravenshead and Blidworth.
Assist is safeguarding the countryside from encroachment	4	There is little encroachment due to few inappropriate developments scattered around the area.
Preserve the setting and special character of historic settlements	1	Development would not have any significant adverse impact on the heritage assets associated with Ravenshead.
Total	10 / 20	

Broad Area	East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	There is one boundary and few defensible boundaries. The topography is such that there is no containment.
Prevent neighbouring settlements from merging into one another	2	Development would result in a limited reduction in the size of the gap between Ravenshead and Blidworth.
Assist is safeguarding the countryside from encroachment	5	The area does not appear to contain any inappropriate developments or encroachment (only farm buildings).
Preserve the setting and special character of historic settlements	1	Development would not have any significant adverse impact on the heritage assets associated with Ravenshead. There is an isolated Listed Building (Blidworth Dale Grade II) located outside Ravenshead.
Total	12 / 20	

Broad Area	South	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There is one boundary with the settlement; some areas are contained by topography and defensible boundaries.
Prevent neighbouring settlements from merging into one another	1	There is no nearby settlement to the south side of the settlement so development would not reduce the size of the gap.
Assist is safeguarding the countryside from encroachment	3	There are some inappropriate developments along Longdale Lane and Kighill Lane which caused some encroachment.
Preserve the setting and special character of historic settlements	1	Development would not have any significant adverse impact on the heritage assets associated with Ravenshead.
Total	8 / 20	

Broad Area	West	
	Score (out of 5)	Justification
Check the unrestricted sprawl	5	There is one boundary with the settlement and some weak features to act as
of settlements		defensible boundaries, although the A60 acts as a strong defensible boundary.
Prevent neighbouring	1	Development would not result in a reduction of the gap to Newstead.
settlements from merging into		
one another		
Assist is safeguarding the	1	There is a large amount of inappropriate developments scattered around the
countryside from		area which has caused a significant degree of encroachment.
encroachment		
Preserve the setting and	4	Development would have a moderate to significant adverse impact on the
special character of historic		heritage assets associated with Ravenshead i.e. East Lodge and Gates, Gate
settlements		Piers and Walls Grade II Listed Buildings to Newstead Abbey Park Grade II.
Total	11 / 20	

Stage 2

Settlement	Ravenshead								
Broad Area	North		Score	10/20					
Site	Site 1			·					
	Score (out of 5)	Justification							
Check the unrestricted sprawl of settlements	3	One boundary adjoins the settlement. Hill, beyond which the land falls away topography provides some containme along the A60 and to the north there a boundary to the east is weak. The ea Avenue is heavily wooded and there a part of the site.	to the north and ent. Strong boun are reasonably s estern end of the	I is quite open. The daries exist to the west trong boundaries but the site surrounding Beech					
Prevent neighbouring settlements from merging into one another	1	Development would not result in a rec Ravenshead and Blidworth	luction of the ga	p between this part of					
Assist in safeguarding the countryside from encroachment	rding the Some encroachment around Larch Farm and there is a house north of the on Main Street.								
Preserve the setting and special character of historic settlements	1	impact on the heritage assets of Ravenshead.							
Total	8/20								

Settlement	Ravenshead									
Broad Area	South	Score 8/20								
Site	Site 2									
	Score (out of 5)									
Check the unrestricted sprawl of settlements	3	Adjoins the settlement on two sides. Safeguarded Land'. Planning permission development but this has not yet beer including Longdale Lane to the east a abuts the Ravenshead Leisure Centre	sion has been granted to built. There are stro and Kighill Lane to the	d for residential ong boundaries south. The site						

		ground level with a steep bund acting as a boundary which provides some containment to the south. A block of woodland runs parallel with Longdale Lane across the northern boundary of the site and the land to the south (a ploughed field) is contained by this woodland and topography to a significant degree.
Prevent neighbouring	1	Development would not result in reducing the gap between this part of
settlements from merging into		Ravenshead and any nearby settlement.
one another		
Assist in safeguarding the	3	Some encroachment along Kighill Lane.
countryside from		
encroachment		
Preserve the setting and	1	No impact on the heritage assets of the settlement.
special character of historic		
settlements		
Total	8/20	

Settlement	Ravenshead										
Broad Area	South		Score	8/20							
Site	Site 3										
	Score (out of 5)	Justification									
Check the unrestricted sprawl	5	The site does not adjoin Ravenshead	and is on the other	side of Kighill Lane.							
of settlements		The site is disconnected from the sett	lement. Some bou	ndaries are defensible.							
Prevent neighbouring	1 Development would not result in a reduction of the gap between this part of										
settlements from merging into		Ravenshead and any nearby settlement.									
one another											
Assist in safeguarding the	1	The site contains a significant amount	t of encroachment v	with a number of							
countryside from		residential plots within the area.									
encroachment											
Preserve the setting and	1	No impact on the heritage assets of the	ne settlement.								
special character of historic											
settlements											

Settlement	Ravenshead									
Broad Area	South		Score	8/20						
Site	Site 4									
	Score (out of 5)	Justification								
Check the unrestricted sprawl of settlements	4	The site adjoins the settlement on or housing along Swallow Crescent and latter partially screened by some may on a higher level than the land adjact separating the two areas. The playing land adjoining to the south which is a which gently slopes to the south giving east below it. There are strong bound west the A60. The area is not that we visual disconnection.	d adjoining Leisulture trees. The alent to the east (some fields are also alarge and relating some containdaries to the sou	are Centre complex the area of the playing fields is site 2) and there is a bund o slightly higher than the vely flat agricultural field ament to the land to the ath Kighill Lane and to the						
Prevent neighbouring settlements from merging into one another	1	Development would not result in redu Ravenshead and any nearby settlem	• • •	etween this part of						
Assist in safeguarding the countryside from encroachment	4	There is a farm within the area.								
Preserve the setting and special character of historic settlements	1	No impact on the heritage assets of t	ct on the heritage assets of the settlement.							
Total	10/20									

Settlement	Ravenshead								
Broad Area	South		Score 8/20						
Site	Site 5								
	Score (out of 5)	Justification							
Check the unrestricted sprawl	4	The site adjoins the settlement on or	ne side. To the	south are the playing fields					

of settlements		associated with the Leisure Centre and the adjoining boundary is a wooden fence albeit planted with a sapling holly hedge but fairly weak. To the north is Kighill Wood forming a thick block of woodland beyond which the site narrows to a slither of land bounded by the A60 on its western side and residential properties off Regina Crescent to the east. The A60 forms a strong boundary to the west of the entire site. The northern limb of land east of the A60 comprises largely of garden land of the residential properties off Regina Crescent. This area is screened by trees and woodland along the A60 to the west. There is some visual disconnection between this site and the settlement.
Prevent neighbouring settlements from merging into one another	1	Development would not result in any significant reduction in the gap with any nearby settlement.
Assist in safeguarding the countryside from encroachment	3	There is a house within the site and the majority of the site is residential garden land.
Preserve the setting and special character of historic settlements	1	There is no impact on the heritage assets of Ravenshead.
Total	10/20	

Photograph 1
View looking
north-west
across Site
1from Main
Street. This
shows the
generally
rising ground
to the north
where the
topography
would provide
some
containment.



Photograph 2
View to the
east showing
the heavily
wooded area
at the eastern
end of the Site
1.



Photograph 3
View to north
towards Twin
Hill from Main
Street (the
woodland is
visible on the
right).



Photograph 4 Looking east from Main Street towards the woodland.



Photograph 5 Looking east from the A60. Site 1 is to the right.



Photograph 6 View from entrance to the Leisure Centre

southwards across Site 2. This shows the large rectangular block of woodland that occupies much of the central part of the area.



Photograph 7 View eastwards from Leisure Centre. The block of

woodland planting forms a strong boundary along the south.



Photograph 8

The ploughed field along the eastern boundary of Site 2 when viewed northwards from Longdale Lane.



Photograph 9
View south
from the path
running across
the northern
edge of Site 2
towards the
woodland.



Photograph 10 View south from the path running across the northern edge of Site 2 towards the woodland.



Photograph 11 View south from the path running across

running across the northern edge of Site 2 towards the woodland.



Photograph 12

View south from the path running across the northern edge of Site 2 towards the woodland.



Photograph 13 View south across ploughed field to the east of Site 2.



Photograph 14

The junction of Kighill Lane and Longdale Lane. This shows the ribbon type development of Site 3 which is physically detached from Ravenshead.



Photograph 15

The access track into Site 3 from Kighill Lane which includes significant encroachment from residential garden land.



Photograph 16

view south
east across
the playing
field in Site 4.
In the distance
is the tree
lined
hedgerow
dividing the
playing fields
from the
ploughed field
that forms the
bulk of the
Site.



Photograph 17 As Photograph 16.



Photograph View across Site 4 towards Site 5 with the Leisure Centre complex to the right.

18



Photograph 19 Looking west across the playing fields to the A60 which forms a strong tree lined boundary.



Photograph 20 As Photograph 16.



Photograph 21 Showing the earth bund which screens Site 4 from Site 2 which is located at a lower level.



Photograph 22 Looking west from the edge

Looking west from the edge of the playing fields across the ploughed field to the A60 which forms a strong boundary.



Photograph 23

View from the edge of the playing fields east south east to Kighill Lane just visible along the line of trees / hedgerow at the top of the photo.



Photograph 24

View from the edge of the playing fields eastward where the land falls away gently towards the block of woodland planting in Site 2 (top left of photo).



Photograph 25

From the weak boundary with the Leisure Centre playing fields this is a view north across Site 5 which is heavily wooded at its northern end. The building is a stable block.



Photograph 26

View into Site 5 towards the A60 which provides a firm boundary



Photograph 27 Photograph

Photograph showing the character of Ravenshead.

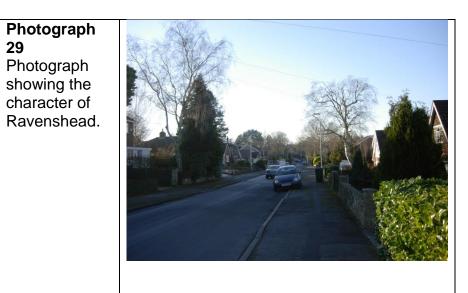


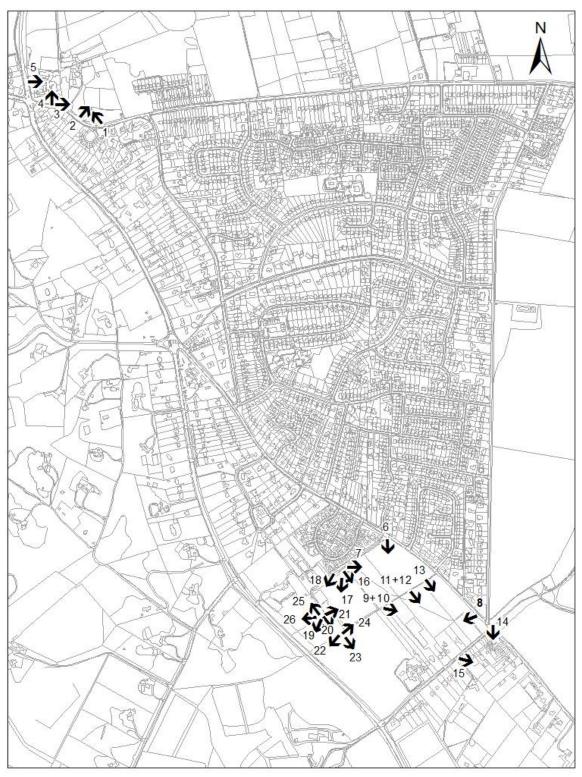
Photograph

Photograph showing the character of Ravenshead.



Photograph 29 Photograph showing the character of





Ravenshead Green Belt Assessment 2015 Photograph Locations Borough Boundary

Appendix L – Stoke Bardolph

Character

This small village is situated in the middle of the Trent flood plan and has witnessed little recent growth. The village developed along the lane leading down to the now unused ferry crossing.

Victorian terraces and semi-detached properties adjoin Stoke Lane with 1920's and 1930's Severn-Trent built terraces of high quality design framing the approach to the village. The centre of the village has 1960's and 1970's semi-detached properties set in medium to large gardens. There is a village green and areas of unprotected open space which front onto Stoke Lane. The cricket ground is closed in by the road and the river forming a square. The area generally has a very flat appearance.

<u>Conclusion</u> – The open character of the settlement and the flat topography is such that the settlement makes an important contribution to the openness of the Green Belt.

Settlement	Stoke Bardolph	
Broad Area	North	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	Very flat area with little containment and little connection to the settlement. Some strong defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Development would result in merging with urban area to the west and would also impact on the gap to Burton Joyce in the north
Assist in safeguarding the countryside from encroachment	1	There is a significant level of inappropriate development to south west of area (Severn Trent Water).
Preserve the setting and special character of historic settlements	2	Existing listed and local interest buildings in village. Further development would impact upon the open character.
Total	12/20	

Settlement	Stoke Bardolph	
Broad Area	South	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	Very flat area with little containment and little connection to the settlement. Some strong defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Would result in merging with urban area to the west.
Assist in safeguarding the countryside from encroachment	4	Some ribbon development along roads into village but impact is minimal; majority of area is open countryside.
Preserve the setting and	2	Existing listed and local interest buildings in village. Further development

special character of historic		would impact upon the open character.
settlements		
Total	15/20	

Site	1	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Flat land. Some trees, hedges and mature trees act as defensible boundaries. Site adjoins one side of the village.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size of gap between Stoke Bardolph and Burton Joyce. There are ribbon properties to the north of the site.
Assist in safeguarding the countryside from encroachment	4	The site is an existing farm (Stoke Bardolph Farm) and the site contains a number of large farm buildings.
Preserve the setting and special character of historic settlements	5	There is a local interest building "Stoke House" (mid-nineteenth century farmhouse) within the site and couple of local interest buildings to the south of the site "35/37 Stoke Lane" (brick cottages) and "St. Lukes Church" (small brick church of 1844). There is a Grade II Listed Building "Lowe's Farmhouse and Adjoining Boundary Wall" to the north of the site
Total	12/20	

Site	2	
	Score (out of 5)	Justification
Check the unrestricted sprawl	3	Flat land. Low hedges and road act as defensible boundaries. Site adjoins one
of settlements		side of the village and is not well related.
Prevent neighbouring	2	Development would reduce the size of gap between Stoke Bardolph and the
settlements from merging into		urban area. There would be a reduction in the gap between Stoke Bardolph
one another		and the Severn Trent Water site to the west.
Assist in safeguarding the	5	There are no buildings within the site.
countryside from		
encroachment		

Preserve the setting and	2	There are local interest buildings nearby to the east of the site. Development
special character of historic		would have impact upon the surrounding open character.
settlements		
Total	12/20	

Photograph 1
View from
Stoke lane
north west into
Site 1 showing
the rural
character field
and some
strong
boundaries.
Existing farm
house is in the
centre.



Photograph 2
Looking north
east across
Site 1 showing
rural character
field, mature
trees and
agricultural
building.



Photograph 2a Same as Photograph 2



Photograph 3
View west
across Site 2
from Cats
Lane showing
strong
southern
boundary
beyond which
is the edge of
the village that
is not well
related to the



site.

Photograph 4 Views north west across Site 2 from Cats Lane showing flat rural field with the Cottages along Stoke Lane in the background that are separated from the main part of the village.



Photograph 4a Same as Photograph 4.

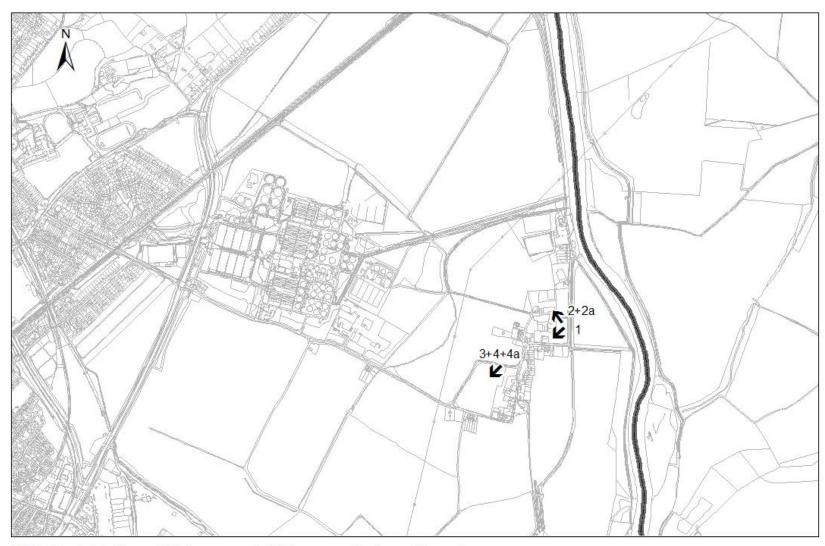


Photograph 5
Photograph
showing the
character of
Stoke
Bardolph.



Photograph 6
Photograph
showing the
character of
Stoke
Bardolph.





Stoke Bardolph Green Belt Assessment 2015

Photograph Locations

Borough Boundary

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Appendix M – Woodborough

Character

Woodborough developed along the valley floor of one of the dumbles leading eastwards down to Dover Beck. Consequently the linear shape of the old village is quite marked with the valley sides to the north and south leading up to farmland. The heritage character of this part of the village has been protected by the Conservation Area (designated in 1974). The village exhibits typical Nottinghamshire red brick cottages and farms which are now overlooked by new homes behind. A significant feature in the village landscape is that of the substantial number of trees and wooded areas that are protected by Tree Preservation Orders. There is a significant area of open space (off Taylor's Croft) in the centre of the village although this is surrounded by residential development.

The main approach from Nottingham into the village is Bank Hill which is very steep and quickly exhibits the wooded character of the village. Glimpse views of the countryside are possible from Main Street which runs west to east through the village but it is largely enclosed by built development including new pockets of modern houses.

The eastern approach to the village is characterised by open fields in addition to a well formed hedgerow enclosing an orchard. Approaching from Shelt Hill, the Doverbeck Drive estate on the western side of the road comprises 1960/1970s housing at a relatively high density and has a suburban character. To the east of Shelt Hill is open countryside with long distance views to the east.

To the south of the village are significant areas of 1960s/1970s housing which are generally enclosed, although there are some limited views to the rising countryside to the south. Smalls Croft forms a distinct and hard edge to the countryside at the southern edge of the village. To the west of this area the boundary of the built up area is less well defined and the area is more open in character. Lingwood Lane rises to the south from which there are open views across countryside. Again, to the southern boundary, Park Avenue rises steeply away from the village with views over to a prominent bank of mature trees.

To the north of the village Roe Lane rises to the north and as far as Private Road the area is characterised by a mixture of residential types, some densely built, fronting the road whilst others, for example along Broad Close, sit in larger plots. This area is relatively enclosed by built development and residential curtilages with no significant views into the countryside. To the north of Private Road towards the cemetery at the top of the hill the character is more open with views across open countryside.

Conclusions

There are areas of openness within the built up part of Woodborough which offer significant views into the wider countryside. However, some parts of the settlement are more compact and don not contribute to the openness of the Green Belt.

Settlement	Woodborough	
Broad Area	North	
	Score (out of 5)	Justification
Check the unrestricted sprawl	2	There are areas of containment, especially to the south adjoining the
of settlements		settlement. Area to the north is less connected to the settlement.
Prevent neighbouring settlements from merging into	2	Although not merging with a settlement per se, the gap to the Caravan Park and other development to the north would be reduced. By development.
one another		and other development to the north would be reduced. By development.
Assist in safeguarding the countryside from encroachment	4	There is some encroachment to the north of area, less so closer to Woodborough. Some residential development along Shelt Hill.
Preserve the setting and special character of historic settlements	4	Southern part of area includes development in the Conservation Area. Impact on setting/character reduces as you get further North due to topography.
Total	12/20	

Settlement	Woodborough	
Broad Area	East	
	Score (out of 5)	Justification
Check the unrestricted sprawl	4	A6097 (Epperstone Bypass) forms strong outer defensible boundary but few
of settlements		other potential boundaries. Limited links with Woodborough
Prevent neighbouring	2	The area is reasonable well separated from Epperstone partly due to the
settlements from merging into		A6097. Area is fairly flat.
one another		
Assist in safeguarding the	2	Ribbon development along roads including residential and business.
countryside from		
encroachment		
Preserve the setting and	2	Small part of the Conservation Area would be affected by development and the
special character of historic		area is fairly flat.
settlements		
Total	10/20	

Settlement	Woodborough	
Broad Area	South East	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Limited defensible boundaries but a small degree of containment in the area adjoining the settlement.
Prevent neighbouring settlements from merging into one another	1	Significant gap to other settlements, topography aids feeling of separation.
Assist in safeguarding the countryside from encroachment	4	Little inappropriate development. Farms within the area are mainly located close to the settlement edge.
Preserve the setting and special character of historic settlements	3	Development would have some impact on the Conservation Area especially from higher ground to the south.
Total	10/20	

Settlement	Woodborough	
Broad Area	South West	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Some field boundaries but these are not strong. Steeps slopes to the south as well as to the south of Bank Hill.
Prevent neighbouring settlements from merging into one another	1	There are substantial gaps to other settlements, topography adds separation.
Assist in safeguarding the countryside from encroachment	4	Development in the area mainly comprises farms although there are some residential properties along roads.
Preserve the setting and special character of historic settlements	5	Much of the Conservation Area adjoins the area along with many Listed Buildings. Development on the rising land would result in a higher degree of impact on the setting of Woodborough.
Total	12/20	

Settlement	Woodborough	
Broad Area	Central	
	Score (out of 5)	Justification
Check the unrestricted sprawl	1	The area is well connected with Woodborough. There are strong boundaries to
of settlements		east and west of the area. Field boundary to the north.
Prevent neighbouring	3	Development would reduce the size of the gap between Woodborough and
settlements from merging into		Calverton. The impact, however, is mitigated slightly by the topography of the
one another		area.
Assist in safeguarding the	2	Thera is some residential development to east of the area and on the western
countryside from		boundary.
encroachment		
Preserve the setting and	5	Much of the Conservation Area adjoins the area along with many Listed
special character of historic		Buildings. Development on the rising land would result in a higher degree of
settlements		impact on the setting of Woodborough.
Total	11/20	

Settlement	Woodborough		
Broad Area	North West (as an extension to Central area)		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	3	The area is not well contained but, in addition to the slope to the north, does have some features that run east to west which could act as defensible boundaries.	
Prevent neighbouring settlements from merging into one another	4	Development would reduce significantly the size of the gap between Woodborough and Calverton. The impact, however, is mitigated slightly by the by the topography of the area.	
Assist in safeguarding the countryside from encroachment	4	Limited encroachment exists in the area in the form of sporadic residential use, focused along Foxwood Lane.	
Preserve the setting and special character of historic	2	The area abuts a small part of the Conservation Area. Land rises and then plateaus so development would have a limited impact on the wider	

settlements		Conservation Area.
Total	13/20	

Settlement	Woodborough			
Broad Area	South West Score 12		12	
Site	Site 1			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	3	The site is well contained by some defensible boundaries (Bank Hill and the stream). The land rises to west and north and there is some visual connection to the settlement.		
Prevent neighbouring settlements from merging into one another	2	Development would result in a slight	reduction in the size	of gap to urban area.
Assist in safeguarding the countryside from encroachment	3	Existing houses on Bank Hill and farr countryside.	n in middle of site. L	argely open
Preserve the setting and special character of historic settlements	3	Site includes some small parts of the interest buildings and a listed building		
Total	11/20			

Settlement	Woodborough			
Broad Area	Central		Score	11
Site	Site 2			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	Site has two boundaries adjoining Woodborough. There are strong defensible boundaries (eastern edge adjoins the village and the northern edge comprises a track). Well contained and connected with settlement.		the northern edge comprises	
Prevent neighbouring	1	Development would not reduce a gap	between se	ettlements.

settlements from merging into one another		
Assist in safeguarding the countryside from encroachment	1	The site comprises primarily houses and garden land with numerous sheds. Area has urban feel.
Preserve the setting and special character of historic settlements	2	Topography rises slightly to the north but there would be a limited impact on the Conservation Area covering the centre of the village. The site is separated from the Conservation Area by modern development.
Total	5/20	

Settlement	Woodborough			
Broad Area	North		Score	15
Site	Site 3			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	1	The site clearly comprises rounding off of the settlement and there are 3 boundaries with the existing settlement. Well contained by existing boundaries to existing residential properties. Northern boundary is a field boundary but only partial coverage across site.		
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size	e of a gap between	settlements.
Assist in safeguarding the countryside from encroachment	5	No encroachment.		
Preserve the setting and special character of historic settlements	4	The whole of the site lies within the corexists close by.	nservation area but i	new development
Total	11/20			

Settlement	Woodborough

Broad Area	North Score 15			15
Site	Site 4 (as an exte	ktension to Site 3)		
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	The site is enclosed by development on 3 sides. Land rises to the north so is well contained. Field boundaries to the west (although part is also residential gardens) but none evident to the north.		
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the si	ze of a gap betwee	n settlements.
Assist in safeguarding the countryside from encroachment	5	No appropriate or inappropriate devel	opment.	
Preserve the setting and special character of historic settlements	3	Adjoins conservation area boundary. development would have an impact o		
Total	11/20			

Settlement	Woodborough			
Broad Area	North		Score	15
Site	Site 5			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	4	The site adjoins Woodborough via one boundary. Development would form a limb into the countryside but would connect to inappropriate development to north. Site is somewhat visually connected to the settlement and is also linked to inappropriate development further north on Shelt Hill.		
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size	ze of a gap between s	settlements.
Assist in safeguarding the countryside from encroachment	5	No encroachment, appropriate or inap	propriate developme	nt.

Preserve the setting and special character of historic settlements	1	No adverse impact on the Conserva	tion Area or her	itage assets.
Total	11/20			
Settlement	Woodborough			
Broad Area	East		Score	10
Site	Site 6			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	5	The site has only one boundary joining the settlement. Development would form a wedge into the countryside. There are no strong defensible boundaries, only sparse field boundaries. Visually detached from the settlement.		
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the	size of a gap be	tween settlements.
Assist in safeguarding the countryside from encroachment	5	Two derelict properties fronting Shel buildings; the rest of site is very ope		ed to be former farm
Preserve the setting and special character of historic settlements	1	No adverse impact on the Conserva	tion Area or her	itage assets.
Total	12/20			

Settlement	Woodborough			
Broad Area	East Score 10		10	
Site	Site 7			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	The site has two boundaries adjoining the settlement. There is some containment but only by sparse field boundaries to the east to act as defens boundaries.			
Prevent neighbouring settlements from merging into	1	Development would not reduce the size	ze of a gap between	settlements.

one another		
Assist in safeguarding the	5	No encroachment.
countryside from		
encroachment		
Preserve the setting and	3	The site adjoins the Conservation Area. Land is fairly flat to the south and rises
special character of historic		to the north.
settlements		
Total	12/20	

Settlement	Woodborough			
Broad Area	East		Score	10
Site	Site 7a			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	2	The site has two boundaries with the settlement. Some containment by line of trees to north which would act as defensible boundaries.		
	4			
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size	ze of a gap betv	veen settlements.
Assist in safeguarding the countryside from encroachment	5	No encroachment.		
Preserve the setting and special character of historic settlements	3	The site adjoins the Conservation Are	a. Land is fairly	/ flat.
Total	11/20			

Settlement	Woodborough		
Broad Area	South East	Score	10
Site	Site 8		
	Score (out of 5) Justification		

Check the unrestricted sprawl of settlements	4	The site only adjoins the settlement via one boundary. Land is not particularly well contained although a slight rise. Weak defensible boundaries but some development to the east.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size of a gap between settlements.
Assist in safeguarding the countryside from encroachment	5	No encroachment.
Preserve the setting and special character of historic settlements	1	Development would have no impact on the Conservation Area.
Total	11/20	

Settlement	Woodborough			
Broad Area	South West		Score	12
Site	Site 9			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	4	The site adjoins settlement via two bo Land is not particularly well contained very open.		
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size	ze of a gap between s	settlements.
Assist in safeguarding the countryside from encroachment	4	Some very limited encroachment.		
Preserve the setting and special character of historic settlements	3	The site adjoins the Conservation Are impact from development as the land	,	would be some

Total	13/20	
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Settlement	Woodborough			
Broad Area	South West Score		12	
Site	Site 9a			
	Score (out of 5)	Justification		
Check the unrestricted sprawl	4	The site adjoins the settlement	via two boundaries. L	and is not particularly well
of settlements		contained. Weak defensible bo	oundaries – only field b	ooundaries
Prevent neighbouring	1	Development would not reduce	the size of a gap bety	ween settlements.
settlements from merging into		·		
one another				
Assist in safeguarding the	5	No encroachment.		
countryside from				
encroachment				
Preserve the setting and	3	The site adjoins the Conservati	on Area boundary and	there would be some
special character of historic		impact from development as th	e land rises to the sou	ıth.
settlements				
Total	13/20			

Settlement	Woodborough			
Broad Area	South West		Score	12
Site	Site 9b			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	3	The site only adjoins the settler the countryside. Land is reaso boundaries comprising a band	nably well contained.	Moderate defensible
Prevent neighbouring settlements from merging into one another	1	Development would not reduce	e the size of a gap bety	ween settlements.
Assist in safeguarding the countryside from	4	Some very limited encroachme of road leading to site means la		

encroachment		
Preserve the setting and special character of historic settlements	2	The site adjoins the Conservation Area boundary and there would be some impact from development as the land rises to the south.
Total	10/20	

Settlement	Woodborough			
Broad Area	Central		Score	11
Site	Site 10			
	Score (out of 5)	Justification		
Check the unrestricted sprawl of settlements	1	Ste is within the settlement boundary	/	
Prevent neighbouring settlements from merging into one another	1	No reduction in the size of the gap be	etween settleme	ents.
Assist in safeguarding the countryside from encroachment	1	The site is currently undeveloped but countryside as it is surrounded by de		encroachment into the
Preserve the setting and special character of historic settlements	5	The site is designated as an importal although surrounded by modern development		n the Conservation Area
Total	8/20			

Photograph 1
View west
over Site 5
showing
existing
settlement
boundary and
weak field
boundaries.



Photograph 2 View showing inappropriate development north of Site 5.



Photograph 3
View east
showing open
character of
Site 6 and
beyond.



Photograph 4
View showing
strong
boundary to
the north of
Site 7a.



Photograph 5
View south
showing open
and rising
nature of Site
8.



Photograph 6
View south
back into
Woodborough
village
showing width
of Area 4 and
partial
boundary to
north of Site 3.



Photograph 7 View northwest showing contained nature of Site 9b and band of trees to northern boundary.



Photograph 8
View west
along Broad
Close. Site 2
is beyond the
trees to the
right of the
photo.



Photograph 9
View west
across Site 9a
showing open
nature and
settlement to
south.



Photograph 10 View west across Site 1 showing open nature



Photograph 11 View of Site 10 showing containment and modern development in area.



Photograph 12 View of Site 10 showing containment and modern development in area.



Photograph 13 Photograph showing character of Woodborough.



Photograph
14 Photograph
showing
character of
Woodborough.



Photograph 15 Photograph showing character of Woodborough.



Photograph 16 Photograph showing character of Woodborough.



Photograph 17 Photograph showing character of Woodborough.



Photograph 18 Photograph showing character of Woodborough.

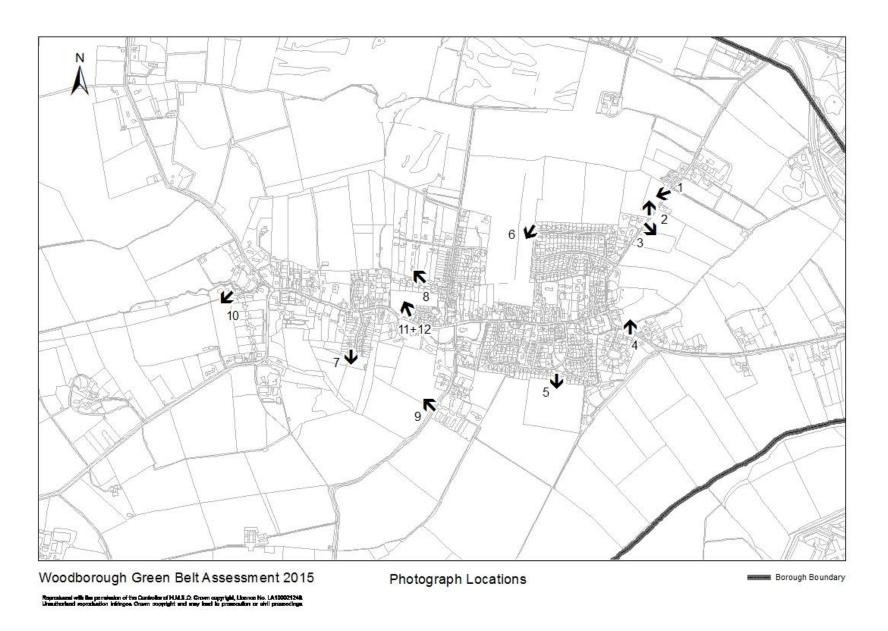


Photograph 19 Photograph showing character of Woodborough.



Photograph 20 Photograph showing character of Woodborough.





Appendix N – Urban Area

Character

Not required – only applicable to rural settlements

Stage 1

Area or Site	Urban A	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There is some containment in the south west between the urban edge, Nottingham City and Bestwood Village. No defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Development would significantly affect the separation between the urban area and Bestwood Village.
Assist is safeguarding the countryside from encroachment	5	There is no inappropriate development in the area.
Preserve the setting and special character of historic settlements	3	Development would impact on Bestwood Conservation Area although this would be limited by topography.
Total	16/20	

Area or Site	Urban B	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The area is well contained in the south with two boundaries to the urban edge. Also contained by topography with ridgeline running east-west but land opens up further north past ridgeline. Defensible boundaries also less evident further north although Lamins Lane has some potential. Area is more contained than Urban Areas 3 and 4 due to the location of the ridge line and the larger area contained by it.
Prevent neighbouring settlements from merging into one another	1	Development would not decrease gap to Bestwood Village or other settlement. Would reduce gap to Kilarney Park but this is not a settlement.
Assist is safeguarding the countryside from encroachment	2	Some existing inappropriate development largely to the south including the Fire Brigade HQ and Bestwood Lodge Hotel; ribbon development along the A60.
Preserve the setting and	1	Development would have some minor impact on Bestwood Lodge but this is not

special character of historic		connected with a historic settlement.
settlements		
Total	5 / 20	

Area or Site	Urban C	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Some containment to the south adjoining A60 and the Stockings Farm development with two boundaries to the urban area. Less containment to the north. Some weak defensible boundaries up to Lime Lane which is strong.
Prevent neighbouring settlements from merging into one another	1	The gap to Calverton is substantial and the impact of any reduction of the gap would be limited due to topography.
Assist is safeguarding the countryside from encroachment	2	Brick works cause significant encroachment to the north. Some ribbon development along the A60
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	6 / 20	

Area or Site	Urban D	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Some containment in south of the area; less containment towards the ridgeline along Spring Lane/B684. Land opens up along the ridgeline with extensive views to the north. Some strong boundaries.
Prevent neighbouring settlements from merging into one another	1	The gaps to Calverton and Woodborough are substantial and the impact of any reduction of the gap would be limited due to topography.
Assist is safeguarding the countryside from	4	Small area affected by Brookfields Garden Centre and Rugby Club. Impact of clay pit and waste disposal noted but these are temporary and appropriate

encroachment		within the Green Belt.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	8/ 20	

Area or Site	Urban E	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	Land falls away from Mapperley Plains/Spring Lane with no containment and is not well connected to the settlement.
Prevent neighbouring settlements from merging into one another	4	Merging with Lambley is a significant issue due to the degree of encroachment on Spring Lane.
Assist is safeguarding the countryside from encroachment	4	Ribbon development on Spring Lane and Catfoot Lane is significant. Some encroachment to the east of Mapperley Plains.
Preserve the setting and special character of historic settlements	1	Development would have no impact on setting/character of Lambley.
Total	13 / 20	

Area or Site	Urban F	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There are small areas of containment close to Lambley Lane and by proposed Gedling Access Road. Otherwise land slopes away from Spring Lane and the urban edge.
Prevent neighbouring settlements from merging into one another	5	Development would result in a significant reduction in the gap between Lambley and the urban area.
Assist is safeguarding the countryside from	4	Encroachment exists along A612 and, to a lesser extent, to the north along Lambley Lane.

encroachment		
Preserve the setting and special character of historic settlements	2	Development may have an impact on Gedling House (Listed Building) which has some connection with historic settlement of Gedling Village.
Total	14 / 20	

Area or Site	Urban G	
	Score (out of 5)	Justification
Check the unrestricted sprawl	4	Very flat area with little containment and little connection to the urban area.
of settlements		Some strong defensible boundaries.
Prevent neighbouring	5	Development would result in merging with Stoke Bardolph to the east. There
settlements from merging into		would also be a reduction in the gap with Burton Joyce in the north-east.
one another		
Assist is safeguarding the	1	Significant level of inappropriate development to south west of area (Severn
countryside from		Trent Water).
encroachment		
Preserve the setting and	2	Development would impact on the setting/character of Stoke Bardolph.
special character of historic		
settlements		
Total	12 / 20	

Area or Site	Urban H		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	3	Area is very flat with little containment but well connected to the urban area once Teal Close site developed. No defensible boundaries.	
Prevent neighbouring settlements from merging into one another	5	Development would significantly reduce the gap with Stoke Bardolph. Some proximity to Radcliffe on Trent although separated by River Trent.	
Assist is safeguarding the countryside from encroachment	4	There is some residential development along Stoke Lane and the proposed National Grid sub-station is located nearby.	
Preserve the setting and	2	Development would impact on the setting/character of Stoke Bardolph.	

special character of historic		
settlements		
Total	14 / 20	

Stage 2

Area or Site	Site 1	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site has two boundaries with the urban area. Land rises to the north to the ridgeline which crosses the northern boundary of the site providing some containment and the site is virtually contained within this topographical feature. Boundaries (hedge and track) to the north together with the presence of underground reservoir and farm buildings make for a fairly strong northern boundary. To the west there is a track to access the built development at New Farm (storage and distribution depot) and woodland that forms a moderately strong boundary.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Bestwood Village.
Assist in safeguarding the countryside from encroachment	3	Some existing inappropriate development including a processing and packing plant at New Farm which has an urbanising impact on this eastern part of the site.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	7/20	

Area or Site	Site 2	
	Score (out of 5)	Justification
Check the unrestricted sprawl	1	The site has two boundaries with the urban area. The site slopes fairly gently
of settlements		southwards when viewed from the bridle path leading from Thornton Avenue.
		The site is quite open with a slight valley running north south across the eastern
		side of the site towards Redhill Farm. The northern boundary is for a large part

		of its length a fairly strong defensible boundary as it follows a double hedged bridle path that is connected to Thornton Avenue. Within the site there are few hedgerows and these are weak. The urban edge at Redhill to the south east is softened by existing trees and the view towards Bestwood lodge to the south west is screened by woodland. The land rises to the north across Sites 1 and 3 giving the area some containment.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Bestwood Village.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	2	Development would have a slight impact on Bestwood Lodge.
Total	9/20	

Area or Site	Site 3	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	The site has no boundary with the settlement. The site is prominent and extends over the ridgeline into more open countryside. The site is not visually connected to the settlement. Boundaries to the north are relatively weak.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Bestwood Village.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	12/20	

Area or Site	Site 4	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	The site has no boundaries with the urban area. The site extends beyond the Redhill/Bestwood ridgeline and is located within open countryside. There are weak defensible boundaries.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Bestwood Village.
Assist in safeguarding the countryside from encroachment	4	The only encroachment comprises ribbon development along A60.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	11/20	

Area or Site	Site 5	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site has two boundaries with the settlement. The land rises to the north and east and there is some containment provided by the ridgeline to the north of the site. There is a field boundary which provides a relatively weak boundary as it runs north west across the site. The A60 provides a strong boundary to the west and the edge of the built settlement forms the remaining boundaries.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Calverton.
Assist in safeguarding the countryside from encroachment	3	The only encroachment comprises ribbon development along A60.

settlements Total	7/20	
Preserve the setting and special character of historic	1	Development would not result in an impact on the setting of a historic settlement.

Area or Site	Site 6	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	There is only boundary with the urban area. The site extends beyond the ridgeline where it is more prominent and open. Defensible boundaries are generally weak.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Calverton.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	12/20	

Area or Site	Site 7	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The site has one boundary with the settlement. Land rises to the north-west towards a ridgeline providing some containment. The site includes the Calverton Hill protected open space. The site would result in a limb of development into the countryside. To the north is the Dorket Head Brickworks where the boundary planting forms a strong boundary. The western boundary is a relatively strong hedgerow.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Calverton.

Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	11/20	

Area or Site	Site 8	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	The site has no boundaries with a settlement. Land rises towards the ridgeline to the south; the site is visually disconnected to the settlement and very open.
Prevent neighbouring settlements from merging into one another	1	Development would result in a reduction of the gap to Calverton but this is not considered significant.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	12/20	

Area or Site	Site 9	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	This site contains the Dorket Head Brickworks. The northern part of the site is located on the ridgeline from which there are long distance views to the north. The site is very open with views to the south and west. The site does not adjoin the urban area and is visually disconnected from the urban area. The site is surrounded by extensive hedgerows with some trees present including a stand of trees along the B684.

Prevent neighbouring settlements from merging into one another	1	Development would result in a reduction of the gap to Calverton but this is not considered significant.
Assist in safeguarding the countryside from encroachment	1	The sites is dominated by the Dorket Head Brick Works industrial building.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	8/20	

Area or Site	Site 10	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The site has three boundaries with the settlement. Land rises slightly to the north and is bounded by a bridle path running north and then west which provides a moderately strong boundary including a double hedgerow with mature trees for part of its length. The site is reasonably contained by topography and contained to a significant extent by the urban area. The Hobbucks Nature Area woodland occupies a large part of the western area of the site.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Calverton.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	8/20	

Area or Site	Site 11	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	There is only one boundary with the urban area. The site is surrounded by hedgerows which contain individual trees and form moderately strong defensible boundaries. The land is relatively flat dipping to the east with the dip forming a boundary with site 3 which is a strong tree lined boundary. To the south the edge of the urban area at Brechin Close and Shandwick Close form a fairly hard urban edge.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Calverton.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	11/20	

Area or Site	Site 12	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The site only adjoins the urban area along one, short length to the south. The boundary to the west is strong. To the north the boundary is weak and beyond this boundary the countryside opens on to the ridge along Mapperley Plains. To the east is a woodland area just north of the Rugby Club with strong planting along this boundary. When viewed from the west the site is more open and prominent visually being on elevated land rising to the east towards Spring Lane and also to the ridgeline to the north.
Prevent neighbouring settlements from merging into	1	Development would not reduce the gap to Calverton.

one another		
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	11/20	

Area or Site	Site 13	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The site has one long boundary and one short boundary adjoining the urban area. The site is more elevated than the urban area to the west but the topography provides some containment as the ground rises towards Spring Lane. The boundary on the east adjoining Mellish Rugby Club is rather weak.
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the gap to Calverton or Woodborough.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	10/20	

Area or Site	Site 14		
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	3	The site adjoins the urban area on two sides and is close to the ridgeline. Existing hedges and planting screens the site from the B684. There is a moderately strong hedged boundary to the north. The B686 forms a strong boundary to the east. The northern of the two fields is much less enclosed and	

		the urban area becomes visible as you walk diagonally south westwards along the public footpath crossing the field. The southern field where the garden centre is located is more contained.
Prevent neighbouring settlements from merging into one another	1	Development would result in a limited reduction of the gap to Calverton and Woodborough but this is not considered significant.
Assist in safeguarding the countryside from encroachment	2	The southern part of the site has significant encroachment due to the garden centre buildings and car parking. Also residential properties along the B686.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	7/20	

Area or Site	Site 15	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	This is a flat site which is located on the ridge line running broadly along the B684. It does not adjoin the urban area. It is very open with long views to the west and north. It is somewhat visually disconnected from the urban area and has no boundaries with it. The B684 is a strong boundary on the eastern side. The western boundary is weak. There is woodland to the north which includes at least 3 residential plots and there is a house to the southern boundary with a large well treed curtilage.
Prevent neighbouring settlements from merging into one another	1	Development would result in a limited reduction of the gap to Calverton and Woodborough but this is not considered significant.
Assist in safeguarding the countryside from encroachment	4	The site includes houses and residential curtilages on plots at the northern and southern ends of the site.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.

Total	11/20	
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Area or Site	Site 16	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	While on the edge of the Green Belt, the site does not adjoin an existing settlement. There is a strong boundary along Spring Lane but only field boundaries elsewhere (some appear quite strong).
Prevent neighbouring settlements from merging into one another	5	Development would result in a significant merging of the urban area and Lambley that would be exacerbated by the extent of ribbon development along Spring Lane and the new development at Ashwater Drive.
Assist in safeguarding the countryside from encroachment	1	There is a significant degree of encroachment along Spring Lane in the form of residential properties and a Care Home.
Preserve the setting and special character of historic settlements	2	The site is close to Lambley and the area to the rear of the site has the potential to impact on the Conservation Area.
Total	13/20	

Area or Site	Site 17	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Development of some parts of the site would round off the settlement and there is a strong defensible boundary along Lambley Lane. Field boundaries to east appear well established and strong and land rises to the north creating a degree of containment. No account has been taken of the Gedling Access Road which could act as strong defensible boundary once constructed.
Prevent neighbouring	3	Development would result in the moderate reduction of the size of the gap to
settlements from merging into		Lambley.

one another		
Assist in safeguarding the countryside from encroachment	5	Although there is some encroachment to the north (outside the site) there is no development on site and the area is largely rural in character.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
Total	12/20	

Area or Site	Site 18	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site adjoins the settlement to the east and south. The boundary to the north is with the School which is outside the settlement boundary. Site is very well contained by strong defensible boundaries and topography.
Prevent neighbouring settlements from merging into one another	2	Development would lead to some reduction in the gap to Burton Joyce and would be exacerbated by ribbon development along A612. School and road/rail line reduce the impact of the loss of the gap.
Assist in safeguarding the countryside from encroachment	4	Although no development on site the area is impacted by the urban area and is considered urban fringe rather than open countryside.
Preserve the setting and special character of historic settlements	1	No impact on a historic settlement although the site is close to and within the setting of a Listed Building (Gedling House). This would need to be considered through the design and layout of any development.
Total	9/20	

Photograph 1
Looking south
across
southern part
of Site 1
showing land
falling gently
to the south
with part of
site 2 in the far
distance (top
right).



Photograph 2
Further along
the footpath
leading from
Richmond
Gardens
facing south
this shot
shows the
hedged
boundary
between Sites
1 and 2.



Photograph 3
South west
across Site 2
with the land
sloping to the
south. In the
background is
the woodland
beyond which
is the
Bestwood
Lodge and
Country Park.



Photograph 4
Site 1 showing
the ridgeline
with the
underground
reservoir
forming a
slight mound
on the ridge.
The ridgeline
provides
significant
containment to
sites 1, 2 and
3.



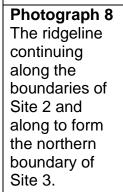
Photograph 5 Looking east from Site 2 to the edge of the urban area at Redhill.



Photograph 6 View of the woodland to the south west in Site 2 showing large open field with few boundaries.



Photograph 7
View east from the boundary of sites 2 and 3 towards the Bestwood Lodge Area. Note the land rises northwards to the ridgeline that provides containment to sites 1, 2 and 3.







Photograph 9 Here the ridgeline crosses into Site 1 where it forms the northern boundary and this ridgeline provides containment to Sites 1,2 and 3.



Photograph
10 View from
Leapool
southward
across Site 4
towards the
ridge at
Redhill beyond
which is
located Site 1.
The
underground
reservoir is at
the top left.



Photograph
11 View
across Site 4
towards the
south west
and the
woodland that
is located on
the ridge line
beyond which
is Site 3



Photograph
12 Site 5
looking south
from the edge
of the new
Stocking Farm
development
towards
Gregory
Drive/Kenneth
Drive which
forms the
edge of the
urban area.



Photograph
13 Site 5
looking more
northwards.
The earth
mound is
connected
with the
construction of
the Stocking
Farm
development.



Photograph
14 View west
across Site 6
towards
Leapool.
Large open
field and few
boundaries.



Photograph
15 The view is diagonally south west across the area along the ridge towards Redhill. The topography provides some containment for part of Sites 6 and Site 5.







Photograph
17 View north
west from Site
7 towards the
Dorket head
brick works
which is
behind the line
of trees.



Photograph 18 Site 7 from the public open space on Calverton lane south the land falls away to the edge of the built up area.



Photograph 19 This is a view south east across Site 7 towards the edge of the urban area visible in the top right of the photo.



Photograph 20 Site 8 view east. Lime Lane to the left of the photo forms the northern boundary.



Photograph 21 Site 8 looking south south – the urban area is located beyond the ridgeline.



Photograph
22 Site 9 Lime
Lane at Dorket
Head – the
Brickworks is
screened by
the hedgerow
and trees to
the left.



Photograph
23 view north
west across
Site 10 taken
from Killisick
Lane. The
Hobbucks
Nature area is
the wood in
the
background.



Photograph
24 Site 11 the view of the urban edge (Brechin Close) to the south taken from Killisick Lane.



Photograph 25 the urban edge from the eastern side of Site 11.



Photograph 45 Looking north, the hedgerow which is just visible forms a moderately strong boundary.



Photograph 46 View eastward across Site 11 towards Site 12 in the background.



Photograph 28 Site 12 viewed from Site 11 which adjoins it. The boundary in the middle ground forms a strong boundary.



Photograph 29 Site 13 looking north west the edge of the urban area is just visible through the gap in the hedgerow.



Photograph
30 Site 14
looking west –
the land
slopes
downwards to
the edge of
the urban area
providing
some
containment.



Photograph
31 Taken from
the public
footpath
joining
Mapperley
Plains Road,
looking south
towards
Brookfields
Garden
Centre.



Photograph 32 Taken from the same spot as 31 this is a view west as the land rises slightly then falls away to the edge of the urban area.



Photograph
33 Looking
west from
Mapperley
Plains across
Site 15
showing the
fairly open
nature of the
area.



Photograph 34 Shows the Mellish Rugby Club which forms part of Site 15



Photograph 35 Mellish Rugby Club, the tree lined boundary marks the beginning of the more wooded northern end of Site 15.



Photograph
36 View north
from Spring
Lane across
Site 16.
Shows how
land falls away
a short
distance into
the site.



Photograph
37 View west
along Spring
Lane showing
encroachment
and Gedling
Colliery
Country Park
rising in the
distance. Site
16 is to the
right.



Photograph 38 View northeast from Lambley Lane across Site 17 showing rising open land.



Photograph 39 View north of site 17 from Grange Farm Rd.



Photograph 40 View east over site 17 from Gram Farm Rd towards Almond Walk. Houses on high ground in the distance are on Wood Lane. Shows rolling nature of topography.



Photograph
41 View north
over Site 17
from Yew Tree
Lane showing
land rising
towards
Harvey's
Plantation.



Photograph
42 View north
from Yew Tree
Lane showing
rolling nature
of Site 17 with
Gedling
Colliery
Country Park
in the
distance.



Photograph
43 View west
from Wood
Lane across
Site 17 with
Harvey's
Plantation to
the left of the
picture.

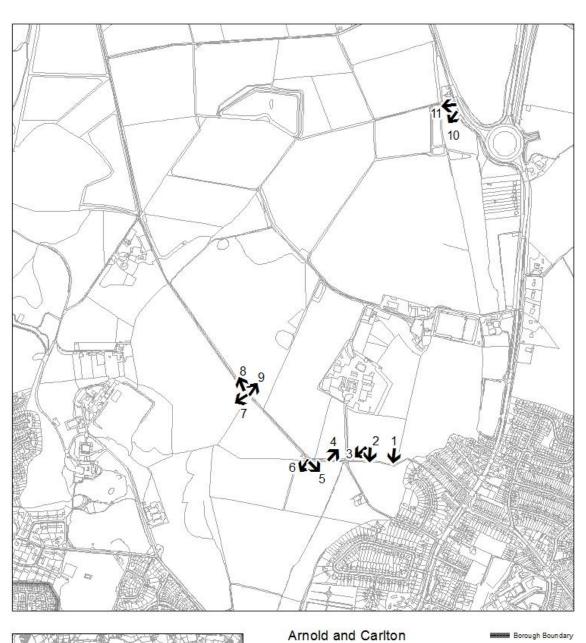


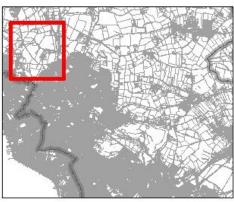
Photograph
44 View south
from Burton
Rd across Site
18 showing
connection
with existing
settlement.



Photograph 45 View north from Burton Rd showing Gedling House (Grade II Listed Building). Site 18 forms part of the setting of Gedling House.





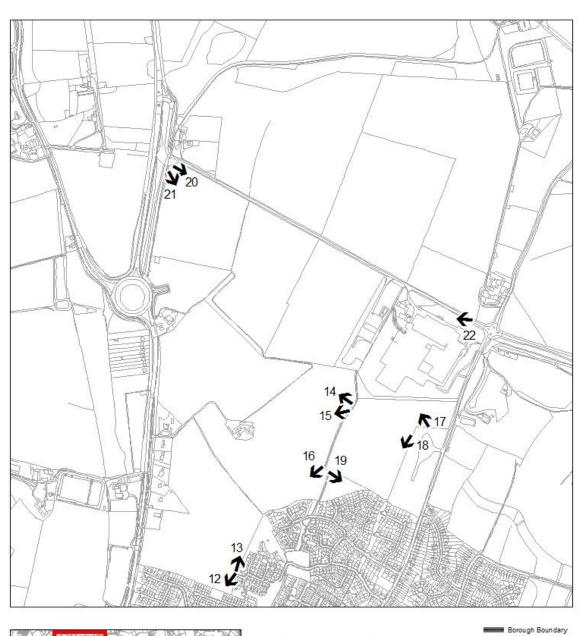


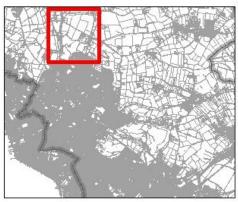
Arnold and Carlton Urban Area B Green Belt Assessment 2015

Photograph Locations



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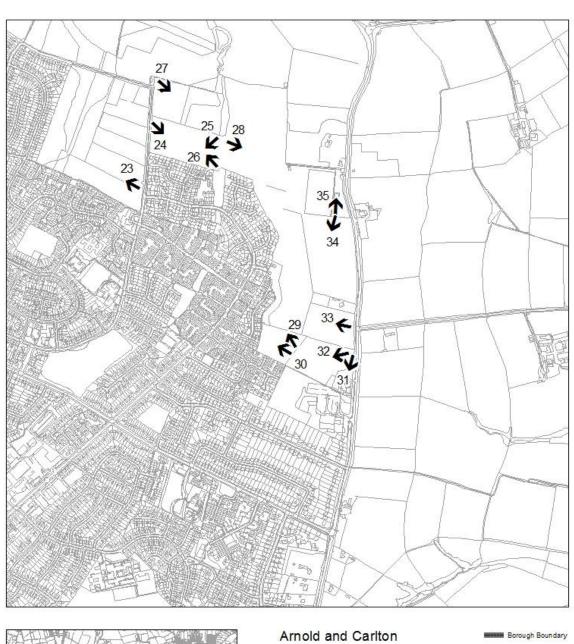


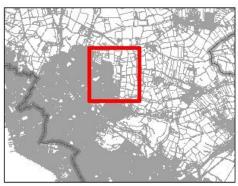


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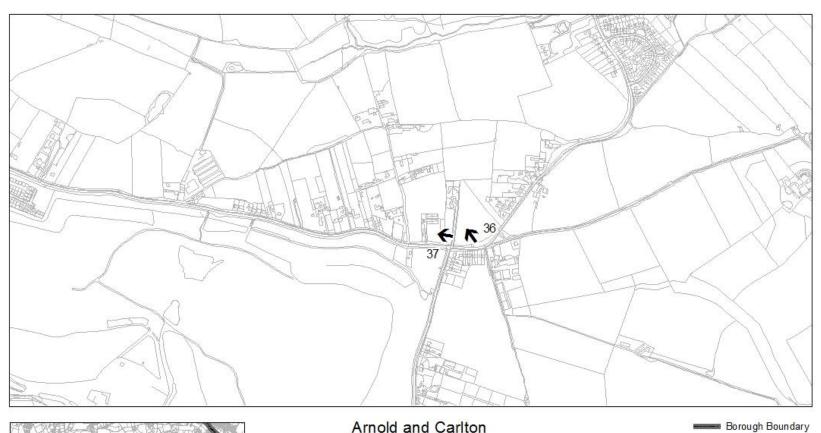


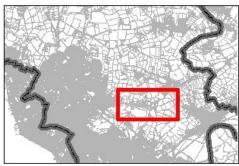


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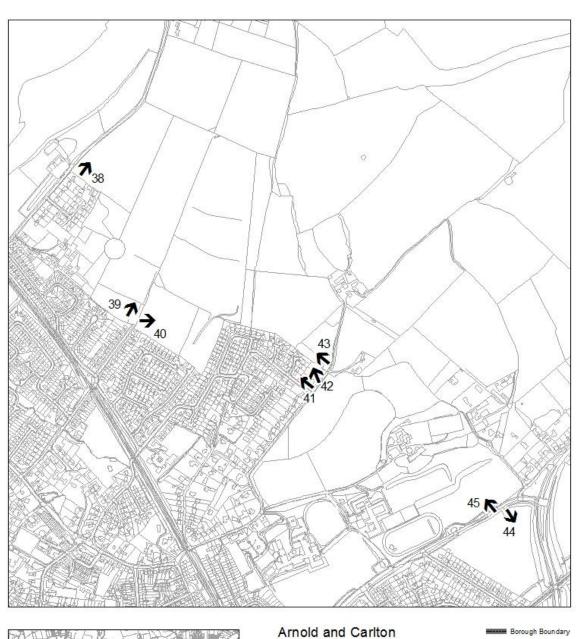




Arnold and Carlton Urban Area E Green Belt Assessment 2015

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Arnold and Carlton Urban Area F Green Belt Assessment 2015

Photograph Locations



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