

6.6.1 Paragraph 85 of the NPPF states that local planning authorities should, where necessary, designate Safeguarded Land between the urban area and the Green Belt. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (in the case of the Local Planning Document beyond 2028). It is land which may be used to meet longer-term development needs stretching well beyond the plan period.

6.6.2 The designated Safeguarded Land is considered necessary in Gedling Borough fulfils those purposes set out in the NPPF. Importantly planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review. It is intended that the Green Belt boundaries will not be altered at the end of this plan period. for a number of reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Thirdly, it provides flexibility and allows for proposals for residential development to be determined under the presumption in favour of sustainable development if there is no five year land supply as required by paragraph 48 of the NPPF. The Inspector who examined the Aligned Core Strategy expressed support in her report (at paragraph 117) for the designation of Safeguarded Land in Gedling Borough.

Delete paragraph 6.6.4

6.6.5 Of the three sites identified as being safeguarded for future development, Top Wighay Farm and Moor Road may be suitable for development ~~in their entirety~~ subject to a ~~detailed assessment of the site through a~~ review of the Local Plan. ~~and a subsequent planning application.~~ The Oxton Road/Flatts Lane site at Calverton is considered to be only partially suitable for future development. Land to the north is to be retained as a landscape buffer, to protect the setting of a Listed Building and to avoid an area at risk of flooding. Due to the need for Green Belt boundaries to follow defensible features these areas cannot be included in the Green Belt.

Inset New paragraph

The Safeguarded Land designated at Top Wighay Farm, and the Top Wighay Farm strategic site form an urban extension to Hucknall, which is located within Ashfield District. The Aligned Core Strategy identifies Hucknall as a Sub Regional Centre to accommodate growth within the settlement hierarchy. Furthermore Hucknall is tightly encircled by Green Belt in Ashfield and the Aligned Core Strategy authorities and the future housing and employment growth of the settlement will require Green Belt release. Therefore at the point at which this safeguarded land is proposed for development through a Local Plan, consideration will be given for development in this location contributing towards meeting needs arising from Ashfield District. Any assessment should be undertaken on a strategic basis giving consideration to development needs, sustainability and Green Belt function.