

# **Gedling Borough Council**

## **Green Belt Assessment - Addendum**



**March 2016**

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## **1. Introduction**

- 1.1 To inform the preparation of the Local Planning Document (Part 2 Local Plan) the Borough Council has prepared the Green Belt Assessment (July 2015). This assesses the contribution different areas of land make to the purposes of the Green Belt, in order to inform decisions about which sites can be removed from the Green Belt.
- 1.2 The sites considered in the Green Belt Assessment include those known about at that time (July 2015). Since then additional sites have come forward which similarly require assessment against the purposes of the Green Belt. Overall 12 additional sites have been put forward. A number of these, however, are variations on sites which were included in the July 2015 Green Belt Assessment. These sites do not require re-assessment and the results of the Green Belt Assessment can be used as part of the evidence to determine whether to allocate the site or not.
- 1.3 This Addendum assesses the additional sites not already assessed through the Green Belt Assessment. It uses the same methodology, criteria and matrix to assess the sites against the purposes of the Green Belt.

## **2.0 Methodology**

- 2.1 The methodology used in this Addendum is the same as was used in the original Green Belt Assessment. The methodology is based on the Green Belt Framework prepared with neighbouring authorities to ensure that a common approach was taken to assessing the Green Belt. A two stage process was used, with Stage 1 assessing broad areas around settlements and Stage 2 assessing individual parcels of land. Only the Stage 2 assessment has been carried out as part of this addendum. The methodology used can be found in the Green Belt Assessment available on the Planning Policy Section of the Gedling Borough Council Website<sup>1</sup>.
- 2.2 In total three additional sites required assessment against the purposes of the Green Belt. These are:
  - North of Altham Lodge, Papplewick
  - North of Main Road to Ricket Lane, Ravenshead
  - South of Newstead, Newstead.

Full details of the assessment of the additional sites can be seen below together with a map and photographs of the sites.

- 2.3 The results of the Green Belt assessment will be used as part of the evidence to inform decisions about which sites to allocate for development. Details of the

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<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudies/publications/>

decision making process and conclusions reached can be seen in the Site Selection Document.

### 3.0 Results

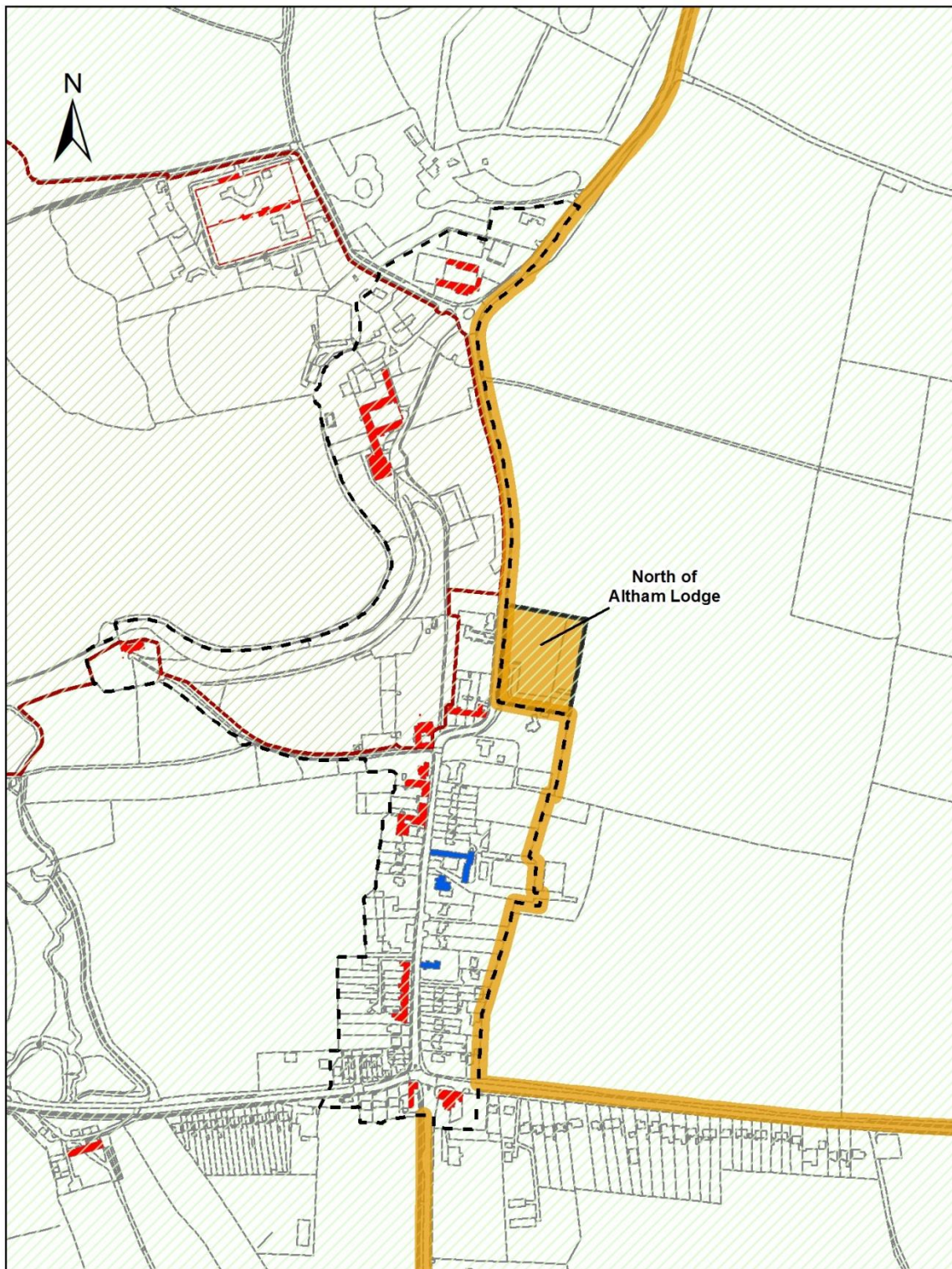
3.1 The table below sets out the results of the Green Belt assessment of these sites, and provides:-

- a score to reflect how well the Broad Area/Site meets each of the purposes of including land within the Green Belt (based on the Assessment Criteria and using the Assessment Matrix as a guide),
- justification text to explain the score given to each purpose, and
- an overall score for that Broad Area/Site, being the sum of the scores for each of the purposes).

Details of the full assessments can be found below. Photographs have been provided to show important features or characteristics and these can also be found below. The results of this Green Belt Assessment will be used to inform the preparation of the Local Planning Document (LPD).

<b>Broad Area or Site</b>	<b>Score (out of 20)</b>	<b>Comment</b>
North of Altham Lodge	13	The site is well connected to the settlement although this results in a significant impact on the setting of the nearby heritage assets. There is no development on site although the site could be considered urban fringe. Moderate defensible boundaries.
North of Main Road to Ricket Lane	10	Although there is only one boundary with Ravenshead there are strong defensible boundaries to the north and west. There is a small amount of inappropriate development but this is dispersed around the site limiting its impact. There would be a limited reduction in the gap to Blidworth but no impact on the setting of historic settlement.
South of Newstead	14	There are strong defensible boundaries to the south and east although the site is visually disconnected from the settlement. There would be no impact on the setting of heritage assets. The site has no inappropriate development and would lead to a reduction in the gap to the Top Wighay Farm development site.



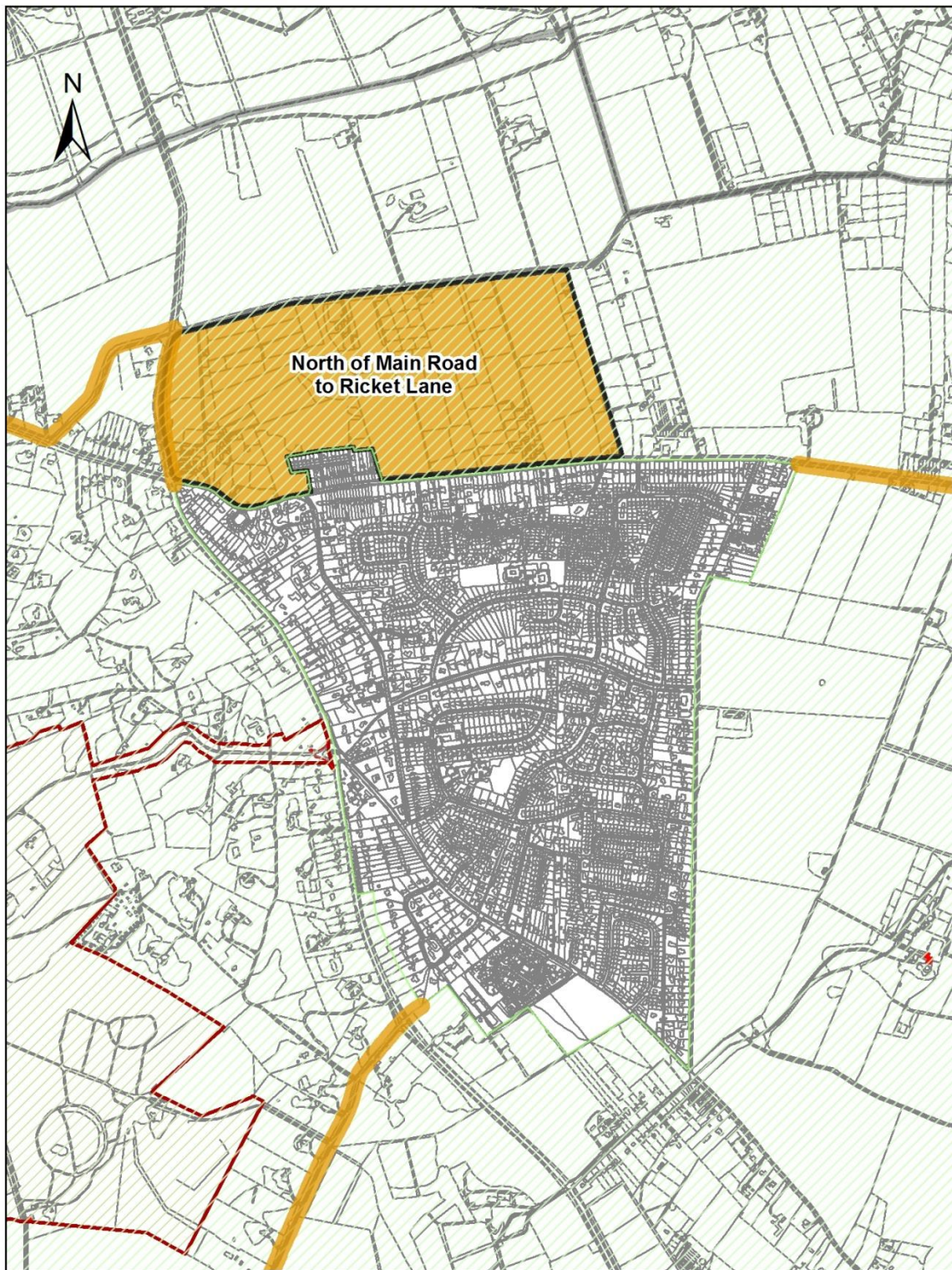


## Papplewick Green Belt Addendum 2016

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- |                   |                            |                             |
|-------------------|----------------------------|-----------------------------|
| Site              | Green Belt                 | Listed Buildings            |
| Broad Areas       | Historic Parks and Gardens | Scheduled Ancient Monuments |
| Conservation Area | Local Interest Buildings   | Borough Boundary            |





## Ravenshead Green Belt Addendum 2016

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<b>Settlement</b>	Papplewick		
<b>Broad Area</b>	East	<b>Broad Area Score</b>	15/20
<b>Area or Site</b>	North of Altham Lodge		
	<b>Score (out of 5)</b>	<b>Justification</b>	
Check the unrestricted sprawl of settlements	3	Two boundaries with the settlement and is visually connected. Boundaries to the north and east are moderate field boundaries. Topography to the north of the site offers some containment.	
Prevent neighbouring settlements from merging into one another	1	Would not lead to merging of settlements	
Assist in safeguarding the countryside from encroachment	4	No development on site although affected by adjacent dwellings.	
Preserve the setting and special character of historic settlements	5	The site is adjacent to a Conservation Area and in close proximity to a number of listed buildings and other heritage assets.	
<b>Total</b>	<b>13/20</b>		

<b>Settlement</b>	Ravenshead		
<b>Broad Area</b>	North	<b>Broad Area Score</b>	10/20
<b>Area or Site</b>	North of Main Road to Ricket Lane		
	<b>Score (out of 5)</b>	<b>Justification</b>	
Check the unrestricted sprawl of settlements	4	There is one boundary with the settlement and some defensible boundaries. The topography provides limited containment to the south but the norther part is disconnected from the settlement.	
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 the development at Harlow Wood.	
Assist in 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.	



<b>Total</b>	<b>11/20</b>	
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<b>Settlement</b>	Newstead		
<b>Broad Area</b>	South	<b>Broad Area Score</b>	14/20
<b>Area or Site</b>	South of Newstead		
	<b>Score (out of 5)</b>	<b>Justification</b>	
Check the unrestricted sprawl of settlements	4	The site has strong defensible boundaries to the south and east although the western boundary is non-existent. The site is visually disconnected from the settlement with a long access road which would increase urbanising influence.	
Prevent neighbouring settlements from merging into one another	4	Development would significantly reduce the gap to the Top Wighay Farm development.	
Assist in safeguarding the countryside from encroachment	5	The site has no development.	
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.	
<b>Total</b>	<b>14/20</b>		



<p><b>North of Altham Lodge – looking south east from Main Street</b></p>	
<p><b>North of Altham Lodge – looking north east from Main Street</b></p>	

<p><b>North of Altham Lodge – looking due east from Main Street</b></p>	
<p><b>North of Main Road to Ricket Lane</b></p>	



<p><b>North of Main Road to Ricket Lane – looking north from the B6020</b></p>	
<p><b>North of Main Road to Ricket Lane – looking north from B6020</b></p>	

<p><b>North of Main Road to Ricket Lane – looking north from B6020</b></p>	
<p><b>North of Main Road to Ricket Lane – looking north from B6020</b></p>	

<p><b>South of Newstead – looking east from Hucknall Road</b></p>	 A gravel path leads from the foreground into a large, open field. The field is mostly brown and dry, with some green grass patches. In the distance, a line of trees marks the horizon under a grey, overcast sky.
<p><b>South of Newstead – looking south towards Aldercar Wood from Hucknall Road</b></p>	 A wide, grassy field is shown in the foreground. In the background, there is a dense line of trees, some of which are bare, suggesting a wooded area. The sky is overcast and grey.