

Gedling Borough Council

Green Belt Assessment



July 2015

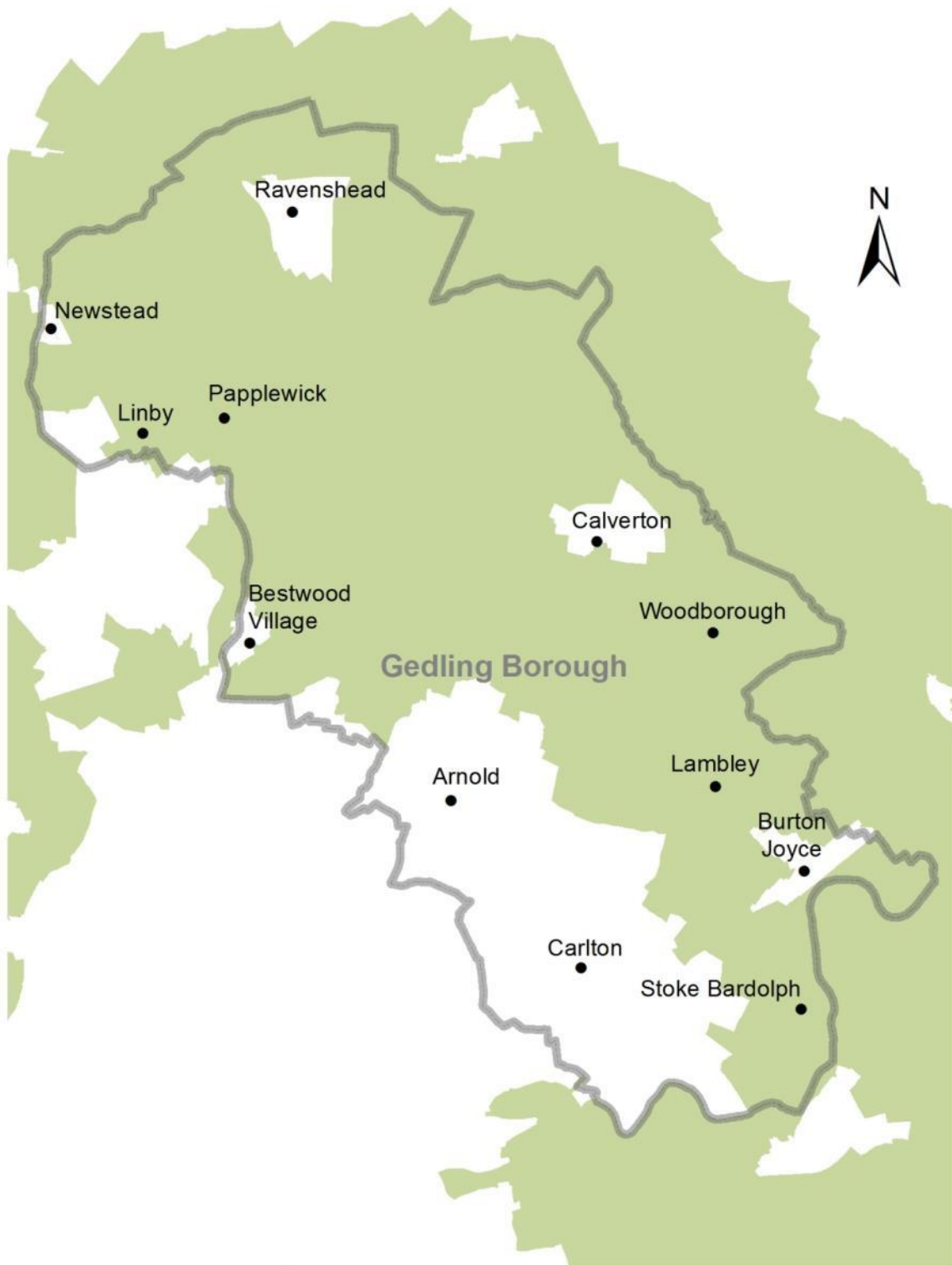
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1. Introduction

- 1.1 Following the adoption of the Aligned Core Strategy (ACS) in September 2014 Gedling Borough Council has been working on the second part of the Local Plan, the Local Planning Document (LPD). Two of the key tasks the LPD will perform will be to establish the boundaries of the Green Belt for the period up to 2028 and to release land from the Green Belt to allow for development. This is especially important in Gedling Borough where the vast majority of the land outside of settlements is designated as Green Belt (see figure 1).
- 1.2 The National Planning Policy Framework (NPPF) sets out that Green Belt should only be altered through a Local Plan process where there are exceptional circumstances. As part of the ACS process, the independent Planning Inspector appointed to examine the plan agreed that there were exceptional circumstances to, where necessary, amend the Green Belt for the strategic sites and also undertake a review of the Green Belt in order to allocate non-strategic sites. It was shown that the Objectively Assessed Housing Need could not be met without the removal of land from the Green Belt and that a lower amount of housing was not sustainable when considering environmental, social and economic factors.
- 1.3 The Green Belt Background Paper (June 2013) prepared for the ACS sets out the approach that is being taken to the assessment of the Green Belt through both the ACS and LPD. Undertaking a review of the Green Belt will involve a strategic assessment to help inform the overarching spatial strategy (as set out in the ACS) followed by a more detailed site-by-site assessment to define precise Green Belt boundaries (in the LPD).
- 1.4 In order to inform decisions about precise Green Belt boundaries it is necessary to assess how well parts of the Green Belt are performing its purpose and look at defensible boundaries. This assessment will identify those parts most and least valuable in Green Belt terms. It can then be considered whether there are the exceptional circumstances to remove the least valuable sites from the Green Belt either to allow development or to be designated as Safeguarded Land. This does not automatically mean that the least valuable parts will be allocated for development. Whilst substantial weight should be given to the harm to the Green Belt, other factors such as flooding, landscape or the deliverability of sites may mean that more valuable parts of the Green Belt are ultimately allocated. Justification for allocated sites will be set out in a separate document.
- 1.5 The results of the strategic assessment carried out to inform the ACS can be seen in the Green Belt Background Paper (June 2013)
<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43183&p=0>
- 1.6 In co-operation with Ashfield District Council, Broxtowe Borough Council and Nottingham City Council a Green Belt Framework has been prepared to provide a common basis for the site-by-site assessment. Other neighbouring authorities are at different stages of plan preparation and did not become involved in the work. The Green Belt Framework has undergone consultation with a number of key stakeholders to ensure that it is robust.

Figure 1 – Map of the Green Belt in Gedling Borough



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- 1.7 This report sets out the approach used by Gedling Borough Council (based on the Green Belt Framework) to inform the site-by-site assessment and the findings of that assessment. The detailed methodology used in Gedling Borough is set out in Section 4 of this document.

2. Planning Policy Context

- 2.1 Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 2.2 The five purposes of including land in Green Belts, as set out in paragraph 80 of the NPPF, are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.3 Paragraph 83 of the NPPF identifies that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.
- 2.4 Paragraph 84 of the NPPF states:
- “When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.”
- 2.5 The NPPF at paragraph 85 requires that when defining boundaries, local planning authorities should:
- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - not include land which it is unnecessary to keep permanently open;
 - where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

- 2.6 As set out in the Green Belt Background Paper (June 2013) the ACS is informed by a strategic assessment of broad areas around Greater Nottingham. The strategic assessment was based on the Nottingham Derby Green Belt Review (2006), the Appraisal of Sustainable Urban Extensions (2008) and the Sustainable Locations for Growth Report (2010). The ACS allocated a number of strategic sites in the Plan Area removing them, in some cases, from the Green Belt. However, none of the strategic sites identified in Gedling Borough were Green Belt sites. The strategic assessment has informed the distribution of housing around the Borough.
- 2.7 Policy 3 of the ACS retains the principle of the Green Belt but provides for a review of boundaries to ensure that development requirements are met. The Policy sets out a sequential approach to guide the selection of sites to allocate. This gives preference to land within the development boundaries of settlements and other non-Green Belt land before Green Belt sites adjacent to the settlements are allocated.
- 2.8 Policy 3 also sets out matters to consider when reviewing Green Belt boundaries:
- a) the statutory purposes of the Green Belt, in particular the need to maintain openness and prevent coalescence between Nottingham, Derby and other surrounding settlements;
 - b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and/or to meet local needs;
 - c) the appropriateness of defining safeguarded land to allow for longer term development needs; and
 - d) retaining or creating defensible boundaries.
- 2.9 Not all development within Green Belts is inappropriate. Once the Green Belt boundaries have been established there is a need for policy to guide the type and nature of development that will be permitted within it. This is also being done through the Local Planning Document based upon the guidance in paragraphs 89 and 90 of the NPPF, but is not a matter for this Assessment.

3. Status of Rural Settlements

- 3.1 Paragraph 86 of the NPPF sets out that only where the open character of the settlement makes an important contribution to the Green Belt should the settlement be included in the Green Belt. The need to prevent development in villages for other reasons, such the impact on conservation areas or the lack of facilities, should not mean that a settlement is included in the Green Belt.
- 3.2 Where a settlement is included in the Green Belt, paragraph 89 of the NPPF states that limited infilling within villages is not inappropriate development. Policy ENV30 of the Gedling Borough Replacement Local Plan allows for limited infilling within defined infill boundaries for some settlements within the Green Belt. The infill boundary is used to protect settlements where:-
- the open character is important and requires protection, and
 - where small scale development may be acceptable.
- 3.3 The Gedling Borough Replacement Local Plan defines three categories of settlements:
- **Inset Settlements** – settlements which are not within the Green Belt
 - **Infill Settlements** – settlements which are within the Green Belt but have an infill boundary
 - **Wash Over Settlements** – settlements which are within the Green Belt but have no infill boundary
- 3.4 The decisions made for the 2005 Local Plan were based, in part, on the provision of services and transport issues for each village; a new assessment is required. In order to assess which category each settlement should be in it is necessary to assess the character of each settlement and the contribution the openness of the character makes to the Green Belt. Appendix C provides a detailed description of the character of each village. This description is based on a desk top exercise using existing information and mapping followed by site visits. Section 5 provides a summary of this description.

4. Methodology

- 4.1 As noted in paragraph 1.3, the purpose of this assessment is to consider how well parts of the Green Belt are performing against the purposes set out in paragraph 80 of NPPF and will inform the decisions made about specific sites in the Green Belt.
- 4.2 To do this the Green Belt Framework, prepared jointly with neighbouring authorities, sets out a two stage process and provides Assessment Criteria and an Assessment Matrix. These have been used as the basis of the methodology used to undertake the Green Belt Assessment in Gedling Borough. As it is not a formal methodology, the Green Belt Framework allows each authority to take account of local circumstances whilst still achieving consistency across the wider area. A number of minor changes have been made to language used in the Criteria and Matrix by Gedling Borough Council to ensure clarity.

- 4.3 The Assessment Criteria (Appendix A) sets out each of the five purposes of the Green Belt (from paragraph 80 of the NPPF) and provides guidance on what to look at when considering whether the site is achieving that purposes. Whilst the five purposes refer to 'large built up areas' and 'towns', the Green Belt Framework applies the assessment to all settlements in the Borough including the urban area, key settlements for growth and other villages. This ensures that the risk of smaller settlements merging and the historic character of villages are taken into account. The fifth purpose, assisting in urban regeneration, has not been used as it is considered that all Green Belt land performs this purpose equally.
- 4.4 The Assessment Matrix (Appendix B) provides a grading system (based on the Assessment Criteria) to allow the Broad Areas and Sites to be assessed relative to one another and identify which are more valuable in Green Belt terms. The Matrix also provides descriptions to help guide the choice of score, although these should be seen as a guide only, as many Broad Areas or Sites will not fall neatly within them. The Matrix grades each of the purposes out of five where five is the most highly performing in Green Belt terms and, in all cases, text has been provided to justify the score.
- 4.5 It is emphasised that this Green Belt assessment considers whether land should be within the Green Belt and is focussed on the five purposes of the Green Belt set out in paragraph 80 of the NPPF. Other factors, such as landscape, flooding and nature conservation will be the subject of separate assessments and will be given due weight when making decisions about which sites to allocate for development.
- 4.6 Following completion of the assessments, the results have been discussed with Ashfield District Council, Broxtowe Borough Council and Nottingham City Council to check consistency. This provided the opportunity to discuss interpretation of the Criteria and Matrix across the four authorities and ensure that, as far as possible, there is consistency of assessment. This is especially important along boundaries between authorities, as the openness of the Green Belt often extends across these boundaries.

Stage 1

- 4.7 Stage 1 is an assessment of Broad Areas around the urban area, key settlements for growth and other villages as defined in the ACS. The results provide the wider context for the Stage 2 assessment.
- 4.8 The Broad Areas are areas of similar characteristics in terms of size, structure, topography, land use and vegetation; where possible they have been defined using strong defensible boundaries. They have been identified using a variety of tools including Ordnance Survey maps, aerial photography, topographical maps, professional judgement and planning officers' local knowledge.

- 4.9 The Broad Areas were then assessed against the Assessment Criteria using the Assessment Matrix. This was undertaken using Ordnance Survey maps, aerial photography, topographical information, maps showing the location of designated and non-designated heritage assets, professional judgement and Officer's local knowledge. Each Broad Area was given a score out of five for each purpose listed in the Matrix which was added together to give an overall score for that Broad Area.
- 4.10 Both the identification and assessment of the Broad Areas were undertaken initially as desk-top exercises. Site visits were undertaken to validate the findings of the desk-top exercises and changes made, where necessary, to the boundaries of the Broad Areas or the assessments.
- 4.11 As a result of the Stage 1 Assessment, there was the opportunity to exclude certain Broad Areas from assessment through Stage 2, due to the importance of the Green Belt in that area or the lack of defensible boundaries to define sites for Stage 2. The justification for doing so is made clear as part of presenting the Stage 1 results.

Stage 2

- 4.12 Stage 2 is an assessment of specific parcels of land within the Broad Areas.
- 4.13 The Sites are based on the pool of 'Reasonable Alternatives'. These are sites that have been assessed through the Strategic Housing Land Availability Assessment (SHLAA) after being put forward by the landowner or developer for consideration or being identified by the Borough Council. The SHLAA sites that are being considered as 'Reasonable Alternatives' include
- those sites that have been assessed as being suitable for residential development; and
 - those sites where constraints to development have been identified but where there may be scope to overcome them.

Only sites that are very clearly unsuitable for future development due their isolated location have been excluded from the pool of 'Reasonable Alternatives', as there are not considered to be the exceptional circumstances required to change Green Belt boundaries. For the purposes of this assessment, only those 'Reasonable Alternatives' that lie within the Green Belt have been included.

- 4.14 The Sites use the boundaries of the 'Reasonable Alternatives' as the starting point but took account of the need for Green Belt boundaries to follow defensible features on the ground, as required by paragraph 85 of the NPPF. Boundaries have been defined using information on the size, structure, topography, land use and vegetation of the area.
- 4.15 The Sites were then assessed against the Assessment Criteria using the Assessment Matrix, with reference to Ordnance Survey maps, aerial photography, topographical information, maps showing the location of designated

and non-designated heritage assets, professional judgement and planning officers' local knowledge. Each Site was given a score out of five for each purpose listed in the Matrix which has been added together to give an overall score for that Site.

- 4.16 As with Stage 1, the identification and assessment of the Sites was undertaken as a desk-top exercise followed by site visits to validate the decisions made. Again, the Assessment Matrix was used as a guide and justification text has been provided to explain each score.

5. Results

- 5.1 As noted above, the assessment of each Broad Area and Site results in:-
- 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).

The results tables below are organised by Settlement and present the overall score together with a summary explanation of that score. Details of the full assessments can be found in Appendix D. Photographs have been provided to show important features or characteristics and these can also be found in Appendix D.

- 5.2 Lower scores mean that a site is, overall, less valuable in terms of the Green Belt. Whilst a site may have a low overall score, it may score particularly highly for one single Green Belt purpose. In these instances, it could be considered to be of sufficient importance on that one single purpose for the site to be retained as Green Belt. This will be particularly important for the following Green Belt purposes:
- Check the unrestricted sprawl of settlements.
 - Prevent neighbouring towns from merging into one another.
 - Preserve the setting and special character of historic settlements.

Whether sites are so important for one of the Green Belt purposes that they should not be removed from the Green Belt will be considered as part of making decisions about which sites should be allocated.

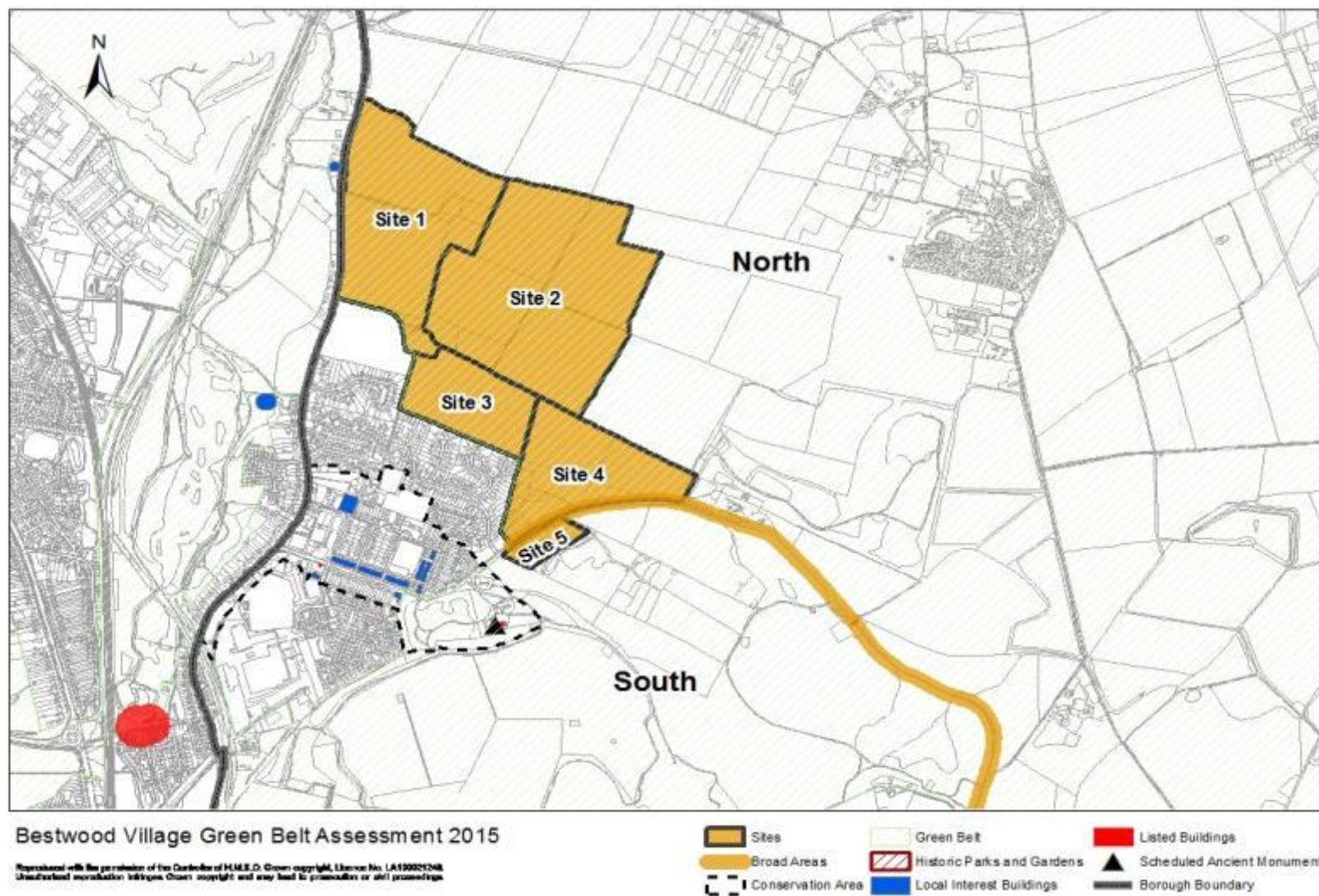
Bestwood Village

- 5.2 The Broad Area to the south of Bestwood Village is of higher value in Green Belt terms than that to the north; the southern Area has a more important role in protecting the historic character of the village, due to the presence of the Conservation Area and Headstocks listed building, and also an important role in preventing in the merging of Bestwood Village with the Urban Area.
- 5.3 The western side of the northern Broad Area is closer to Hucknall than other areas around the village. The River Leen Country Park forms an important buffer here which mitigates much of the risk of merging. As you move east the risk of merging being an issue reduces.
- 5.4 Bestwood Village is a former mining settlement which has grown around a core of dense houses built for mine workers. Suburban style development lies to the north and east of the historic core with more modern development to the south. Overall, openness does not play an important part in the character of the village or the wider Green Belt.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North	11	Due to the limited scale of development in the Area there is little encroachment. The Area is separated from the main historic character of Bestwood Village and, while open in character, there are some features to act as defensible boundaries. There would be no significant reduction of the gap to Papplewick.
South	17	The Area adjoins the Conservation Area and includes significant heritage assets associated with the coal mining character of the Village and would also cause merging with the Urban Area; however the proximity of the Urban Area to the west and south means that the area is well contained and does not extend into open countryside. The Area is largely a Country Park which has no inappropriate development in it.
Stage 2		
1	13	The Site is adjacent to safeguarded land but does not adjoin the existing built form of the village and there is little built development. Given the distance to heritage assets there is little contribution to the historic character of Bestwood Village but there would some impact on the perception of merging with Hucknall.
2	12	The Site does not adjoin the settlement, is extremely open and has no development. However it does not impact on the historic character of the settlement or lead to coalescence with either Papplewick or Hucknall.
3	10	There are some defensible boundaries in the form of hedges and field boundaries but there is only one boundary with the settlement and the area is quite open. The Site

		will not affect the historic character of Bestwood nor the gap to Papplewick or Hucknall.
4	12	The Site has little development and would form a long limb into the countryside but would not lead to coalescence. The proximity to the Conservation Area and Headstocks mean there will be a moderate impact on historic character.
5	15	The Site is isolated from the settlement, contains little in the way of development and is in close proximity to important heritage assets affecting historic character. There would be no impact on the gap with the Urban Area.

Bestwood Village



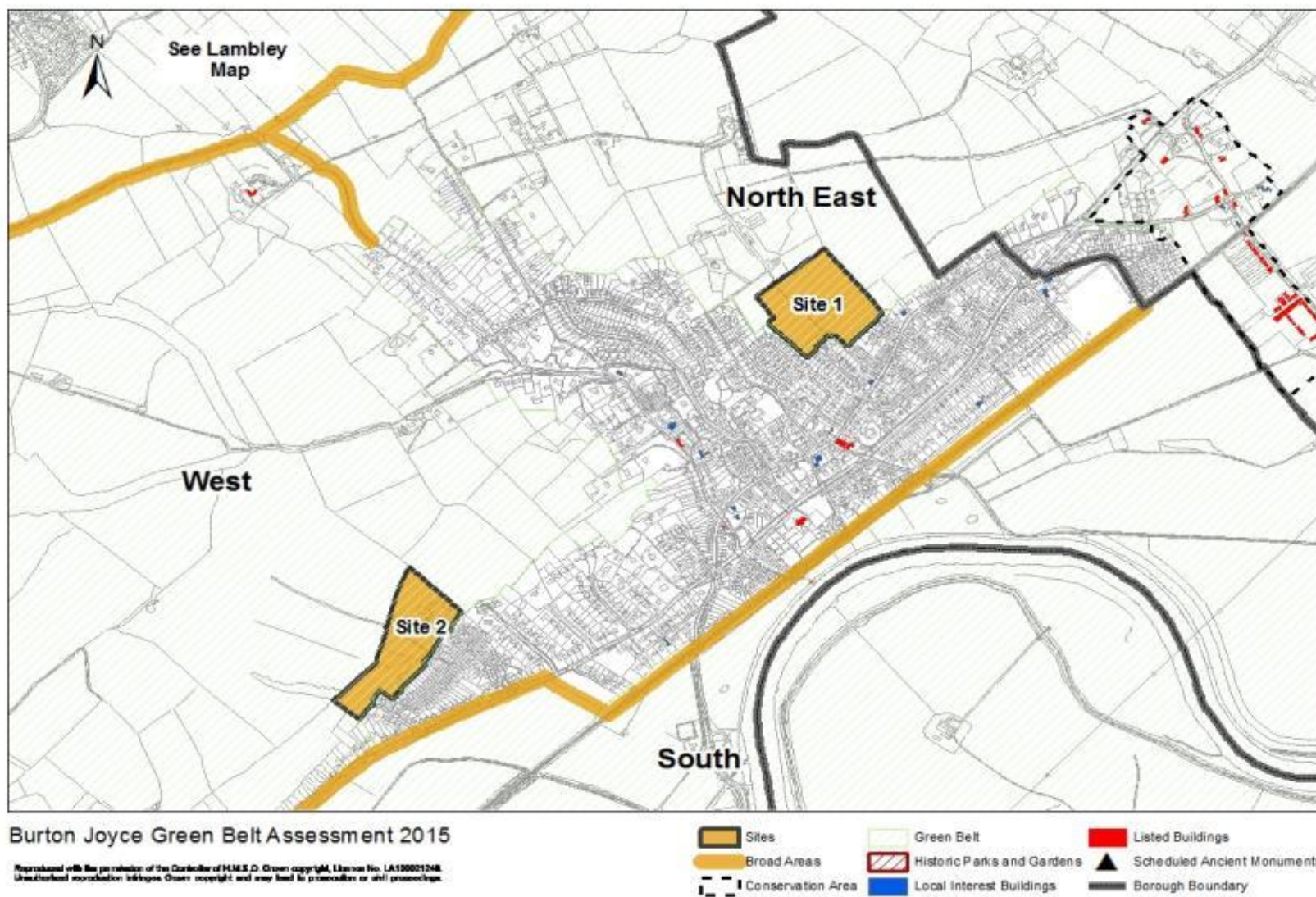
Burton Joyce

- 5.5 The area to the west of Burton Joyce, including part of the southern Broad Area, is critically important in performing one of the five purposes of the Green Belt. This area helps stops Burton Joyce and the Urban Area from merging; this gap is reasonably narrow and is exacerbated by the ribbon development along the A612 and the presence of the Severn Trent Water facility. Burton Joyce and the settlement of Bulcote (in Newark & Sherwood District) are already effectively merged but other areas to the east of the settlement have a minimal role in preventing coalescence.
- 5.6 There is a stronger sense of containment to the north-east of the village, partly due to the land rising to the north although there is little in the way of built development in any of the Broad Areas. The compact character of the settlement and surrounding topography is such that the settlement does not make an important contribution to the openness of the Green Belt.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North East	11	There is limited development in the Area that is not associated with farms or agriculture. The Area has two boundaries with the settlement and some defensible features but little containment. Some contribution to the setting of heritage assets in Bulcote.
South	14	This Area is flat with limited defensible boundaries or much development. The western part of the Area forms part of the narrow gap between Burton Joyce and the Urban Area and some contribution to the setting of heritage assets in Bulcote to the east.
West	12	The whole area forms part of the narrow gap between Burton Joyce and the Urban Area and there are few defensible features, mainly field boundaries. Given the extensive ribbon development along the A612 there is a degree of encroachment. Given the distribution of heritage assets around Burton Joyce the Area makes a very limited contribution to historic character.
Stage 2		
1	9	Being on the east side of Burton Joyce and away from any heritage assets, the Site does not contribute to historic character or lead to the reduction of a gap to another settlement. The Site does not contain much development other than that associated with farms. The Site has two boundaries with the settlement and some features to act as defensible boundaries but has limited containment.
2	13	The Site is within the narrow, sensitive gap between Burton Joyce and the Urban Area and has limited encroachment. There are few features to act as strong defensible boundaries and little containment; the site would form a wedge into the countryside. The site contributes little to the

		historic character and setting of Burton Joyce.
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Burton Joyce



Calverton

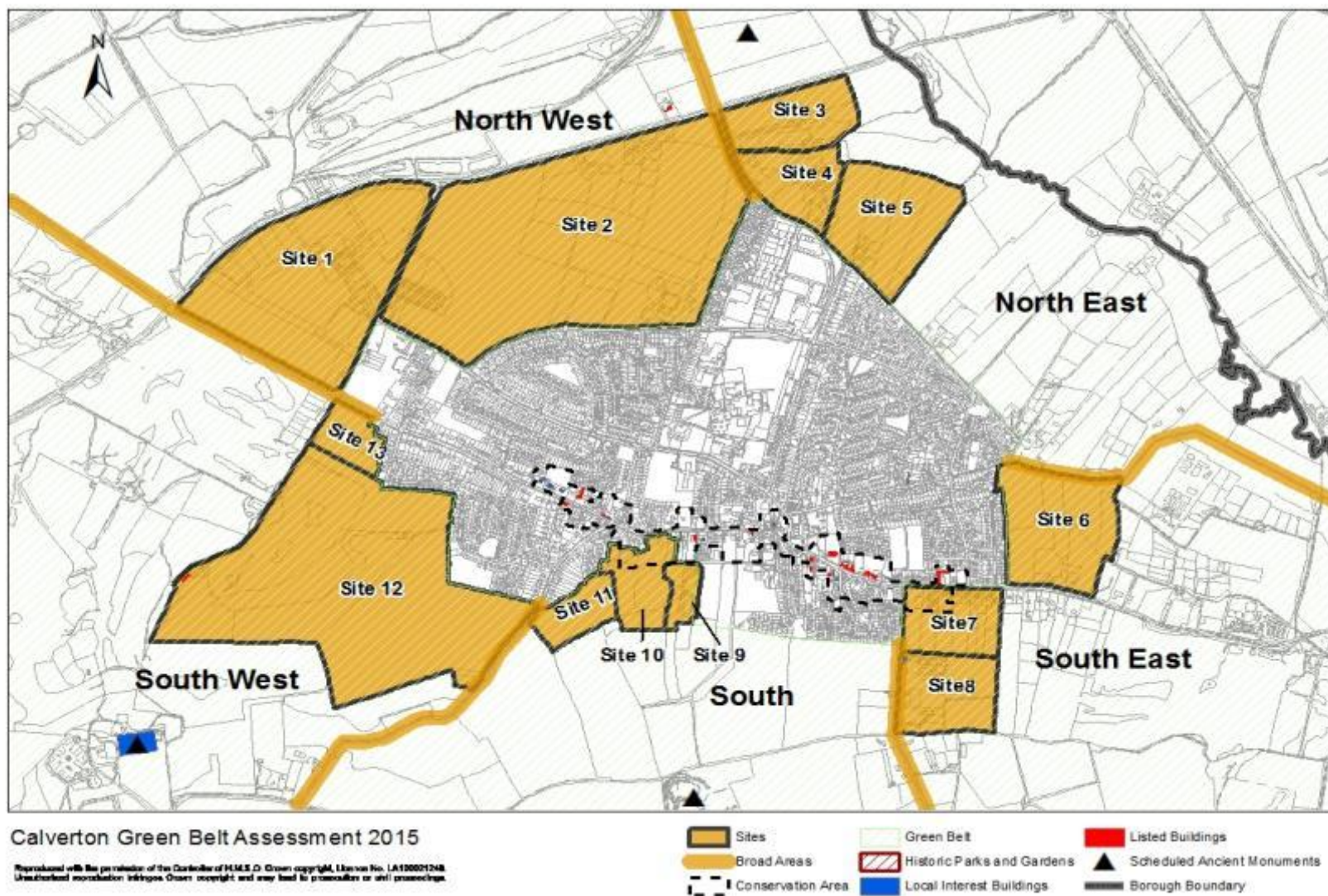
- 5.7 The Green Belt to the South East and South of Calverton is the most valuable around Calverton. The Green Belt here helps protect the setting of the Conservation Area and includes, mainly in the South East, the gap to Woodborough, although there are small parts of the Broad Areas which would not cause coalescence. By contrast the Green Belt to the west of the village, both south-west and north west, is less valuable as it is further from the Conservation Area and includes a significant amount of encroachment (associated with the former Calverton Colliery site).
- 5.8 The compact character of this urban/suburban settlement and surrounding topography is such that the settlement does not make an important contribution to the openness of the Green Belt.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North East	11	The Area only has one edge with the settlement, limited features to act as defensible boundaries and, other than the area along Flatts Lane, is free from development. There would be some reduction in the gap to Oxton. The Area is distant from the historic parts of Calverton although a Scheduled Monument lies to the north.
South East	13	The Area includes a small part of the Conservation Area, would reduce the gap to Woodborough and has weak defensible boundaries. There is a large amount of encroachment along Bonner Lane and a high degree of visual connection with the settlement.
South	12	The Area includes, or overlooks a large stretch of the Conservation Area, and a number of listed buildings; it forms part of the setting of these although there are areas of modern development between the Area and the Conservation Area. There is little development and few defensible features although the topography means it is somewhat contained.
South West	9	There is a degree of containment offered by roads and topography in the eastern portion of this Area. While there is some encroachment, this on the higher ground to the south west and much of the area is open countryside. The topography also impacts on the protection of historic character although there are areas of modern development which act to buffer the Conservation Area.
North West	6	The Area has a significant degree of encroachment focussed on the area along Hollinwood Lane although beyond this the area is very open. There are strong features to act as defensible boundaries with Oxton Road running through the middle of the Area. The Area is distant from the historic core of Calverton and would not reduce the gap to another settlement.

Stage 2		
1	7	The Site contains significant existing development and is well contained by strong defensible boundaries. There is only one part of the eastern boundary shared with the existing settlement although a large part is shared with Site 2 to the east. The Site is distant from the Conservation Area and other heritage assets.
2	8	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
3	13	Although the Site is away from heritage assets it does not adjoin the existing settlement and has little existing development. There would be some moderate impact on the gap to Oxton.
4	11	The Site would form a wedge into the countryside and reduce the gap to Oxton. The Site includes a degree of inappropriate development, including a timber yard, and is considered to be 'urban fringe'. The Site is distant from the Conservation Area and other heritage assets.
5	13	The Site would form a wedge into the countryside and is disconnected from the settlement. While there is some development, the majority of the Site is open countryside and development would reduce the gap to Oxton. The Site is distant from the Conservation Area and other heritage assets.
6	11	The Site has one boundary with the settlement, weak defensible boundaries and only contains farm buildings. There would not be a reduction in the gap with another settlement and limited impact on the setting of the Conservation Area.
7	10	The Site joins the settlement on two sides is visually connected with reasonable defensible boundaries and includes a high degree of encroachment from the residential uses. The Site would not significantly reduce the gap with Woodborough but would cause impact on the setting of the Conservation Area and nearby listed buildings.
8	15	The Site is separated from the existing settlement, visually disconnected and would significantly reduce the gap with Woodborough. The Site contains residential uses and buildings associated with farming. Due to the location overlooking the Conservation Area there would be some impact on the historic environment.
9	8	The Site has two boundaries with the settlement but only field boundaries to the south and west. Development of the Site would not reduce the gap with Arnold and already contains a significant amount of built inappropriate development. There would be an impact on the historic

		environment.
10	9	The Site adjoins the settlement to the north and west. Defensible boundaries are strong but the Site is visually disconnected. The uses on Site mean it is urban fringe rather than open countryside and development would not reduce the gap with Arnold. There would be an impact on the Conservation Area.
11	12	The Site has no development and only one boundary with the settlement. Field boundaries to the South are reasonably strong and the site is reasonable visually connected to the settlement. There would be no reduction of the gap with Arnold but some minor impact on the setting of the Conservation Area.
12	10	While the Site has two boundaries with the settlement it would form a long limb into the countryside where there is minimal encroachment. Defensible boundaries are strong the east and west but weak to the south. The Site is isolated from the Conservation Area and Listed Buildings.
13	9	There are two boundaries with the settlement and strong defensible boundaries but the Site only has a limited degree of visual connection with the Settlement. There is no existing development but the Site would not impact on the historic environment or reduce the gap with other settlements.

Calverton



Lambley

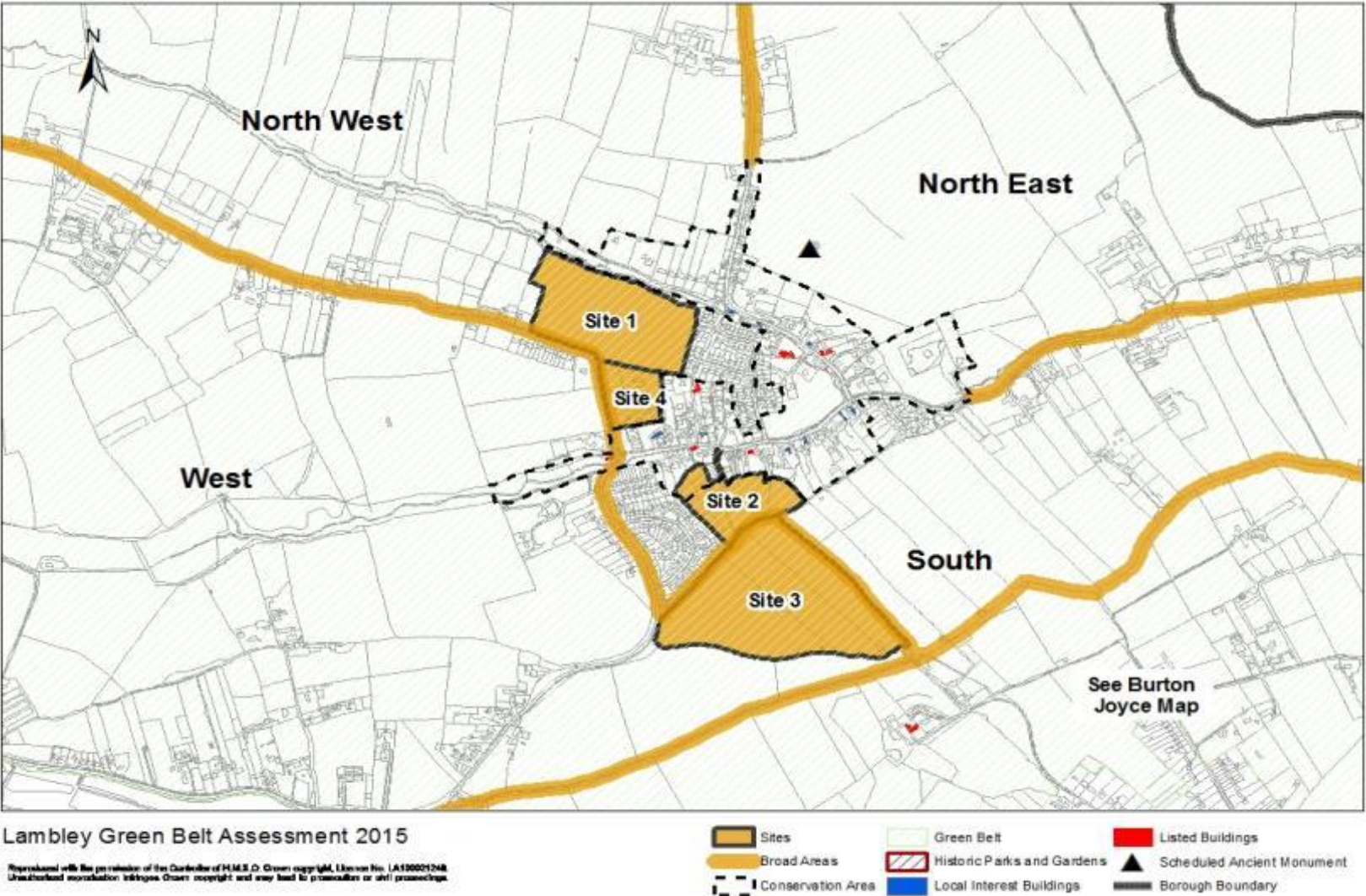
5.9 Due to the openness of the land, the limited gap between Lambley and Burton Joyce (although mitigated by topography) and the general lack of defensible boundaries the Broad Areas to the south and north east of Lambley are the most valuable around the settlement. The area to the south east is only slightly less valuable overall although the narrowness of the gap with the urban area, which is exacerbated by the ribbon development along Spring Lane, means that that Area scores highly for preventing the coalescence of settlements. The Broad Area to the north east is the least valuable area around Lambley although it does have a long boundary with the Conservation Area and has a role in preserving historic character.

5.10 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.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North East	14	Despite the two boundaries with Lambley this Area is very open with few defensible features and little existing development. There is a long boundary with the Conservation Area and impact on historic character increases due to the rising topography and the Schedule Monument. There would be no reduction in the gap with another settlement.
South	15	The Area includes few features to act as defensible boundaries although the topography does help with connections to the settlement. The topography also helps minimise the impact of the narrow gap to Burton Joyce but increases the impact on the Conservation Area. There is some development along roads but the majority of the Area has no encroachment.
West	13	The Area includes a narrow gap with the Urban Area although the impact of this is less in the northern part of the Area. There is limited containment and only one boundary with the settlement and a significant degree of encroachment due to ribbon development along roads. Rising land causes some impact on historic character.
North West	11	There are a number of features in this Area which could act as defensible boundaries and there would be no reduction in the gap to other settlements. The land rises to the north aiding containment to a degree. Although mostly open there is some encroachment along roads. There is a lengthy boundary with the Conservation Area causing some harm to historic character.
Stage 2		
1	13	The eastern part of the Site is better contained but there is

		no defensible boundary to the west and the entire area is very prominent visually. The Site would not reduce the gap with another settlement but, due the proximity to the Conservation Area and lack of existing development, there is an impact on the historic character and encroachment.
2	10	The Site has a significant impact on historic character as it includes part of the Conservation Area and adjoins other parts. The Site is well contained with development on three sides and a strong defensible boundary to the south. The loss of this Site would result in the gap to Burton Joyce being reduced.
3	16	The Site contains no development and is rural in character. It would form a long limb into the countryside with weak defensible boundaries to the east. The topography, while adding containment and reducing the impact of the reduction of the gap to Burton Joyce, would increase the impact on the setting of the historic character of the village.
4	10	The Site has two boundaries with the settlement although these are with the Conservation Area. The majority of the Site is farmland although there is some encroachment on the edges. There are strong defensible boundaries although that to the north is weaker.

Lambley

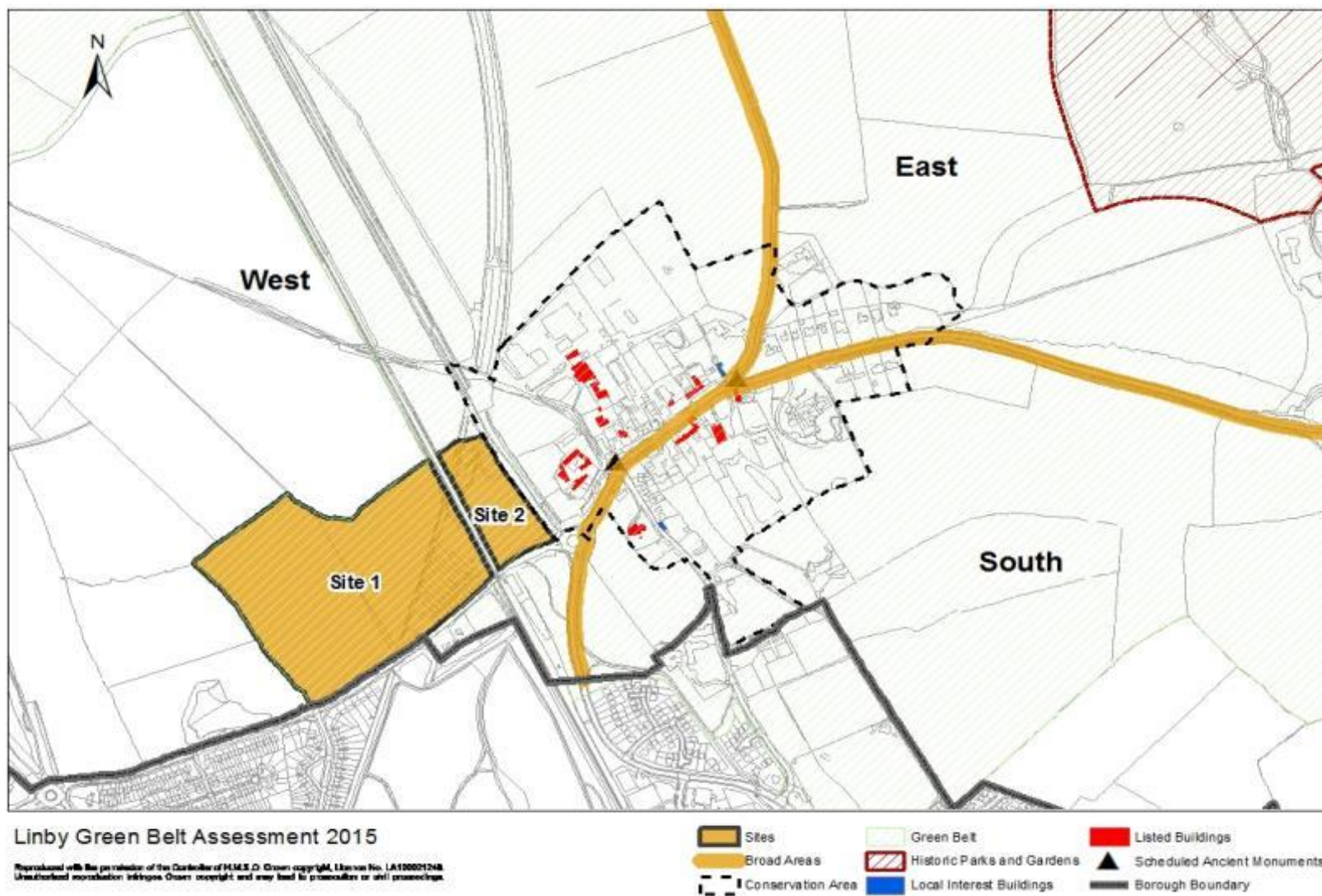


Linby

- 5.11 Confirming the assessment used for the Aligned Core Strategy (as set out in the Green Belt Background Paper), the Green Belt around Linby is considered highly valuable. This is a result of the presence of a number of historic settlements, the limited gaps between Linby and Hucknall to the South and the Top Wighay Farm strategic housing allocation to the west. The value of the Green Belt also reflects the open nature and lack of defensible boundaries in the area generally. The Southern area scores slightly lower due to the presence of encroachment.
- 5.12 Linby is a traditional linear village with openness forming an important part of its character.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
East	20	The Area primarily includes the gap between Linby and the neighbouring village of Papplewick. This gap is narrow and includes significant heritage assets associated with both villages (Conservation Area's and Registered Parks and Gardens). There is no encroachment and few, if any, defensible features.
South	19	This Area forms a gap between the villages of Linby and Papplewick and Hucknall to the south. It has boundaries with the Conservation Area in Linby and includes a number of heritage assets. There are few defensible features and the Area is not well connected with Linby. There is some inappropriate development to the south of the village and in the east close to Papplewick.
West	20	Development here would completely merge Linby with the Top Wighay Farm housing allocation. It has boundaries with the Conservation Area in Linby and adjoins the area with the majority of listed buildings. There is no encroachment and few, if any, defensible features.
Stage 2		
1	14	The Site is separated from Linby and would lead to the virtual merging of Linby with the Top Wighay Farm housing allocation and Hucknall. There are strong defensible boundaries in the form of roads and railway lines and inappropriate development in the south-eastern corner of the site. While away from the Conservation Area, the site does form part of the entrance to the village.
2	19	The Site adjoins the boundary of Linby although separated by Linby Trail. Development here would lead to a significant degree of merging with the Top Wighay Farm housing allocation and Hucknall. There is no inappropriate development and the Site contributes to the setting of the Conservation Area and other heritage assets in the village.

Linby



Newstead

- 5.13 The Broad Area to the south of Newstead is valuable in preventing coalescence with the Top Wighay Farm strategic housing allocation to the south. This Area also contains few defensible features, is not well contained and has little encroachment. The area to the east is beyond the railway line which forms a strong defensible boundary and is visually disconnected from the settlement. The western edge of the village forms the boundary between Gedling Borough and Ashfield District.
- 5.14 Newstead has an urban character, due in part to the high density nature of the housing, which does not contribute to the openness of the Green Belt.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
East	12	The Area is separated from the settlement by a railway line and is visually disconnected. There is a limited amount of encroachment but the Area would not cause coalescence between settlements. There would be little impact on the historic character of Newstead although there are heritage assets in the area.
South	14	The Area has only one boundary with Newstead and is flat with few defensible features and little encroachment. Development here would reduce the gap to the Top Wighay Farm housing allocation to the south. The Area would not result in any harm to the historic character of Newstead.
Stage 2		
No Stage 2 Assessments due to the lack of defensible boundaries to the south and the visual disconnection to the east.		

Newstead



Newstead Green Belt Assessment 2015

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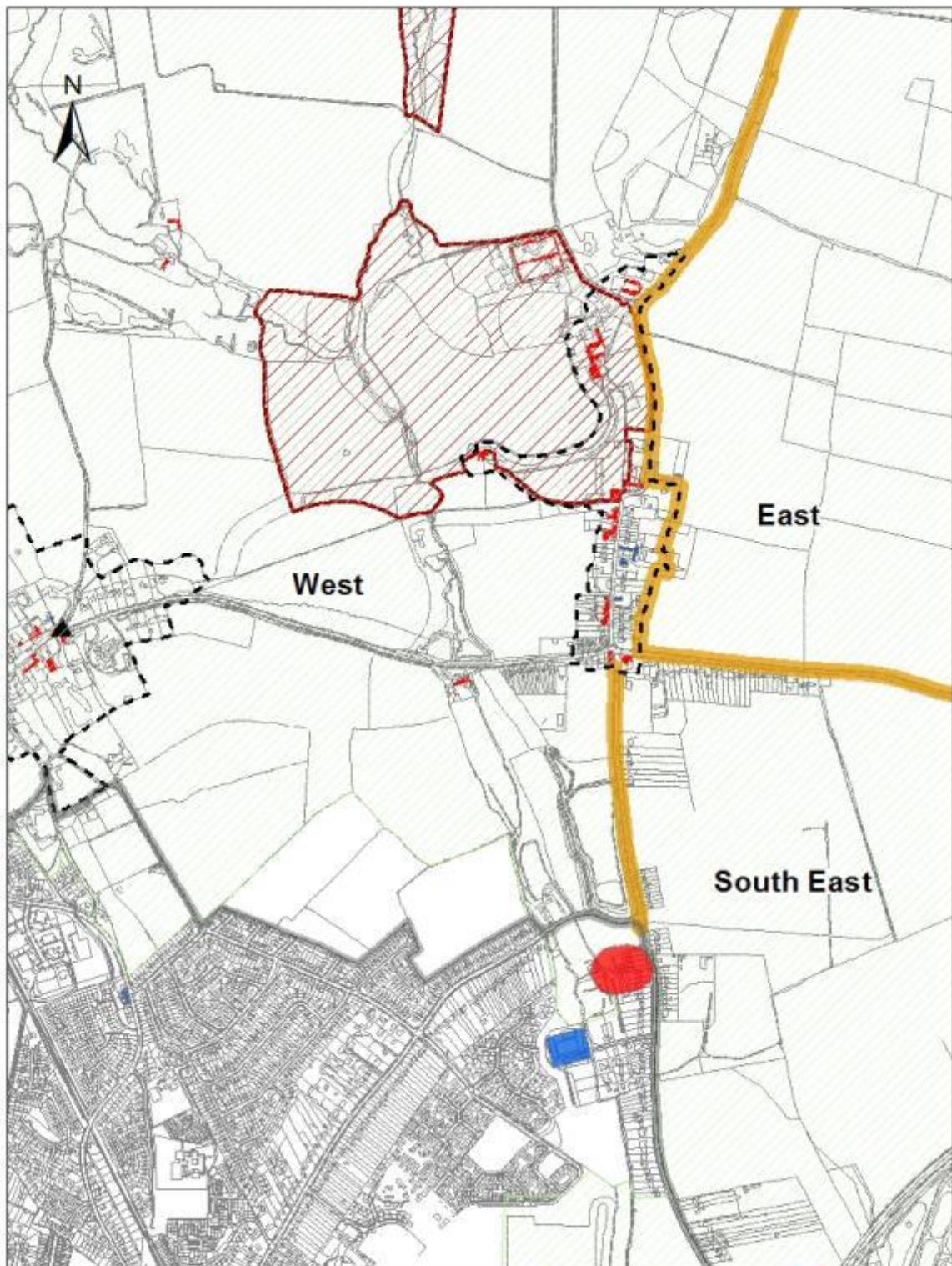


Papplewick

- 5.15 Although the overall scores for individual areas around Pappelwick are slightly lower than Linby, the assessment supports the conclusion of the 2006 work which informed the Aligned Core Strategy (set out in the Green Belt Background Paper). The Green Belt around Papplewick is valuable in achieving the purposes of the Green Belt in particular due to the narrow gaps with nearby settlements and the historic character of the area. Broad Areas to the east are of lower value as there is less risk of coalescence with other settlements.
- 5.16 Papplewick is a traditional linear village with a mix of open and less open areas such that parts of the settlement contribute to the openness of the Green Belt.

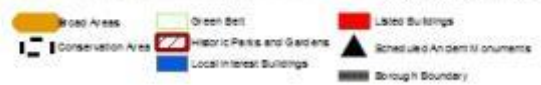
Broad Area or Site	Score (out of 20)	Comment
Stage 1		
East	15	The Area is open with few defensible features and no non-agricultural development. The Area has one boundary with the settlement which includes a significant proportion of the Conservation Area; rising land to the east will exacerbate the impact on the historic character.
South East	17	The Area has only one boundary with the settlement and few defensible features. There is ribbon development along Moor Road and Forest Lane although the majority of the Area has no encroachment. The Area would only impact on a small part of the Conservation Area although there would be a significant reduction of the gap to Hucknall.
West	19	The Area makes a significant contribution to the historic character of Papplewick and development would result in the merging of Papplewick, Linby and also Hucknall. There is only one boundary with the settlement and few defensible features. There is ribbon development along roads but the majority of the area is free from encroachment.
Stage 2		
No Stage 2 Assessments due to the lack of potential development sites and the general high value of the Green Belt.		

Papplewick



Papplewick Green Belt Assessment 2015

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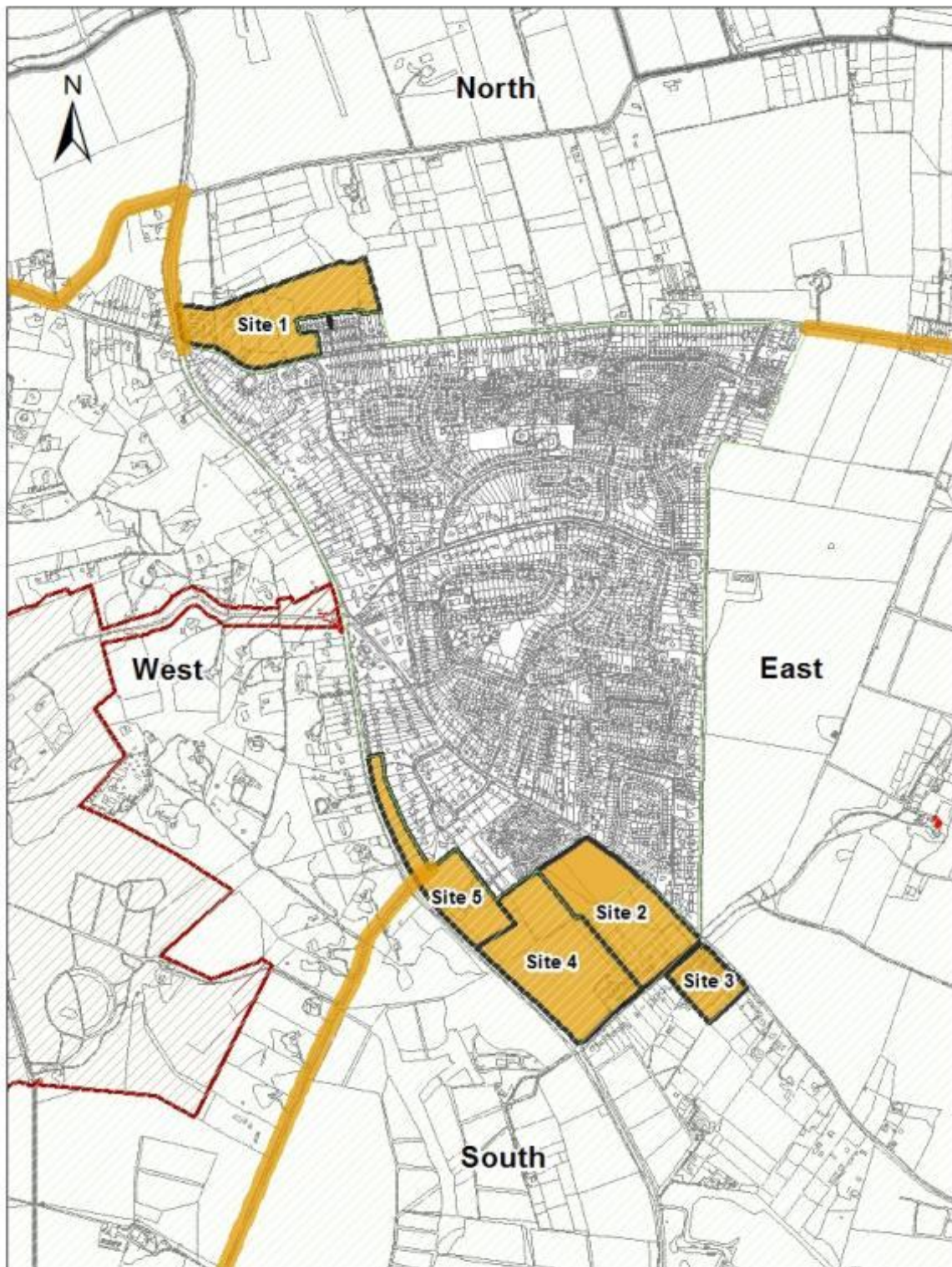
Ravenshead

- 5.17 The Broad Area to the south of the settlement is least valuable in Green Belt terms due to the presence of strong defensible boundaries. The areas to the north, east and west lie beyond strong defensible boundaries and offer little in the way of containment. The land between Ravenshead and Blidworth to the North East plays a role in preventing coalescence while the land to the west helps preserve historic character associated with Newstead Abbey Park. Within these areas, however, there are specific sites where scores are comparable with those to the South of Ravenshead.
- 5.18 Ravenshead is a large settlement with a largely suburban character although there is more open wooded area to the west. The settlement makes little contribution to the openness of the surrounding Green Belt.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North	10	The Area has only one boundary with Ravenshead but there are defensible features and the topography offers some containment. There is little encroachment and no impact on historic character. Development here, especially further east, would reduce the gap with Blidworth.
East	12	The Area has only one boundary with the settlement and there is little containment or defensible features. There is no inappropriate development and further development would reduce the gap to Blidworth somewhat. Although there is a listed building in the area, there would not be any impact on the historic character of Ravenshead.
South	8	Although there is only one boundary with the settlement there are areas which are well contained and have defensible boundaries. There is some inappropriate development in the form of houses along both Kighill Lane and Longdale Lane. The area is distant from both heritage assets and other settlements and there will be no impact on historic character or merging settlements.
West	11	The Area is separated from the settlement by the A60 which is a strong defensible boundary for the Green Belt. There is a significant amount of encroachment resulting from the residential uses in Newstead Abbey Park. The Area also includes heritage assets which add to the historic character of Ravenshead which would be affected by development here. Although Newstead is located to the west there would be a no reduction in the gap.
Stage 2		
1	8	The land rises to the north which offers a degree of containment despite the single boundary to the settlement. Defensible boundaries to the west and north are strong but those to the east appear weaker. There is some

		encroachment and the Site would not reduce the gap to Blidworth or impact on historic character.
2	8	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
3	8	Although the Site has a significant degree of encroachment, would not reduce the gap to another settlement or impact on historic character it is separated from the existing settlement boundary of Ravenshead. The Site is to the south of Kighill Lane which forms a strong defensible boundary.
4	10	The Site has only a limited connection to the settlement with only a single short boundary with the settlement and being separated and screened by trees and the sports pitches associated with the leisure centre. However, there are strong defensible features to the west and south in the form of roads. The site would not increase the gap to a settlement or impact on historic character.
5	10	The Site adjoins the settlement to the east and the A60 is a strong defensible boundary to the west but there limited features to the south and the Site is visually disconnected from the settlement. The Site would not increase the gap to a settlement or impact on historic character.

Ravenshead



Ravenshead Green Belt Assessment 2015

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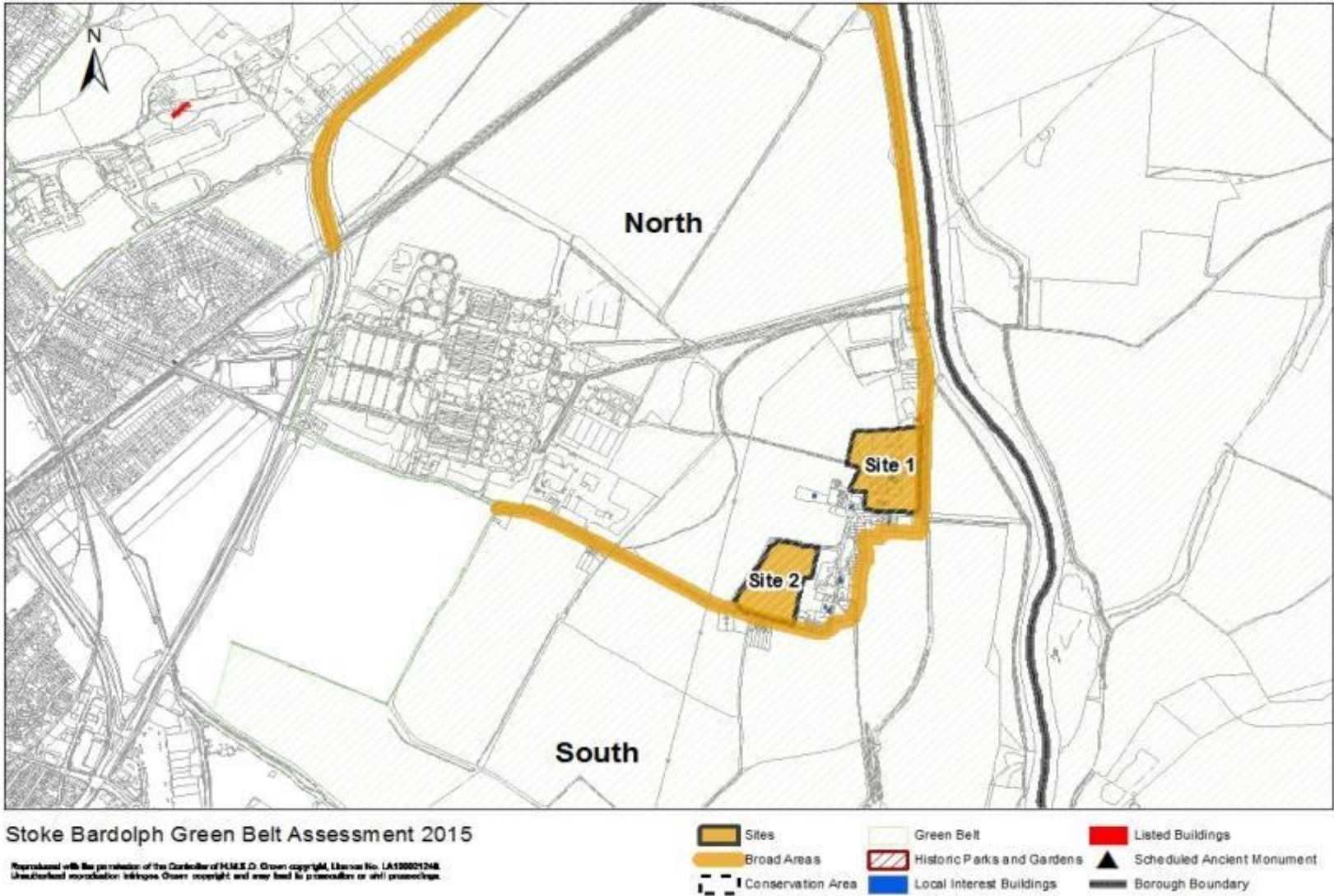


Stoke Bardolph

- 5.19 The areas to the north and south of Stoke Bardolph are very similar in character being flat with little containment and few defensible features. Both areas perform a role in helping to preserve the historic character of the village and also in preventing coalescence with both the urban area and Burton Joyce. The area to the north includes the Severn Trent Water facility which is a significant element of encroachment.
- 5.20 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.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North	12	The Area is flat with little connection to the settlement although there are defensible features; the Area is also significantly impacted by the encroachment caused by the Severn Trent Water site. Development would cause coalescence with the Urban Area, affect the gap to Burton Joyce and have some impact on the historic character of Stoke Bardolph.
South	15	The Area is flat with little connection to the settlement and, although there are defensible features, the Area would result in coalescence with the Urban Area. There is some encroachment in the form of ribbon development but this does not have a wide impact. There would be some impact on historic character.
Stage 2		
1	12	The Site has one boundary with the settlement and there are some defensible features (field boundaries and mature trees). There are only farm buildings in the area although these are large. There would be no impact on the gap to another settlement but would be an impact on historic character as there are a number of listed and local listed buildings nearby.
2	12	The Site has defensible boundaries but only has one boundary with the settlement and is not well related to it. The gap to the urban area would be reduced slightly (taking account of the Teal Close planning permission) and to the Severn Trent Water site. There is no development on Site but there are local interest buildings to the east and there would some impact on historic character.

Stoke Bardolph



Woodborough

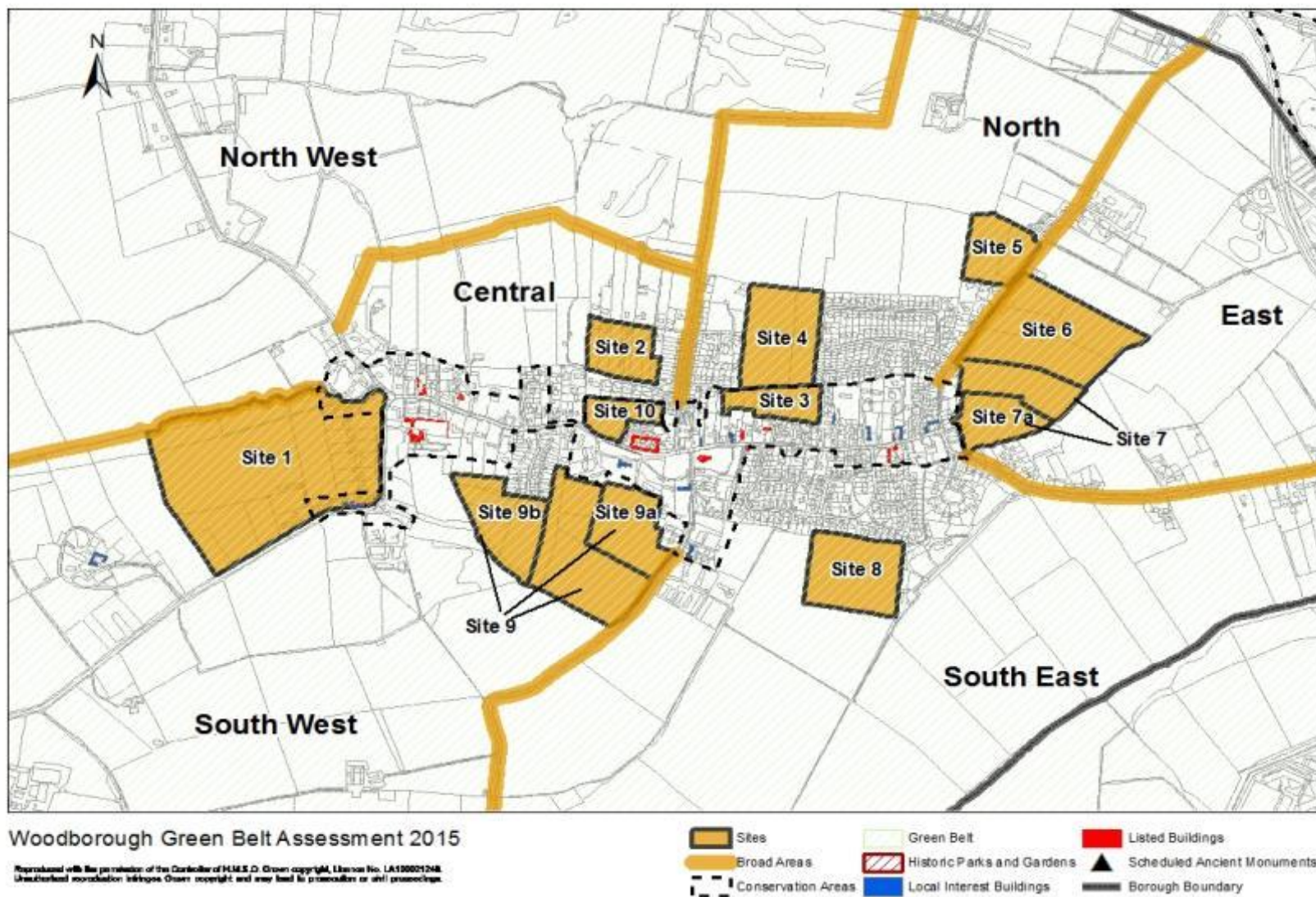
- 5.21 As reflected in the overall scores there is little difference between the areas around Woodborough. Areas to the north, north east and north west are slightly more valuable due to their role in preserving historic character and preventing merging between Woodborough and Calverton to the north. The areas to the South and South East are slightly less valuable as the role in preventing merging with Epperstone is less important (due to the width of the gap) and the role in preserving historic character is reduced by topography. The central area is also of lower value as it is largely made up of existing residential use although it does have a role in preserving historic character.
- 5.22 Although there are areas of openness, within the built up part Woodborough the land is fairly enclosed by existing built development and does not offer significant views into the wider countryside.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
North	12	Parts of the Area are contained especially to the south; the portion to the north is less connected to the settlement and could result in merging with development along Bonner Lane. Development along Shelt Hill creates encroachment to the north but there is little in the south. Part of the Conservation Area lies within the Area and the rising land will exacerbate the impact.
East	10	There would be little reduction of the gap to Epperstone and the Epperstone Bypass offers a strong defensible boundary. There is encroachment in the form of ribbon development along the roads and some impact on the Conservation Area although the Area is fairly flat.
South East	10	There is little encroachment as development is largely associated with farms. There are few defensible boundaries, largely field boundaries, and also a degree of containment in places close to the settlement. There would be some impact on the Conservation Area.
South West	12	The Area includes much of the Conservation Area and a number of listed buildings but would not increase the gap to another settlement. There are some field boundaries but these are not strong although topography helps limit the impact of sprawl.
Central	11	The Area includes much of the Conservation Area and a number of listed buildings and is on higher land. It would not reduce the gap to another settlement nor cause any encroachment as the Area is currently made up of existing residential development.
North West	13	As an extension to the Central Area this Area is not well contained and has few defensible boundaries. Although mitigated by topography, development of the Area would reduce the gap to Calverton to a large degree and impact

		on the Conservation Area. Sporadic residential development along the roads has caused some encroachment.
Stage 2		
1	11	The Site would reduce the gap to the Urban Area slightly and is largely open in character although there is some encroachment. There are defensible boundaries to the south and north of the site. Although part of the Conservation Area is within the Site and there are listed buildings close by there is only a moderate contribution to historic character.
2	4	The Site is surrounded by existing residential development and would therefore not reduce the gap to Calverton or constitute encroachment. There are strong defensible boundaries. The Site is on higher ground above the Conservation Area and there would be some adverse impact on the historic character of the village.
3	11	The Site adjoins the settlement on three sides although the boundary to the north is not very strong. The open gap extends further north than this Site so there would not be any reduction of the gap to a settlement. The Site has no development and is covered by the Conservation Area.
4	11	As an extension to Site 3, this Site has three boundaries with the settlement although there is no clear feature along the northern edge. The Site adjoins the Conservation Area and is on higher land increasing the impact and does not have any built development on it. There would be no reduction of the gap to another settlement.
5	11	The Site has only one boundary with the settlement and would form a limb into the countryside. There is no development on the Site although there is encroachment to the north which would extend the built form further although it would not reduce the gap to an existing settlement. There is a gap to the Conservation Area and, although the site is on higher ground, it is separated by modern development and would not overlook the Conservation Area.
6	12	The Site has only one boundary to the settlement and would form a limb into the countryside. There is a small amount of development along Shelt Hill although the majority of the area is open. There would be no reduction in the gap to another settlement or impact on historic character.
7	12	The Site has no built development and adjoins the settlement on two sides but with limited defensible features to the east. There would no reduction in the gap to another settlement but a moderate impact on the Conservation Area.
7a	11	The Site has no built development and adjoins the settlement on two sides; the trees to the north offer a

		strong boundary but there are limited features to the east. There would no reduction in the gap to another settlement but a moderate impact on the Conservation Area.
8	11	There is only one boundary with the settlement and little connection to it; there are few defensible features and the Site is very open in character with no built development on it. There would be no impact on the gap to another settlement or impact on historic character.
9	13	The Site adjoins the settlement on two sides although there is little containment or connection to the settlement. The land is open in character with little development. There would be no reduction in the gap to a settlement although there would be a moderate impact on the adjacent Conservation Area.
9a	13	The Site adjoins the settlement on two sides although there is little containment or connection to the settlement. The land is open in character with no development. There would be no reduction in the gap to a settlement although there would be a moderate impact on the adjacent conservation area.
9b	10	The Site adjoins the settlement on one side although there is some connection and containment due to the sloping nature of the Site. There are stables present and due to this, and the connection with the adjacent residential street, the site is considered to be urban fringe. There would be no reduction in the gap to a settlement although there would be a slight impact on the adjacent Conservation Area.
10	8	The Site is wholly within the infill boundary of the village and would not cause encroachment into the countryside or reduce the gap to another settlement. The Site is designated as an important open space in the Conservation Area and its loss would have a significant adverse impact on the historic character of Woodborough.

Woodborough



Urban Area

- 5.23 Taking account of the results from both Stage 1 and Stage 2, the least valuable parts of the Green Belt around the urban area are at Arnold both East and West of Mansfield Road (A60) (Broad Area B and Sites 1 and 5). These areas are visually well connected with the built up area and perform a minimal role in preventing coalescence between the urban area and other settlements. Areas of higher importance include the area to the north of Muirfield Rd/Bewcastle Rd (Broad Area A), the area between Catfoot Lane and Spring Lane (Site 16) and the area to the south of Teal Close Strategic Location allocated by the ACS which has outline planning permission (Broad Area H). These areas perform an important role in maintaining the gap between the urban area and nearby settlements.
- 5.24 The construction of the Gedling Access Road will affect the Green Belt value of Site 17. The Gedling Access Road will form a strong defensible boundary resulting in that part of Site 17 to the west of the Road as being less valuable in Green Belt terms. While the Gedling Access Road has been granted planning permission and construction is expected to commence in Summer 2016, the construction process will be done in stages and is not expected to be fully complete until end of 2019. As such, at the time of writing, there is not an existing physical feature that is readily recognisable as required by paragraph 85 of the NPPF.
- 5.25 The urban area does not impact on the openness of the Green Belt and an assessment of character is not required. The contribution character makes to the openness of the Green Belt is only an issue with villages.

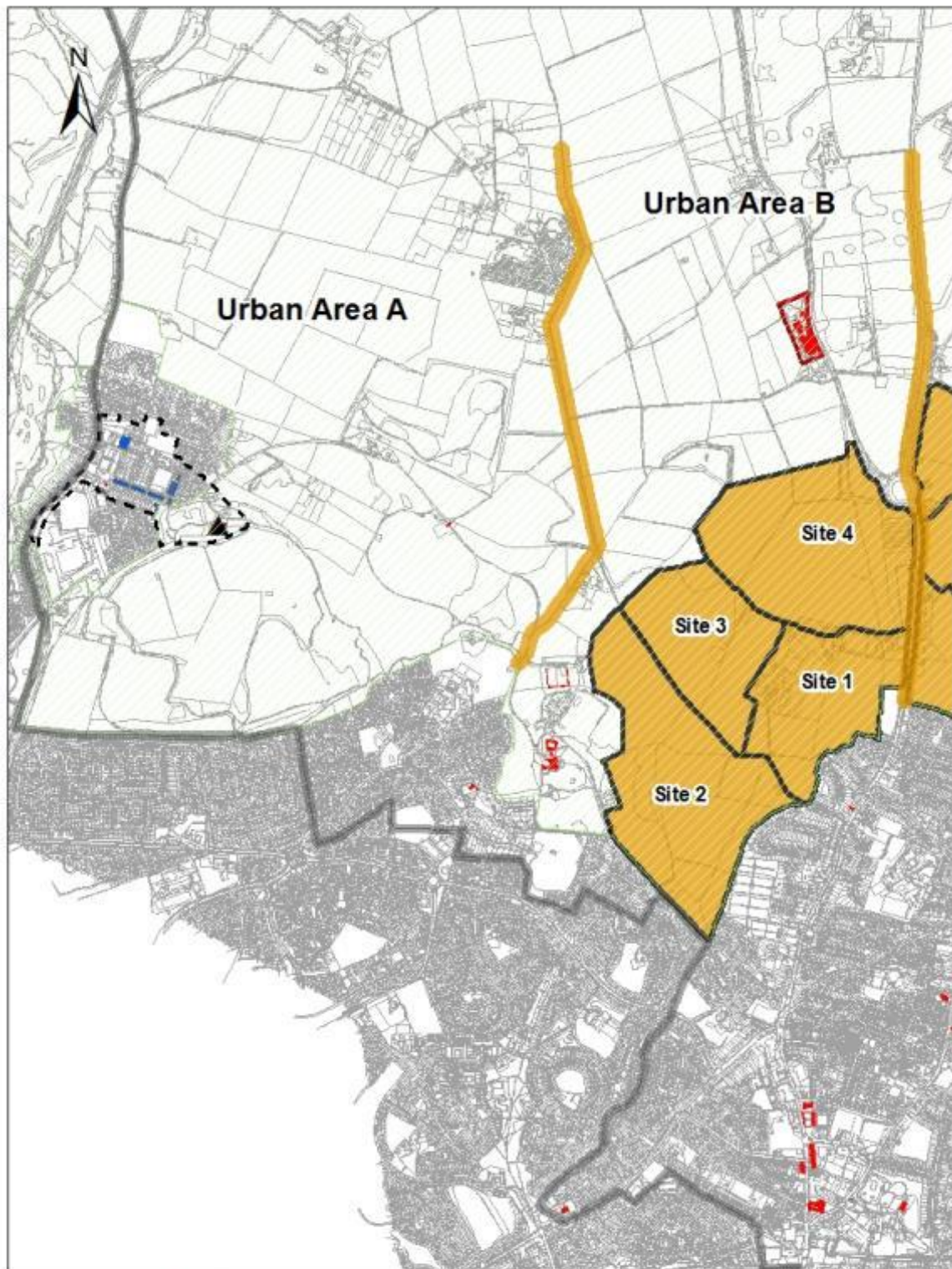
Broad Area or Site	Score (out of 20)	Comment
Stage 1		
A	16	The Area has no inappropriate development and is critical in maintaining the gap between the urban area and Bestwood Village. There is some containment due to the presence of settlements and development would result in some impact on the historic settlement of Bestwood Village.
B	5	The Area has two boundaries with the urban area and is well contained, especially in the south; the land is more open once past the east-west ridgeline. There would be no impact on the gap to another settlement and little impact on historic settlements. There is some inappropriate development in the area, mainly along the A60 corridor, but this has a limited impact.
C	6	The Area has some containment and two boundaries with the urban area to the south and east. There are limited defensible boundaries within the Area but roads offer strong outer boundaries. The brickworks and ribbon development along the A60 have caused some encroachment but the impact of this across the whole Area

		is limited. The gap to Calverton would not be significantly affected and there is no impact on historic settlements.
D	8	There is some containment in the south of the area but the area to the north along the ridgeline is open. No significant reduction of the gap to Calverton or Woodborough; there is no impact on historic settlements and limited encroachment.
E	13	The Area falls away from Mapperley Plains and is not well connected to the urban area. Coalescence is a significant issue and will be exacerbated by the extensive ribbon development along Spring Lane. Due to topography there is unlikely to be an impact on the historic character of Lambley.
F	14	The area is generally open and development here would significantly erode the gap to Lambley. There are small areas of containment close to the urban area; the future route of Gedling Access Road runs through this Area and, once constructed, will create a strong defensible boundary. There is encroachment along the A612 and Lambley Lane and some limited impact on historic character.
G	12	The Area is flat and open with little connection to the urban area and results in merging with Stoke Bardolph and a reduction of the gap to Burton Joyce. The Severn Trent Water facility has created a high degree of encroachment. There would also be a small degree of impact on the historic character of Stoke Bardolph.
H	14	The Area is flat with little containment and development here would significantly affect the gap to Stoke Bardolph. There is some residential encroachment along Stoke Lane and development here would have some impact on the historic character of the village.
Stage 2		
Broad Area B		
1	7	The Site has two boundaries with the urban area and topography offers some containment. Boundaries to the north and west are strong or moderate. There is some encroachment from the New Farm buildings but development would not reduce the gap to a settlement and no impact on historic character.
2	9	The Site has two boundaries with the urban area with fairly strong defensible boundaries. There is no encroachment but development would not reduce the gap to a settlement or impact on historic character.
3	12	The Site has no boundary with the existing urban area and is not visually connected to it; defensible boundaries to the north are weak. There is no encroachment but development would not reduce the gap to a settlement or impact on historic character.
4	11	The Site has no boundary with the existing urban area and is not visually connected to it; defensible boundaries are

		generally weak. There is some encroachment along the A60 but development would not reduce the gap to a settlement or impact on historic character.
Broad Area C		
5	7	The Site has two boundaries with the urban area and the ridgeline to the north provides containment. The A60 to the west is a strong defensible boundary. Development would not reduce the gap to Calverton or impact on historic character and does have some encroachment in the form of ribbon development along the A60.
6	12	The Site has only one boundary with the urban area and extends beyond the ridgeline. There is no encroachment but development would not reduce the gap to a settlement and or impact on historic character.
7	11	There is only one boundary with the urban area but the ridgeline to the north-west provides some containment. There is no encroachment but development would not reduce the gap to a settlement or impact on historic character.
8	12	The Site has no boundary with the existing urban area and is not visually connected to it. Development would result in some reduction of the gap to Calverton but this is not considered significant. The Site has no inappropriate development but development would not impact on historic character.
9	8	The Site has no boundary with the existing urban area and is not visually connected to it. There would some reduction of the gap to Calverton but this is not considered significant and there would be no impact on historic character. The Brickworks on site has created a high degree of encroachment
Broad Area D		
10	8	The Site has three boundaries with the urban area, a degree of containment and reasonably strong defensible boundaries. There is no encroachment but development would not reduce the gap to a settlement and or impact on historic character.
11	11	There is only one boundary with the urban area and moderately strong defensible boundaries. There is no encroachment but development would not reduce the gap to a settlement or impact on historic character.
12	11	There is only one short part of the southern boundary that adjoins the urban area and the northern boundary is weak; those to the east and west are stronger. There is no encroachment but development would not reduce the gap to a settlement or impact on historic character.
13	10	The Site has two boundaries with the urban area; one long one to the west and a short boundary to the south. The Site rises to the east which provides some containment. There is no encroachment but development would not

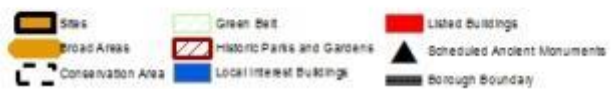
		reduce the gap to a settlement or impact on historic character.
14	7	There are two boundaries with the urban area with a strong boundary to the east. Moving north the site becomes more open with the urban area visible to the west. Development would result in some reduction of the gap to Woodborough but this is not considered significant and there is a high degree of encroachment from the Garden Centre on the southern portion of the site.
15	11	The site is visually disconnected from the urban area and has no boundaries with it. Boundaries to the west are weak. There is some limited encroachment but development would not impact on historic character. Development would also result in a limited reduction of the gap to Woodborough but this is not considered significant.
Broad Area E		
16	13	The Site does not adjoin the urban area or other settlement and, other than Spring Lane, has weak boundaries. Development of the site would result in the merging of Lambley and the Urban Area and would have some impact on the setting of the Conservation Area in Lambley.
Broad Area F		
17	12	The Site is somewhat contained by topography and there are some strong defensible boundaries. The Site has no inappropriate development (although there is some outside the site to the North) and would not impact on historic character. Development of the Site would result in a moderate reduction of the gap to Lambley.
18	9	The Site adjoins the urban area to the south and west. There are strong defensible boundaries. Given the nature of the site it is not considered to be open countryside and, although there is no inappropriate development, there would only be limited encroachment. The site forms part of the setting of Gedling House but development would not impact on the historic character of a settlement.

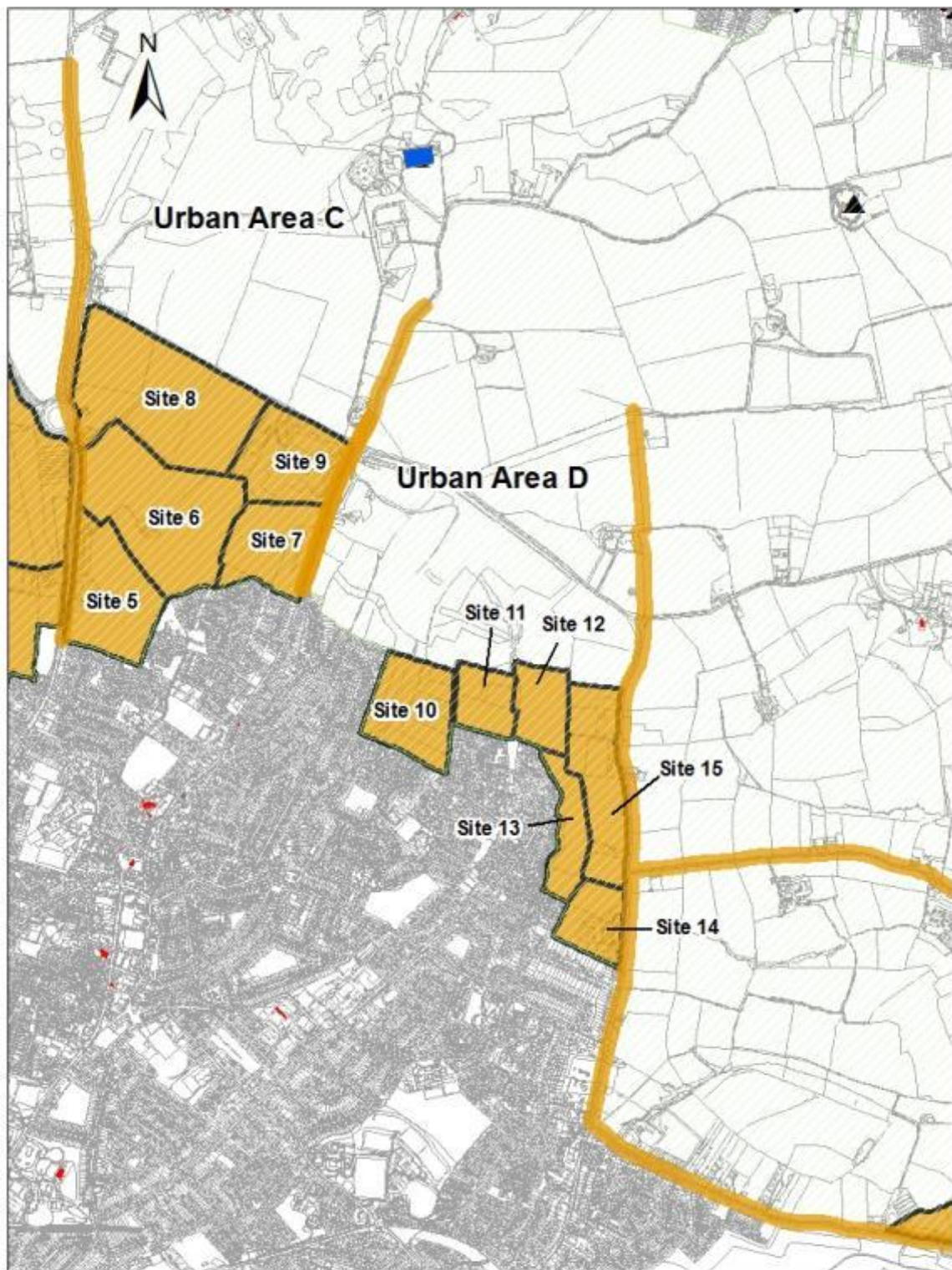
Urban Area



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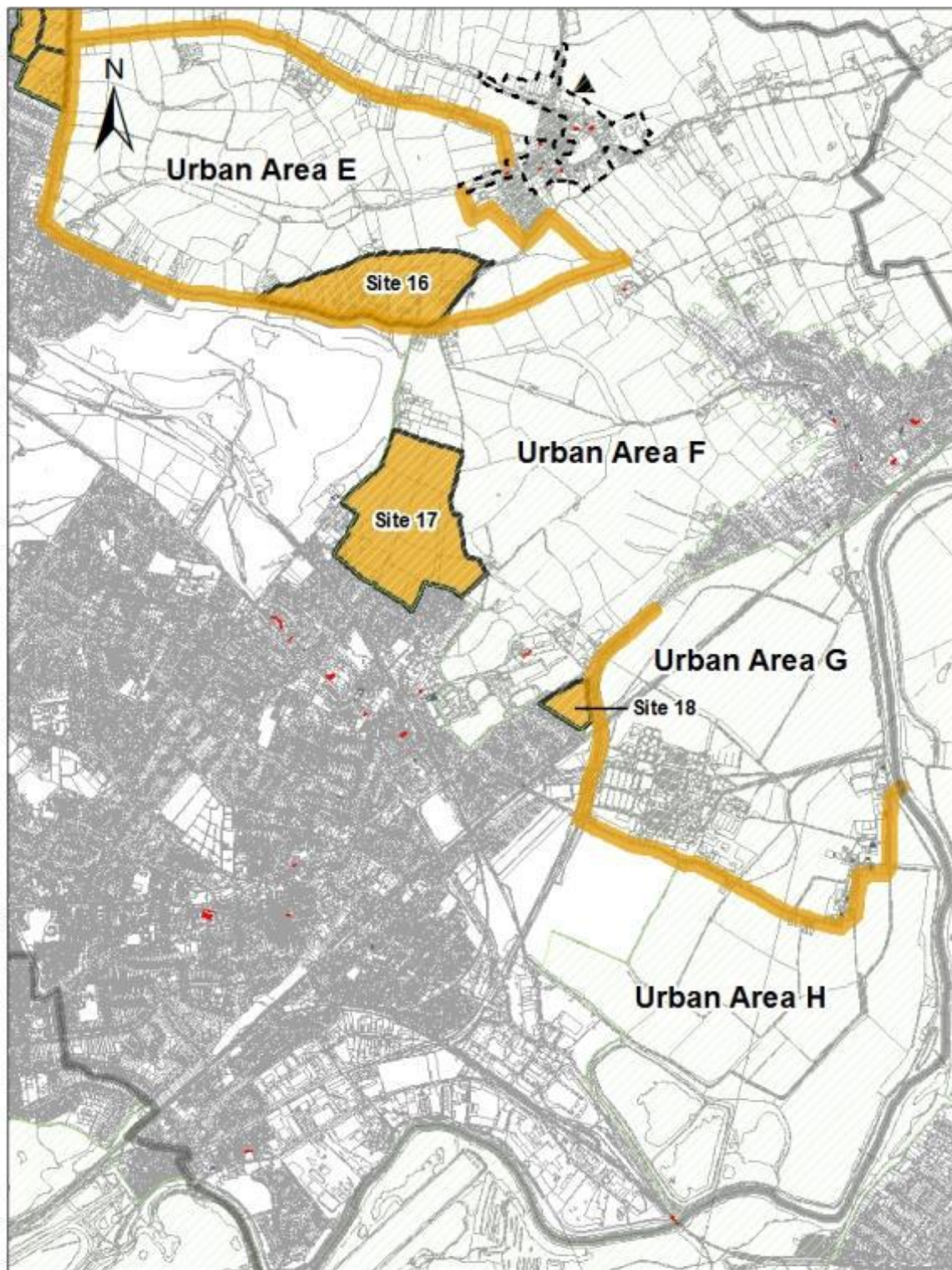




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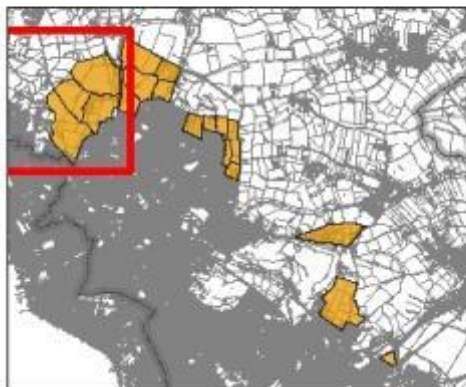
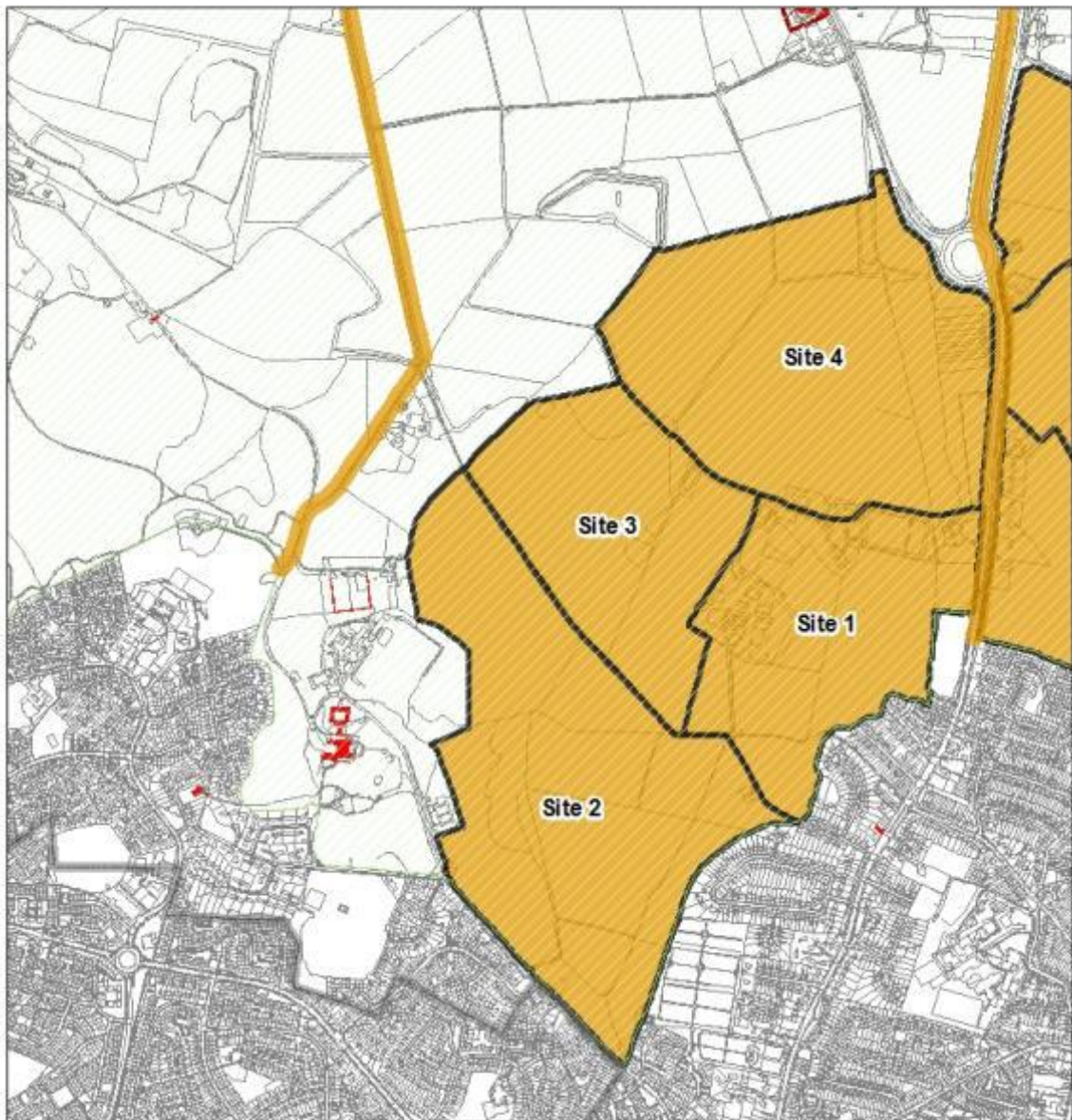




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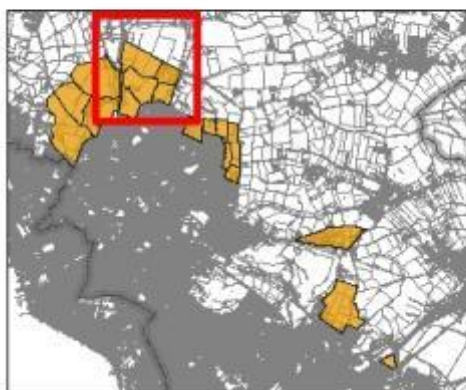
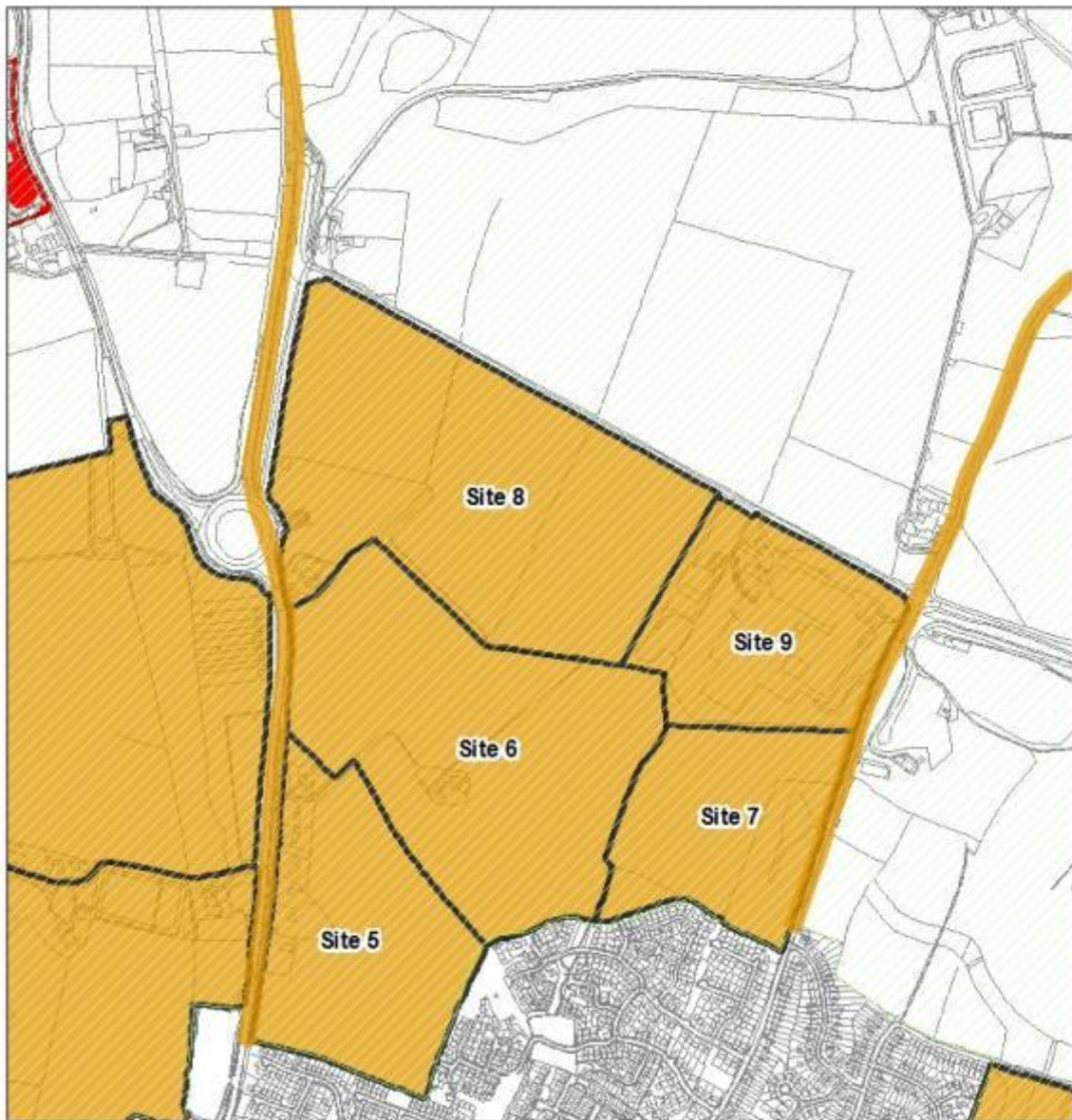


Arnold and Carlton Urban Area B Green Belt Assessment 2015



- Site 1
- Broad Areas
- Conservation Area
- Green Belt
- Historic Parks and Gardens
- Local Interest Buildings
- Listed Buildings
- Scheduled Ancient Monuments
- Borough Boundary

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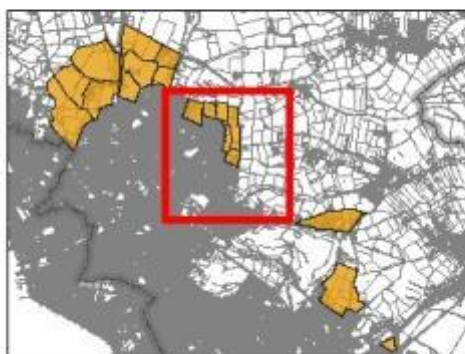
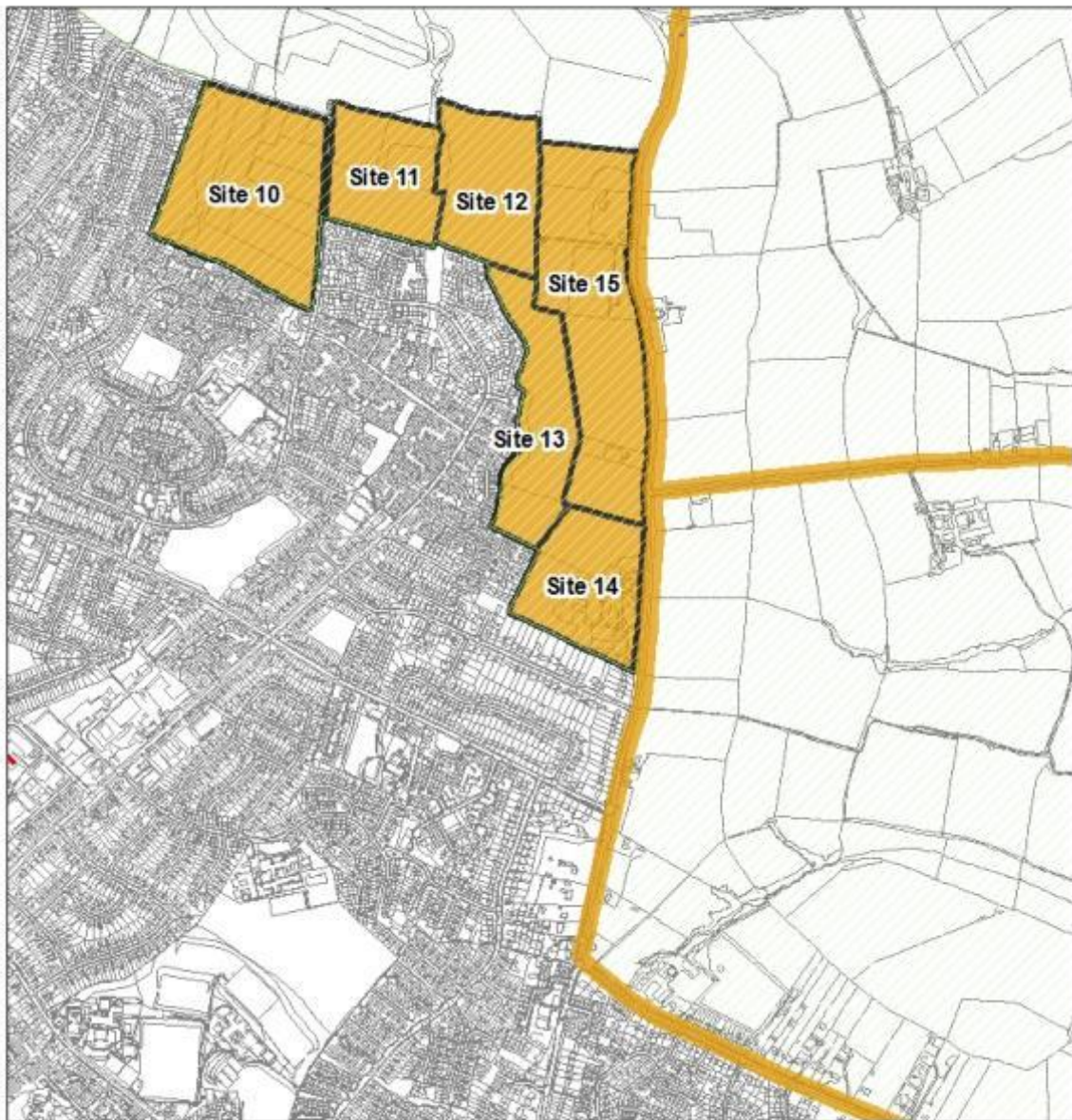


Arnold and Carlton Urban Area C Green Belt Assessment 2015



- Site 5
- Broad Areas
- Conservation Area
- Green Belt
- Historic Parks and Gardens
- Local Interest Buildings
- Listed Buildings
- Scheduled Ancient Monuments
- Borough Boundary

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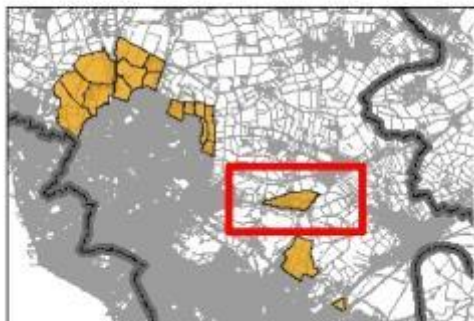
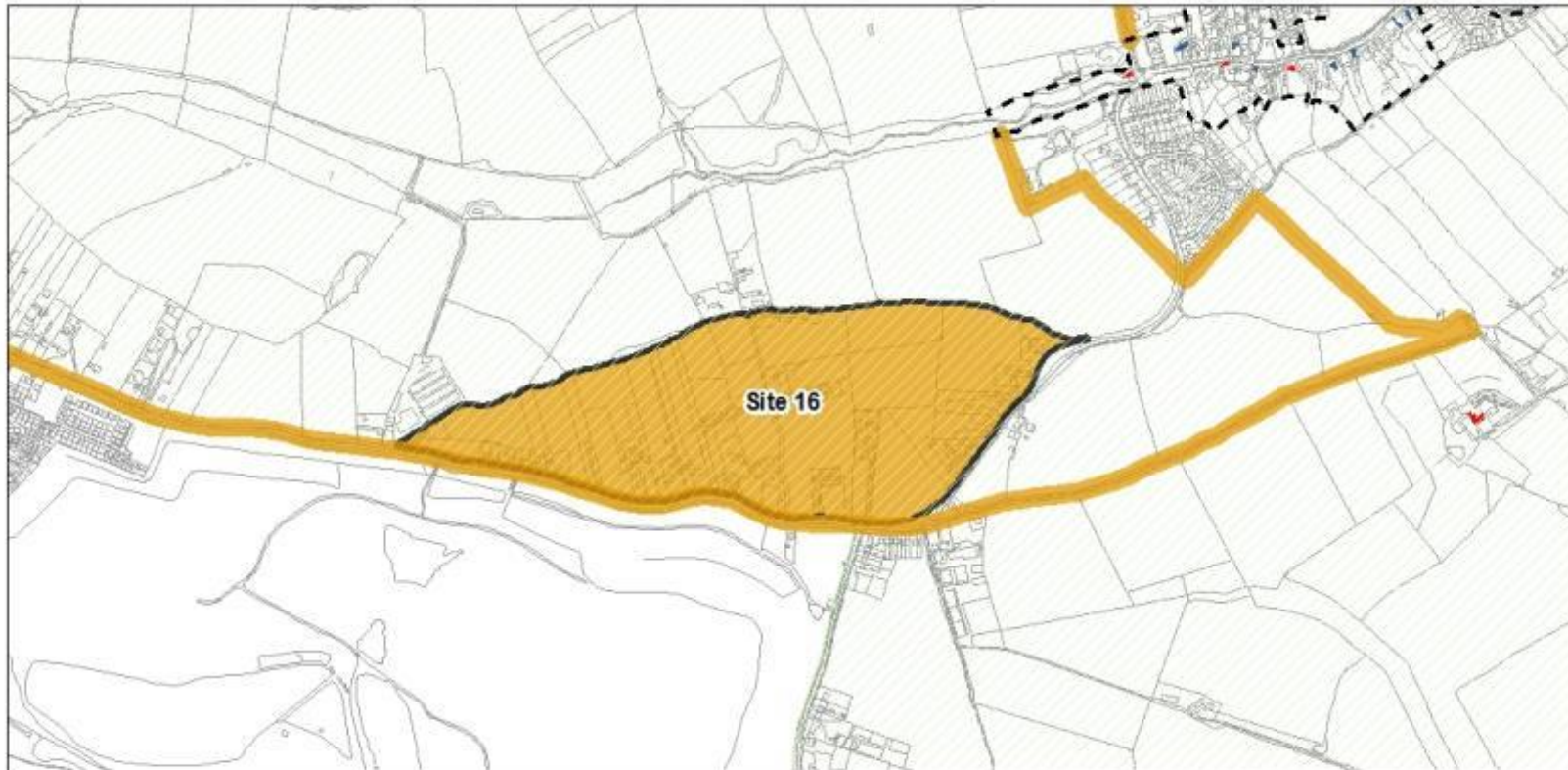


Arnold and Carlton Urban Area D Green Belt Assessment 2015



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

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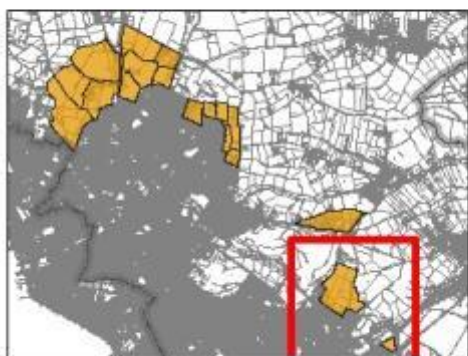
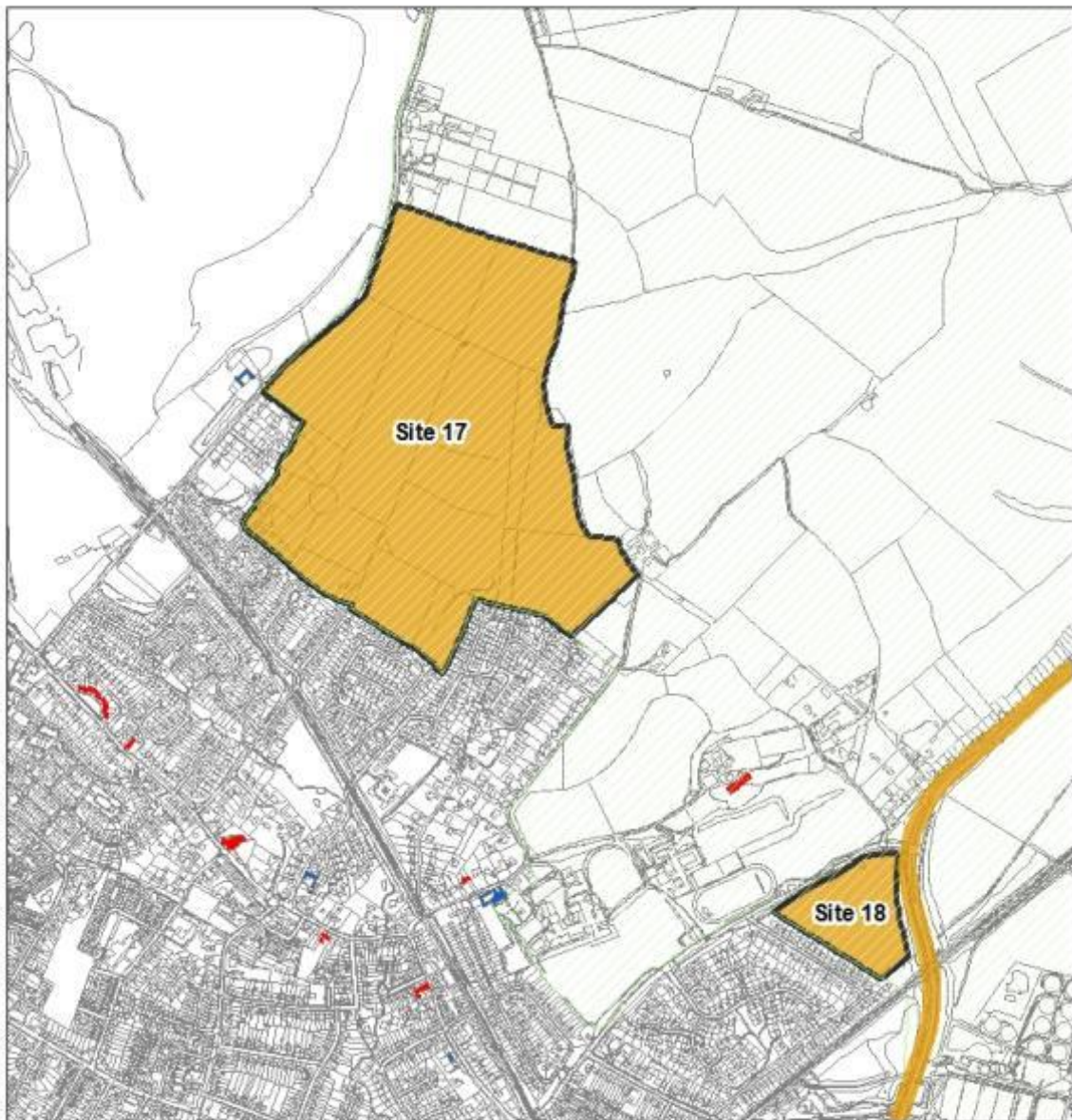


Arnold and Carlton
Urban Area E
Green Belt Assessment 2015



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



Arnold and Carlton
Urban Area F
Green Belt Assessment 2015



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

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6 Next Steps

- 6.1 The results of this Green Belt Assessment will be used to inform the preparation of the Local Planning Document (LPD). Two of the key tasks the LPD will perform will be to establish the boundaries of the Green Belt for the period up to 2028 and to remove land from the Green Belt to allow for development. This is especially important in Gedling Borough where the vast majority of the land outside of settlements is designated as Green Belt.
- 6.2 In order to alter Green Belt boundaries exceptional circumstances need to be demonstrated in accordance with paragraph 83 of the NPPF. The consideration of land within the Borough for development will take account of the scale of development needs, the ability to deliver sustainable development, the availability of non-Green Belt sites and the nature and extent of the harm to the Green Belt from releasing sites. While the harm to the Green Belt is an important part of making decisions about whether to develop a particular site or not, other factors such as flooding, the historic environment and landscape also need to be factored in and a balanced decision taken. Whether there are 'exceptional circumstances' and which sites should be allocated will be addressed in other documents.
- 6.3 The next stage of the LPD (called the Publication Draft) will set out changes to Green Belt boundaries and allocate specific sites for development. The LPD will be made available to allow interested parties to make formal representations about the soundness and legality of the proposals. Details of the consultation and examination of the Local Planning Document will be advertised widely. Any changes to Green Belt boundaries will only come into effect following adoption of the LPD, once it has been through the appropriate consultation process and been examined by an independent planning inspector.

Appendix A: Green Belt Assessment Criteria

NPPF Purpose of the Green Belt	Assessment Criteria
To check the unrestricted sprawl of large built-up areas ¹	<ul style="list-style-type: none"> • The extent to which the Broad Area/Site is contained by existing built-up areas, and therefore the extent to which development would 'round off' these areas. • The extent to which the Broad Area/Site is contained by physical features which can act as defensible boundaries, e.g. motorways, roads, railways, watercourses, tree belts, woodlands and field boundaries. • The extent to which the Broad Area/Site appears to be visually connected with existing built-up areas, taking into account topographical features.
To prevent neighbouring towns ² merging into one another	<ul style="list-style-type: none"> • The extent to which development would reduce the size of the gap between settlements. • The extent to which development would result in the perception of reducing the gap between settlements.
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> • The extent to which the Broad Area/Site contains inappropriate development. • The extent to which the character of the site/location is 'urban fringe' as opposed to 'open countryside'.
To preserve the setting and special character of historic towns ²	<ul style="list-style-type: none"> • The degree of harm that may be caused to the setting or special character of the settlement, taking into account designated and non-designated heritage assets such as Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or important heritage features.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	It is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no criteria are proposed to distinguish between the values of various Broad Areas/Sites.

¹ **Note:** Because of the nature and locations of the built-up areas in Ashfield and Greater Nottingham, the Councils consider that this purpose should relate to all settlements (rather than only to 'large built-up areas' and 'towns/historic towns'), as listed in the 'Accessible Settlements Study for Greater Nottingham February 2010' (see Appendix 1). Settlements will be considered on the basis of their built form and not on the basis of town or parish boundaries.

Appendix B: Green Belt Assessment Matrix

Higher scores reflect Broad Areas/Sites generally contributing most to the purpose of the Green Belt.

Purpose / Impact	★	★★	★★★	★★★★	★★★★★
Check the unrestricted sprawl of settlements	The Broad Area/Site has two or more boundaries adjoining a settlement or rounds off an existing settlement. The site is well contained by strong physical features which can act as defensible boundaries and does not extend over topographical features.		The Broad Area/Site has two or more boundaries adjoining a settlement but is not well contained and there are weak or no features to act as defensible boundaries.		The Broad Area/Site does not adjoin a settlement, or has only one boundary with a settlement, or forms a long limb into open countryside. There are weak or no features to act as defensible boundaries. The site is visually disconnected from any settlement.
Prevent neighbouring settlements from merging into one another	Development would not reduce the size of the gap between settlements, or would result in only very limited reduction.		Development would result in a moderate reduction in the size of a gap between settlements.		Development would result in a complete or virtually complete merging of settlements.
Assist in safeguarding the countryside from encroachment	The Broad Area/Site includes a large amount of existing inappropriate developments which have caused a significant degree of encroachment.		The Broad Area/Site includes some existing inappropriate developments which have caused some encroachment.		The Broad Area/Site does not have any inappropriate developments and therefore no encroachment.
Preserve the setting and special character of historic settlements	The Broad Area/Site will have no adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.		The Broad Area/Site will have a moderate adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.		The Broad Area/Site will have a significant adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.
Assist in urban regeneration	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Green Belt Framework.				

Appendix C: Glossary of Terms and Abbreviations

Conservation Area: An area designated by Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Development Plan: Documents (taken as a whole) which set out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area.

Duty to cooperate: The duty to cooperate, as set out in paragraphs 178 and 179 of the NPPF, is a requirement by the Government for public bodies to work together on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. Local Planning Authorities must work with neighbouring authorities and other bodies, where necessary, to ensure that the development requirements of both the authority and the surrounding areas are met.

Greater Nottingham: Area covered by the Aligned Core Strategies. Includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

Green Belt: A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are set out in paragraph 3.2 of the Framework. Green Belts are defined in local planning authority's development plans.

Inappropriate Development: As defined in paragraphs 87 to 91 of the NPPF.

Listed Building: A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

Local Plan: Comprises a Written Statement and a Policies Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

Local Planning Authority: The local authority that is empowered by law to exercise planning functions.

National Planning Policy Framework: The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework of policies within which local people and their accountable council can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Open Countryside: The largely undeveloped countryside that separates cities, towns and villages.

Planning and Compulsory Purchase Act 2004: Government legislation which sets out the main elements of the planning system.

Regeneration: The economic, social and environmental renewal and improvement of urban and rural areas to provide long term and sustainable improvements.

Settlements: Built-up areas as listed in the 'Accessible Settlements Study for Greater Nottingham February 2010' (see Appendix 1 of this document). Settlements will be considered on the basis of their built form and not on the basis of town or parish boundaries.

Strategic Housing Land Availability Assessment (SHLAA): A SHLAA identifies and assesses potential sites for new housing development. Government planning guidance (SHLAA Practice Guidance, CLG (2007)) now requires local authorities to undertake a SHLAA in order to provide evidence for the Local Plan.

Sustainable Development: Development that achieves the following three inter-related and equally important objectives.

- social progress which recognises the needs of everyone;
- effective protection of the environment; and
- prudent use of natural resources.

Achieving sustainable development is therefore about achieving a balance of these three objectives.

Sound/Soundness: Under the National Planning Policy Framework 2012 paragraph 182 a local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Urban Fringe: Land under the influence of the urban area.

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