



Rushcliffe Green Belt Review

PART 1 (Strategic Review of the Nottingham-Derby-Green Belt within Rushcliffe)

PART 2 (a) (Detailed Review of the Nottingham-Derby Green Belt within Rushcliffe Adjoining the Main Urban Area of Nottingham)

November 2013

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1. Purpose of the Green Belt Review

- 1.1 The establishment and maintenance of Green Belts around many of England's main urban areas in order to strictly control development has long been a part of national planning policy. The Nottingham-Derby Green Belt, within Rushcliffe, has essentially remained as defined since the Nottinghamshire Green Belt Local Plan was approved in 1989. It extends from West Bridgford and Clifton out as far as Bingham in the east and East Leake in the south. Further land was included within the Green Belt at Lady Bay in the 1996 Rushcliffe Local Plan. It prevents the coalescence of West Bridgford with settlements including Ruddington and Tollerton, restricts the expansion of villages within it and protects the countryside around Nottingham where there is greatest pressure for development. It also helps to retain countryside which is accessible to the urban population for recreational purposes and contributes to the amenity of adjoining towns and villages.
- 1.2 Some 42% of Rushcliffe is designated as Green Belt. This equates to around 17,200 hectares of land.
- 1.3 This review does not itself determine whether or not land should remain or be included in the Green Belt. It is the role of the Borough's emerging Local Plan (as part of the Development Plan) to formally revise Green Belt boundaries and to allocate land for development, having taken into account all relevant planning considerations. This includes whether there are, in the first instance, exceptional circumstances for altering existing boundaries. It is not the role of this review to establish whether or not such exceptional circumstances exist, but should there be a need to alter Green Belt boundaries, the review is intended to inform how this might best be done. This review is therefore a technical document that will be used to aid decisions on where the Green Belt may be amended to accommodate future development requirements.
- 1.4 In Rushcliffe's case, the Local Plan will in due course consist of the Core Strategy Development Plan Document (DPD), the Land and Planning Policies DPD and subsequent alterations to the Proposals Map. It is the Proposal Map itself that defines the detailed boundaries of the Green Belt and where any detailed alterations will be made. The outcomes of this review will help inform how exactly it might be altered.
- 1.5 It should be noted that this review should be considered to be a snapshot in time, and changing policy circumstances, together with future development patterns, may lead to different conclusions in the future on the importance of particular parts of the Green Belt when assessed against the five purposes of including land within it.

2. Why is the Council reviewing the Green Belt boundary now?

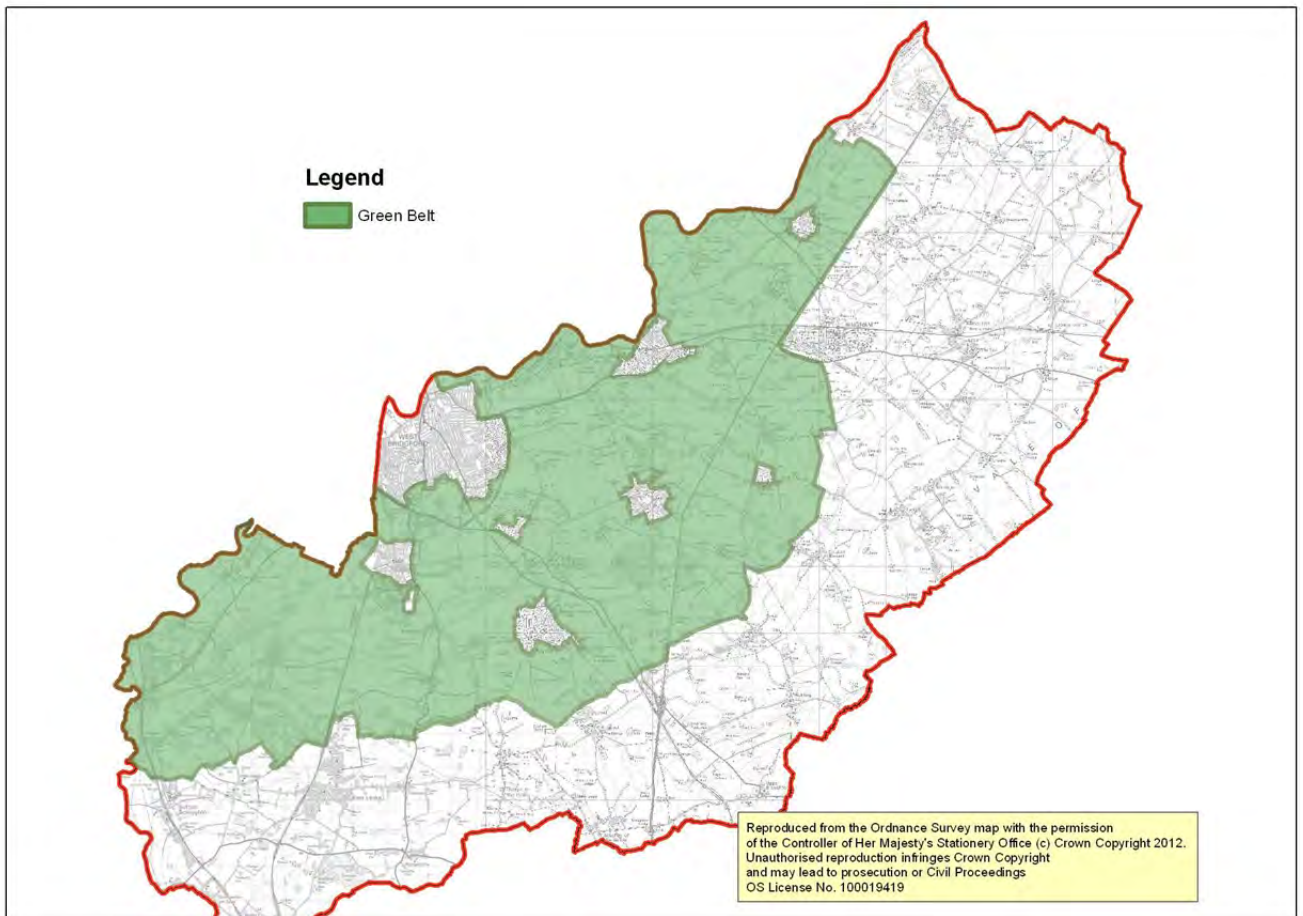
2.1 The Rushcliffe Publication Core Strategy was submitted for examination in October 2012. The Inspector who is examining the plan has concerns about the soundness of the Core Strategy and has asked the Council to consider undertaking further work to justify existing development proposals and to also consider the case for further development to meet identified needs to 2028 and, potentially, beyond. In respect of the Green Belt specifically, the Inspector is concerned about the absence of a documented comprehensive review of it within Rushcliffe, which she feels is necessary to demonstrate that the Green Belt impacts of Local Plan proposals have been fully considered. Therefore, an additional and important reason for undertaking a review of the Green Belt is to respond to this concern.

2.2 The National Planning Policy Framework (NPPF), paragraph 47, provides that:

“to boost significantly the supply of housing, local planning authorities should... use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area...”.

2.3 For Rushcliffe, based on a latest assessment of housing need, this means identifying enough land to deliver at least 13,150 new homes between 2011 and 2028 within and adjacent to the most sustainable locations in the Borough. This is in order to meet Rushcliffe’s own needs and unmet needs arising from the wider Nottingham area. In order to ensure a constant supply of housing land, the NPPF also makes it clear that Local Planning Authorities should have a 5 year land supply of deliverable housing sites at any point in time. In addition to this, a further ‘buffer’ of sites equivalent to 5% or 20% (in the case of authorities that have persistently under delivered housing in the past) of the 5 year land supply total should also be available for housing development. This is to provide flexibility if sites fail to develop at the time and at the rate that is expected.

Figure 1 Map of Extent of the Nottingham-Derby Green Belt within Rushcliffe



- 2.4 The new emerging Rushcliffe Local Plan will put in place policies for guiding future development and will allocate land for development to meet identified needs. As referred to above, it will be a two part plan with the first part being the Core Strategy. This is a strategic level document that will provide the spatial vision and development strategy to shape the future of Rushcliffe. It will also allocate sites that, due to their size and importance, are determined to be strategic allocations and whose development is required to begin early in the plan period. The second part will be the Local Plan's Land and Planning Policies (LAPP) DPD. It will be prepared following adoption of the Core Strategy and will consist of non-strategic site allocations and more detailed policies for deciding planning applications.
- 2.5 The Rushcliffe Strategic Housing Land Availability Assessment (SHLAA) has been prepared by the Council for use in identifying potential sites for meeting housing requirements. It has not been able, however, to identify enough available land to meet requirements entirely in sustainable locations that fall outside of the Green Belt. The Green Belt is very tightly drawn around the main built up area of Nottingham (within Rushcliffe) and around some of Rushcliffe's more sustainable settlements, and non-Green Belt opportunities

for further development within these settlements, as identified by the SHLAA, are extremely limited. The Rushcliffe Publication Core Strategy, March 2012, has already proposed the removal from the Green Belt of two large areas adjacent to the Nottingham built-up area (known also as the Principal Urban Area(PUA)) to accommodate strategic land allocations, and two areas elsewhere in the Borough in order to facilitate the regeneration of previously-developed land.

- 2.6 The NPPF provides that, once established in Local Plans, Green Belt boundaries should be altered only in exceptional circumstances, through the preparation or review of the Local Plan. While no guidance is given in the NPPF on what may constitute 'exceptional circumstances' necessitating a change to boundaries, given the development requirements outlined above it is considered exceptional circumstances have arisen that warrant a review of and possible alterations to the general extent of the Green Belt within Rushcliffe.
- 2.7 While the amount of land required to satisfy existing identified housing, employment and associated development requirements are the driving force behind the need to review Green Belt boundaries, in order to ensure any new boundaries can maintain a degree of permanence, they should ideally not be drawn excessively tightly around existing built up areas. Linked to this consideration will be given as to the appropriateness of excluding other land from the Green Belt as part of a boundary review to allow for longer term development needs, as advised by Government guidance. This can aid the 'permanence' of new or revised Green Belt boundaries, and prevent the need for further early review of its boundaries. In some cases, this review may recommend that some areas of land may be 'safeguarded', in line with paragraph 85 of the NPPF.
- 2.8 As a result of the two part preparation of the Local Plan, the Green Belt Review is also being produced in two parts. This first part is an overall strategic appraisal of the Green Belt within Rushcliffe together with a more detailed review around the Nottingham built-up area (within Rushcliffe). The first part is being undertaken in support of the first stage of the Local Plan – the Core Strategy DPD. More detailed changes around Key Settlements in or adjacent to the Green Belt (Bingham, Cotgrave, Keyworth, Ruddington and Radcliffe on Trent) and a review of possible minor adjustments around other villages inset from the Green Belt will take place at a later date in support of the second part of the Local Plan – the Land and Planning Policies DPD. Table 1 below outlines how this will be done:

Table 1: Structure of Green Belt Review

<p>CORE STRATEGY STAGE</p>	<p>Part 1(a) Strategic review of the Green Belt around the Nottingham Principal Urban Area (PUA) within Rushcliffe using existing evidence and work as a starting point.</p> <p>Part 1(b) Strategic review for the rest of the Green Belt within Rushcliffe focussing on rural settlements and areas proposed for regeneration.</p> <p>Review of existing settlements “washed over” by the Green Belt and identification of whether or not they should be “inset” from the Green Belt.</p>
<p>LAND AND PLANNING POLICIES STAGE</p>	<p>Part 2 (a) Detailed review of inner Green Belt Boundaries around the PUA and for proposed strategic regeneration sites across rural Rushcliffe that currently lie within the Green Belt.</p> <p>Part 2 (b) Detailed reviews around the settlements of Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington to accommodate future development needs.</p> <p>Define new detailed inset boundaries for those settlements that were deemed suitable for “insetting” at the Core Strategy stage in order to bring the Rushcliffe Green Belt in to conformity with the National Planning Policy Framework</p> <p>Review of all other existing “inset” boundaries in order to correct any minor issues in relation to current Green Belt boundaries.</p>

2.9 This review covers only those parts of the Green Belt designation falling within Rushcliffe. The other Greater Nottingham authorities (Erewash Borough, Gedling Borough Council and Nottingham City Council) consider that it is not necessary to undertake any further strategic review of the Nottingham-Derby Green Belt across their administrative boundaries at this stage. The approach to this Rushcliffe focused review of the Green Belt review has been discussed at officer level with the other authorities across Greater Nottingham. Any comments made have helped shaped the methodology of the review.

2.10 It should be noted that this review does not alter the criteria against which planning applications for development in the Green Belt will be assessed.

2.11 Judgements made on the future of the Green Belt must be based, first and foremost, on planning imperatives for the emerging Rushcliffe Local Plan (as set out elsewhere in its evidence base) and current national policy set out in the NPPF. In seeking to establish the degree of significance which should be attached to various parts of the Green Belt it is also necessary to have an

appreciation of the history of the Nottingham-Derby Green Belt, the original intentions of the designation when it was prepared at the local level and the extent of previous changes.

- 2.12 The starting point is to identify the context to the review. This includes a review of the implications of existing national and local policy and any relevant existing technical work. There are number of existing studies and other work that has already shaped the emerging Local Plan and which have as a result informed and shaped this review. The most significant of the documents produced to date are the strategic review of the Green Belt undertaken in 2006 by Nottinghamshire and Derbyshire County Councils, the Appraisal of Sustainable Urban Extensions study undertaken by Tribal in 2008 and the Sustainable Locations for Growth study undertaken by Tribal in 2010.
- 2.13 Nottinghamshire and Derbyshire County Councils' strategic review of the Green Belt in 2006 provides strategic guidance as to the relative importance of different areas of the Green Belt right around Greater Nottingham. This Rushcliffe specific review has therefore developed further the outcomes of the 2006 review.
- 2.14 The Appraisal of Sustainable Urban Extensions (Tribal 2008) study assessed locations around Greater Nottingham against a number of criteria, including Green Belt and sustainability factors such as accessibility and environmental constraints. This was a two phase study. Firstly, looking at a number of broad areas and, secondly, identifying possible detailed boundaries for Sustainable Urban Extensions.
- 2.15 The Sustainable Locations for Growth (Tribal 2010) study assessed the appropriateness of development in and around key settlements across Greater Nottingham using similar assessment criteria to the first Tribal study.
- 2.16 Both of these studies took the findings of the 2006 Green Belt Review into consideration.
- 2.17 It is therefore clear that a great deal of work in relation to Green Belt considerations has already been undertaken – the 2006 Green Belt Review and Tribal studies having played a key role in establishing where development requirements should be met based on Green Belt and other sustainability criteria. This review has built upon this work.
- 2.18 Paragraph 84 of the NPPF which states that:

“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’.

- 2.19 The Local Plan’s Core Strategy is already well progressed and the evidence outlined above was used to shape the location of the proposed strategic allocations and key settlements that are identified within the plan’s Policy 2. This includes locations around the principal built up area of Nottingham (on the edge of West Bridgford and Clifton) and also around the ‘Key Settlements’ of Cotgrave, Keyworth, Radcliffe on Trent and Ruddington, all of which are inset from the Green Belt.
- 2.20 Over half of Rushcliffe lies beyond the outer edge of the Nottingham-Derby Green Belt, though in terms of its proximity to the main Nottingham built up area it is generally more rural and isolated in nature. Despite this, both Bingham and East Leake are sizable settlements outside the Green Belt. It is considered that the 2010 Tribal study provides a sound basis in assessing the sustainability of those settlements, and it concludes that only East Leake and Bingham have a high suitability for some further growth.
- 2.21 It has to be recognised however that both of these settlements lie some distance from where there is greatest pressure for development – i.e. the main Nottingham built up area. Their ability to cater for overspill development needs from the main Nottingham built up area cannot, taking account of sustainability factors, be particularly significant. Ultimately the scale of development should be of an appropriate scale to reflect the sustainability of each settlement. The Core Strategy therefore recognises that some development within and adjacent to these two settlements is appropriate, but it should not very significantly serve overspill needs of the main built up area of Nottingham.
- 2.22 Further review work is necessary to examine the consequences of the Inspector’s request for the Council to consider that proposed housing levels be increased further, that more development overall be concentrated around the Nottingham PUA and that more homes be built earlier in the plan period. The outcome of meeting all these requirements necessitates that a further critical review of the Green Belt is required around the built up area of Nottingham located within Rushcliffe. This also means, as explained further below, that the review has to revisit options that were not necessarily supported by the 2008 Tribal study.

3. History of the Nottingham-Derby Green Belt within Rushcliffe and its wider extent

1955 – The Minister of Housing and Local Government publishes **Circular 42/55 entitled ‘Green Belts’**. Green Belts are intended, as set out in the Circular, to perform at least one of the following three functions:

- To check the further growth of a large built up area;
- To prevent neighbouring towns from merging into one another;
- To preserve the special character of a town

1956 – Nottinghamshire County Council, in consultation with other local authorities in the county, drew up a **Sketch Plan Green Belt** around the Nottingham conurbation, largely the same shape as it is today. At the same time Derbyshire County Council produced a Sketch Plan Green Belt extending along the Nottinghamshire-Derbyshire border. Together these plans covered a roughly triangular shaped area bounded by Derby, Alfreton/Mansfield and Bingham. The Plans were never formally submitted to the Minister for approval.

1962 – The Minister in place at the time decided that formal submission should await the Review of the County Development Plan so that they would form part of a comprehensive planning framework. Work began but was not completed before the **1968 Town and Country Planning Act** introduced **Structure and Local Plans**.

1980 - Nottinghamshire Structure Plan approved with modifications by the Secretary of State. It stated that without the support of a Green Belt ‘normal’ planning control powers would not be able to prevent further merging of the Nottingham conurbation with towns along the Erewash Valley, with Hucknall, and with the Mansfield-Ashfield area. While the Plan reaffirmed the need for a Green Belt around Nottingham, proposals were also made to provide land for residential and industrial purposes in the period 1976-96.

1989 - Nottinghamshire Green Belt Local Plan adopted – in accordance with Structure Plan Policy – the plan defined detailed boundaries as well as setting out policies for the control of development within the Green Belt.

1991 - The responsibility for designating and reviewing Green Belt Boundaries transferred from Counties to Borough and District Councils.

1996 - The Rushcliffe Borough Replacement Local Plan is adopted. The only change proposed to the extent of the Green Belt within Rushcliffe is to add an area to the East of Lady Bay, West Bridgford.

1999 - Baker Associates Report - Consultants Baker Associates were commissioned by the then East Midlands Local Government Association and Government Office for East Midlands (GOEM) to develop an approach as to how the Nottingham-Derby Green Belt could take into account the principles of sustainable development. The report set out conclusions about the purposes of the Green Belt, relationship of Green Belt policy to the objectives of sustainable development, and the configuration of the Green Belt. Baker Associates proposed that in reviewing the Green Belt, identification of locations for development outside of the urban areas should follow a process concerned with opportunity, impact and contribution.

Main conclusions and recommendations:

- Future development and identification of role of major urban areas should be inhibited by the existence of the Green Belt.
- Regional planning guidance should make it clear that land within the Green Belt should be examined in seeking locations for out of settlement development according to similar criteria outside Green Belt.
- Regional planning guidance should encourage LPAs to promote a strong, positive and creative approach to development on the edge of urban areas, encompassing matters such as increasing residential densities, strengthening links with extended and new movement networks, and creating a strategic network of open land with established access agreements.

2000 - The first **Deposit Draft of Rushcliffe Local Plan (2000)** is published for consultation. The plan proposed the release of several Green Belt sites for housing and employment purposes to meet the development needs of the 1996 Structure Plan Review. The progression of the plan is suspended until 2004 following, in particular, comments from the Highways Agency.

2004 - **The revised Deposit Draft of Rushcliffe Local Plan** proposed the release of several Green Belt sites for housing and employment purposes. The revised deposit draft made significant amendments reflecting the draft East Midlands Regional Plan/Regional Spatial Strategy (RSS8) and the Examination in Public of the Joint Structure Plan Replacement Structure Plan. Land at Edwalton for a mixed use development was proposed involving release of Green Belt land adjoining the Principal Urban Area. Smaller areas of land at Cotgrave and Radcliffe on Trent were included as proposed additions to the Green Belt.

2005 - The Regional Spatial Strategy for the East Midlands (RSS8) indicated that a strategic review of the general scope of the Nottingham-Derby Green Belt would need to be undertaken in relation to longer term development requirements up to 2026.

Policy 14 set out the components for the review, whilst Policy 16 made it clear that the review would be within the context of a sub-regional strategy for the Three Cities Sub-area (Derby, Leicester and Nottingham). This strategy was prepared to form part of the RSS8 review. Policy 14 identified that the Green Belt review would take into account the sequential approach to development as identified in Policies 2 and 3 of RSS8.

2006 - The Nottinghamshire and Nottingham Joint Structure Plan was adopted. This document covered the period 2001-2021. Part of Policy 1/2 required a review of Green Belt boundaries in respect of Local Plans being prepared for the period up to 2021.

“Local Plans/local development documents for areas covered by the Green Belt will review its boundaries to meet the development land requirements of the Joint Structure Plan to 2021. In this review of Green Belt boundaries Local Planning Authorities will have regard to:

- i) Sustainable development principles and the sequential approach to development;*
- ii) The principles and purposes of existing Green Belt land, in particular the need to maintain openness and prevent coalescence;*
- iii) The retention of existing, or definition of new, defensible boundaries.”*

2006 - Following a public inquiry and a consultation on proposed modifications, the Borough Council resolved not to adopt **the Rushcliffe Borough Replacement Local Plan**. The extent of the Green Belt remained as depicted in the 1996 Rushcliffe Borough Local Plan.

2006 - The **2006 Nottingham-Derby Green Belt Review** was produced in support of the production of the East Midlands Regional Plan. This strategic review was undertaken to consider the relative importance of different areas of Green Belt around Greater Nottingham. It highlighted that the area between Nottingham and Derby is, overall, the most sensitive area of Green Belt when based on the purposes of including land within the Green Belt, as set out in government guidance. This was taken into consideration in the preparation of the Appraisal of Sustainable Urban Extensions Study and the Sustainable Locations for Growth Study (see below)

The review started from the point that the principle of the Green Belt is well established and will remain. However the review is related to the needs of development in the areas where there is Green Belt at present. The report selected broad areas of existing Green Belt and analyses all possible extensions to the Green Belt around its current periphery. The areas are rated for their importance in a table using the Planning Policy Guidance (PPG) 2: Green Belt criteria (PPG2 is now superseded by the NPPF), followed by a rating for its value/potential value for recreational uses and nature conservation as part of the green infrastructure in this part of the region. All purposes and roles have equal weighting.

The main conclusions of the study were as follows:

- Principles of sustainable development indicate a need to focus new development within existing urban areas and settlements. Given that not all new development needs up to 2026 will be able to be accommodated within these areas, land in sustainable locations will also be required, which may impact on land currently designated as Green Belt;
- The area between Nottingham and Derby and the areas immediately north are generally the most important areas of Green Belt. To the south and east of Nottingham the Green Belt serves fewer of the purposes set out in PPG2 because while supporting the containment of the urban area it is not separating major areas of development;
- Areas for growth to the east and south of Nottingham might impact on the Green Belt less than the areas of growth to the west of Nottingham; and
- Extending Nottingham to the south (within Rushcliffe Borough) recognises that this area either contains less important Green Belt land than elsewhere or has no Green Belt at all.

2007 - The policy in the 1996 Rushcliffe Local Plan (ENV15) that defines extent of the Green Belt within Rushcliffe is 'saved' by the Secretary of State.

2008 – Tribal Study - Appraisal of Sustainable Urban Extensions published. This study assesses locations around Greater Nottingham against a number of criteria, including Green Belt and sustainability factors such as accessibility and environmental constraints. It is a two phase study - firstly, looking at a number of broad areas and secondly identifying possible detailed boundaries for Sustainable Urban Extensions.

2010 – Tribal Study – Sustainable Locations for Growth published. This study assesses the appropriateness of development in and around key settlements across Greater Nottingham using similar assessment criteria to the first Tribal

study. Both this and the 2008 study take the findings of the 2006 Green Belt Review into consideration.

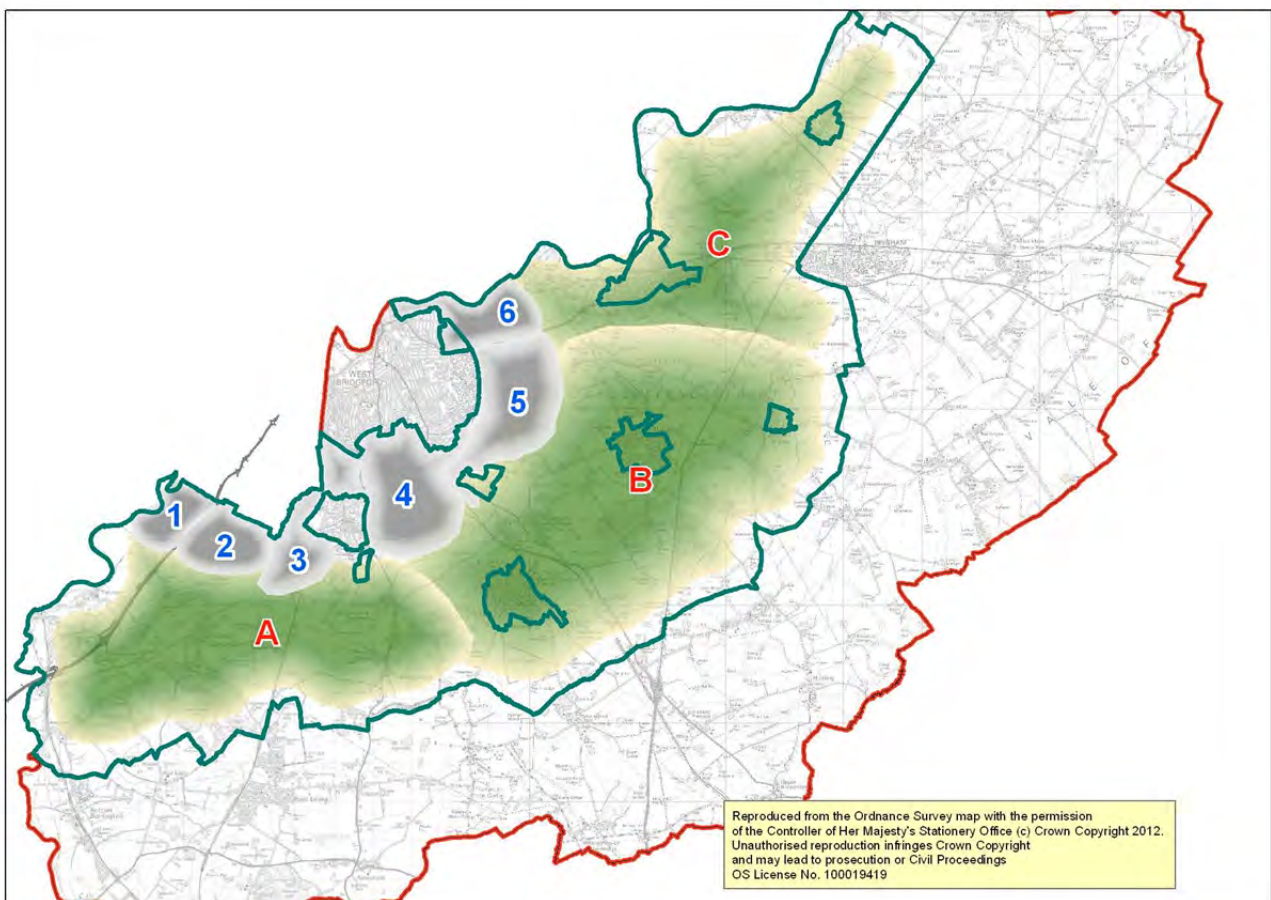
2012 - Submission of publication Core Strategy which proposes to amendments to the boundaries of Green Belt within Rushcliffe to accommodate the development needs of 9,600 dwellings between 2011 and 2026.

2013 - Suspension of the Examination of the Rushcliffe Core Strategy in order to undertake further work; including undertaking a Green Belt review in Rushcliffe.

4. Stage 1: Assessment of Broad Areas

- 4.1. The first review stage does not look at specific sites or zones, but rather rates the strategic performance of broad areas of the Green Belt, taking into account sustainability considerations (accessibility, environmental factors and infrastructure capacity) and Green Belt factors. This involves assessing the function of broad areas of Green Belt land against the five Green Belt purposes set out in the NPPF through a combination of a desk based assessment and visits to relevant areas. The broad areas appropriate for review had largely been identified already by the two Tribal studies, but the identification of broad areas has been tailored further as depicted in Figure 2. Where evident, existing features on the ground have been used to do this; examples include trunk roads such as the A52 and the A606 and the new alignment of the A453, the settlement of Ruddington and Fairham Brook.
- 4.2 Six broad areas have been identified adjacent to the Nottingham Principal Urban Area (PUA) which form the basis for part 1(a) of the assessment. In addition, a further three broad areas across the rest of Rushcliffe have been identified which form the basis for part 1(b) of the assessment.

Figure 2: Identified Broad Areas for assessment



Stage 1(a) Assessment of Broad Areas adjacent to Nottingham Principal Urban Area within Rushcliffe

Methodology

- 4.3 Table 2 (below) outlines how the assessment of each broad location on the edge of the Principal Urban Area is structured. For ease of reference, the assessment structure contains of a summary of relevant information taken from both the Nottingham-Derby Green Belt Review and Tribal's Appraisal of Sustainable Urban Extensions study, together with Rushcliffe Borough Council's assessment.
- 4.4 Table 3 (further below) shows the more detailed criteria used to assess each broad location against each of the five purposes of including land within the Green Belt. As each purpose of the Green Belt is considered to be equal (the NPPF does not give a greater importance to one purpose over another), no weighting to any of the criteria has been applied.
- 4.5 One of the criteria used in table 3 is concerned with what the Borough Council considers to be significant constraints to development which would rule out a broad area from more detailed review. These include severe topographical issues, sites constrained by existing Green Infrastructure such as woodland coverage, SINC's and SSSIs and areas where the vast majority of the zone is at risk of flooding based on the Strategic Flood Risk Assessment 2010 from both major and minor watercourses.
- 4.6 Once the assessment for each broad area is complete, an overall conclusion is made whether that area is taken forward into the more detailed review of the Green Belt around the Nottingham built up area (within Rushcliffe).

Table 2: Structure of Part 1(a) assessment: Broad Areas around the Principal Urban Area within Rushcliffe

NAME OF BROAD AREA	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development (Tribal Study and RBC study 2013) and Green Infrastructure comments (all studies and reviews as necessary)	Overall conclusions
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Name of the relevant sector in the Nottingham Derby Green Belt Review.</p>	<p>A summary of any commentary and scores from the 2006 Nottingham-Derby Green Belt review is provided for reference purposes. Original study can be found at http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/largedevlopments/1.%20Nott-Derby-GreenBelt-Review-Aug06.pdf</p>						<p>A summary of overall conclusions in the review, together with the overall assessment score against the five purposes of the Green Belt, plus the Green Infrastructure score.</p> <p>In addition, the overall rating that the 2006 review gave to the relevant sector is contained here. A score of 0-10 indicated that the importance would be low; 11-20 would be medium and 21-30 high.</p>
<p>Tribal Study (2008)</p> <p>Part of Direction F South of Clifton Sector.</p>	<p>Any relevant commentary in relation to Green Belt and other relevant issues is summarised within this section. Original study can be found at http://www.broxtowe.gov.uk/CHttpHandler.ashx?id=14123&p=0</p>						<p>Any relevant conclusions from the study on Green Belt or significant barriers to development summarised here.</p>
<p>RBC 2013 assessment</p>	<p>See table 3 below for detailed assessment criteria</p>						
<p>RBC SCORE</p>	<p>Score out of 5</p>	<p>Score out of 5</p>	<p>Score out of 5</p>	<p>Score out of 5</p>	<p>Score out of 5</p>	<p>Commentary only, no score assigned.</p>	<p>Overall score out of 25</p>

Table 3: Detailed criteria used for assessment of the Green Belt for Broad Areas around the Nottingham Principal Urban Area within Rushcliffe

Heading/Green Belt Purpose:	Explanation of method of analysis and parameters used
To check unrestricted sprawl of large built up areas	<p>Consider whether development would:</p> <ul style="list-style-type: none"> - Take place outside urban areas - Take place in area that cannot be easily linked to existing town centres by public transport; and - Impact on accessibility to the open countryside for urban residents <p>A higher score for areas of Green Belt that stop the coalescence of large build up areas on the edge of the district. A lower score for areas that have a wide expanse.</p>
To prevent neighbouring towns from merging into one another	<p>Consider if development would:</p> <ul style="list-style-type: none"> - Leads to one town merging with another. Where there are issues in relation to merging, the scale and severity of such events will also be judged. - Erode the visual separation both from distant views and as perceived when travelling between settlements or from within settlements <p>A 'higher'¹ score for areas of Green Belt that are very narrow both from a physical and visual perspective; and a lower score for areas that have a wide expanse or topographical features prevent visual merging.</p>
To assist in safeguarding the countryside from encroachment	<p>Consider if development would impact on the surrounding rural areas outside of the contained urban areas.</p> <p>Whilst landscape quality is not in itself a Green Belt issue, the impact development would have on the role of smaller scale ridges and key landscape features in providing a backcloth to urban areas could be considered as these features are fundamental to appreciation of the open countryside.</p> <p>A higher score for areas of Green Belt that border an existing settlement on one side; and a lower score for areas that border the settlement on three sides.</p>
To preserve the setting of historic towns	<p>Consider if the development would impact on:</p> <ul style="list-style-type: none"> - Conservation Areas - Setting and character of highly valued historic assets (historic Parks and Gardens, Listed Buildings,

¹ A 'High' score is given to those areas or zones that score well against the purposes of including land within it.

Heading/Green Belt Purpose:	Explanation of method of analysis and parameters used
	<p>scheduled ancient monuments.)</p> <p>A higher score for areas of Green Belt land that have a clear link with the settlement's historic core; and a lower score for settlements without a clear historic core, or where the historic core has been subsumed by 20th Century development.</p>
<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Consider if development would impact upon the likelihood of sites within the existing urban area in coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land.</p> <p>It is recognised this purpose could only be achieved in combination with the appropriate regeneration/development plan policies. For this purpose, an average value of 3 is used unless more local circumstances identify that the location it is also necessary to have an appreciation of the history of the Nottingham-Derby Green Belt, the original intentions of the designation when it was prepared at the local level and the extent of previous changes, and any specific regeneration issues.</p>
<p>Other comments including absolute barriers to development (Tribal Study and RBC study 2013) and Green Infrastructure comments (all studies and reviews are referred to as necessary).</p>	<p>This field contains any other information of relevance for a broad location, including any significant constraints (such as whether an area is predominantly functional floodplain, severe topographical constraints etc.) that would inform whether a particular broad area was suitable for a more detailed review of the Green Belt.</p>
<p>Conclusion</p>	<p>Contains general conclusion as to whether the broad location is suitable for a more detailed review, or whether the area should not be considered further for Green Belt or for other planning reasons. Also rates the importance of the area in Green Belt terms. A score of 0-5 indicates that the importance is low, 6-10 it is Low-Medium, 11-15 it is medium, 16-20 it is Medium-High and 21-25 it is High.</p>

Summary of past work

- 4.7 Three recent studies have been completed which have looked at elements of the Green Belt in broad terms. The studies are the Nottingham Derby Green Belt Review (2006), Tribal's Appraisal of Sustainable Locations (2008) and Tribal's Sustainable Locations for Growth (2010). The Nottingham-Derby Green Belt Review and the Tribal's 'Appraisal of Sustainable Urban Extensions' are of relevance for the assessment around the main built up area of Nottingham, and their purpose are summarised below:

The Nottingham-Derby Green Belt Review (2006)

- 4.8 Nottingham-Derby Green Belt Review (2006) provides a broad assessment of the purposes of the whole Nottingham-Derby Green Belt, and was specifically undertaken in order to support the spatial strategy of the former East Midlands Regional Plan. The review focuses on whole sectors of the Green Belt from its inner to its outer boundary.
- 4.9 When commenting on the study, the Report of the Panel into the East Midlands Regional Plan (2007, page 134) concluded that:

"The Green Belt Review, rightly in our view, attempts to take account of the overall strategy of concentrating development in and immediately around the principal urban areas...but in not permitting the location of urban extensions to be decided on the basis of all recognised sustainability criteria it is in our opinion insufficiently radical..."

...[we recommend accepting] the Assembly's view that the most important aspect of the Belt is to keep separate the urban areas of Derby and Nottingham and to recast the Belt so that, as regards Nottingham it becomes, as it were, the mirror image of Derby, providing for a generous green block – more than a wedge – separating the two cities of Nottingham and Derby. This would allow for necessary urban expansion to be planned on the basis of balancing all recognised sustainability criteria which do, of course, include the recycling of urban land, the avoidance of both urban sprawl and the profligate use of land resources. We are not unmindful of the difficulties this will cause in terms of public perception, but in our considered professional opinion we believe it to be the right course...Given this strategic steer, we expect the detailed boundaries to be settled in the course of the current round of local planning."

Tribal Study – Appraisal of Sustainable Urban Extensions 2008

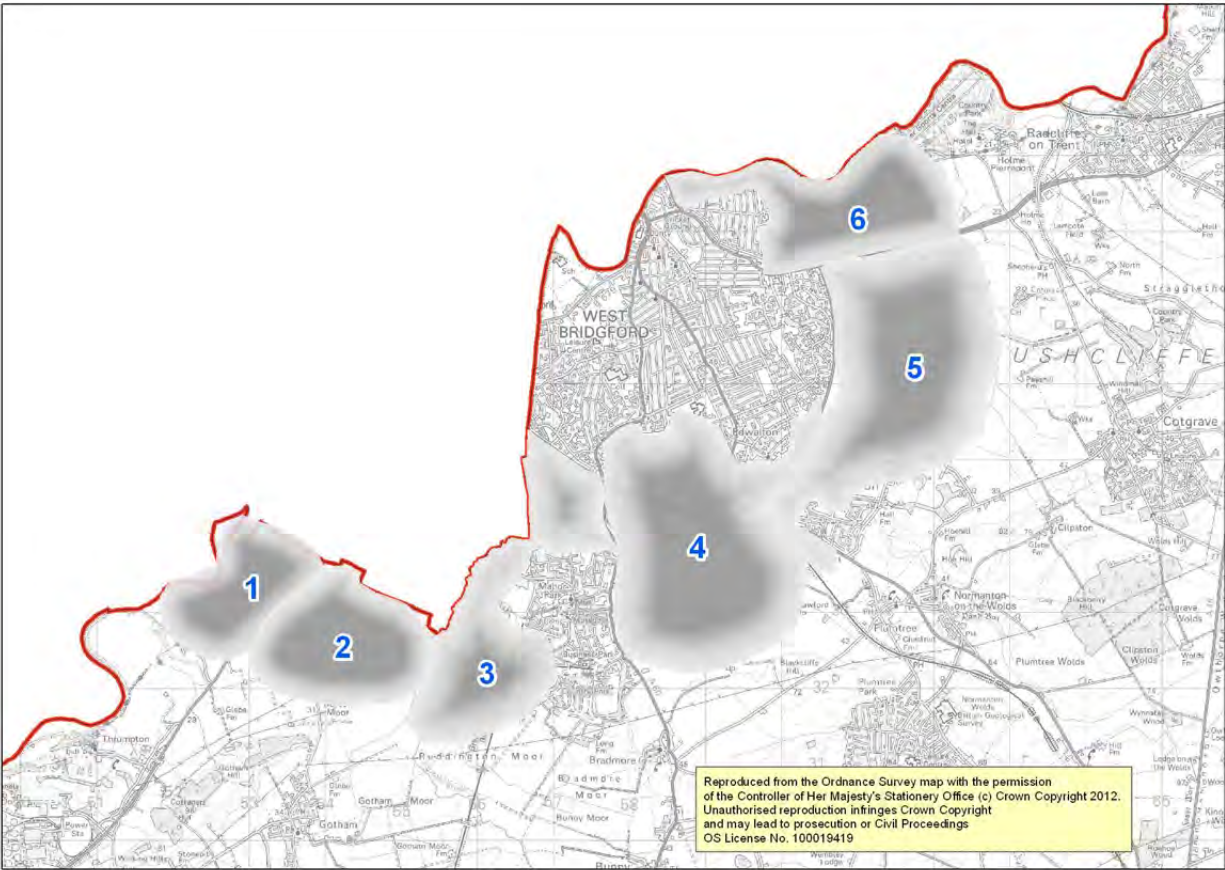
- 4.10 In order to assist the production of Core Strategies, the Greater Nottingham authorities commissioned a study focussing on potential locations to accommodate growth adjacent to the Nottingham built-up area and adjacent to the Sub-Regional centres of Hucknall and Ilkeston. The study assessed the whole area to determine the most sustainable locations for growth, by attempting to adopt an objective approach to judge the

environmental, social and economic sustainability of growth in any given location. The study aimed to assess the opportunities that growth in a particular location might offer both to the local area and to the Nottingham sub-region as a whole, as well as assessing the local and wider constraints to growth.

- 4.11 The study acknowledged that due to housing needs it is likely that some development on Green Belt land would occur. It notes that the purposes and criteria underlying the original designation of Green Belt must be revisited – this was done in the 2006 review which assessed the purposes and role of each section of Green Belt against PPG2 criteria. The conclusions of the 2006 Green Belt Review were that the most important areas of Green Belt are to the west and north of the Principal Urban Area (PUA), with Green Belt performing its functions to a lesser extent to the east and south of PUA.
- 4.12 The study provides that the need to avoid coalescence between neighbouring towns is a fundamental criterion of Green Belt policy. It was therefore clear that this would rule out any development that would lead to coalescence between the Nottingham PUA and other free-standing settlements immediately surrounding its boundaries, the largest of which include (in Rushcliffe) Radcliffe on Trent and Ruddington.

Stage 1(a) Assessment Results

Figure 3 Broad Areas around the Nottingham Principal Urban Area within Rushcliffe



Part 1(a) Assessment Results (cont.)

1.North of New A453 Alignment and River Trent Corridor	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Part of Clifton and South sector.</p>	4/5	1/5	There are wide vistas across much of the area, with a hill near Clifton preventing views in and out of the city 3/5	1/5	3/5	The area has a limited number of green infrastructure features which includes an area of ancient woodland and several Sites of Special Scientific Interest (SSSI)	12/25 (Green Belt purposes). 14/30 (Green Belt and Green Infrastructure score) MEDIUM
<p>Tribal Study (2008)</p> <p>Part of Direction F South of Clifton Sector.</p>							No specific mention of this part of direction G in the Tribal Study.
<p>Rushcliffe Borough Council (RBC) 2013 assessment</p>	Would be beyond the defensible boundary of the proposed A453. Not contiguous to Nottingham	Possible coalescence issues for Barton in Fabis	Area visually relates more to the countryside given tree cover closer to PUA and topography.	No historic towns or Conservation Areas within this broad area.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that	Some Sites for Importance for Nature Conservation within the area.	Area contains steep topographical features and a substantial area at risk of flooding. Not contiguous with Nottingham built up area to the north and will be cut off from broad area 2 by the proposed A453. <u>Because of these constraints the area should not be carried</u>

1.North of New A453 Alignment and River Trent Corridor	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
	built up area				greenfield development in areas currently identified as Green Belt is necessary.		<u>forward into part 2 (a) of the assessment.</u>
RBC SCORE	4/5	3/5	4/5	0/5	3/5		14/25 MEDIUM importance to Green Belt purposes

2. South of Clifton and North of Gotham.	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Part of Clifton and South sector</p>	4/5	1/5	There are wide vistas across much of the area, with a hill near Clifton preventing views in and out of the city 3/5	1/5	3/5	The area has a limited number of green infrastructure features which includes an area of ancient woodland and several SSSIs	12/25 (Green Belt purposes). 14/30 (Green Belt and Green Infrastructure score) MEDIUM
<p>Tribal Study (2008)</p> <p>Part of Direction F South of Clifton Sector.</p>						Mixed use development may be desirable against a number of criteria, but environmental and landscape judgements are of high importance here.	
<p>RBC 2013 assessment</p>	Area open in nature. Some features on the ground both existing and proposed provide potential defensible boundaries, such as the	Some distance between existing urban edge and Gotham.	Encroachment would be unavoidable; However Gotham Hills would provide an element of long range screening when approached from the A453.	No effect on the setting of historic towns.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently	No apparent barriers to development in this location, subject to provision of relevant infrastructure. Areas of flood risk adjacent to Fairham Brook	Direction very open between Clifton and Gotham, however no national designations affect this direction. Household projections and objectively assessed need, including needs from Nottingham necessitates that the area should be carried forward to part 2 of the assessment.

2. South of Clifton and North of Gotham.	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
	proposed new route of the A453, Barton Lane, the Gotham hills and the Fairham Brook. Urban edge quite hard with little or no screening.				identified as Green Belt is necessary.	should be avoided.	
RBC SCORE	3/5	0/5	3/5	0/5	3/5		9/25 LOW-MEDIUM importance to Green Belt purposes.

3. East of Clifton and North and West of Ruddington.	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Part of East of West Bridgford to Bingham sector</p>	<p>4/5 Development would occur beyond the A52 boundary</p>	<p>1/5 No real threat</p>	<p>2/5</p>	<p>1/5</p>	<p>3/5</p>	<p>Contains recreational uses (National Watersports Centre) 3/5</p>	<p>12/25 (Green Belt purposes)</p> <p>15/30 (Green Belt purposes and importance to Green Infrastructure) MEDIUM</p>
<p>Tribal Study (2008)</p> <p>Part of Direction F South of Clifton Sector.</p>							<p>Ruddington at risk of coalescence with the PUA</p>
<p>RBC 2013 assessment</p>	<p>Sprawl would be limited by the presence of Ruddington</p>	<p>Most sensitive area of Green Belt in coalescence terms as it serves to prevent Ruddington from merging with Clifton and West Bridgford</p>	<p>Areas between West Bridgford and Ruddington - largely consist of agricultural fields that are flat in nature.</p>	<p>Possible impact upon the setting of Ruddington Conservation Area</p>	<p>Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as</p>	<p>Willwell Cutting SSSI, Ruddington Golf Course and Rushcliffe Country Park within area.</p>	<p><u>The area should not be carried forward into part 2 (a) of the assessment primarily due to risk of coalescence. This conclusion should not rule out part 2 b of the assessment from identifying potentially suitable opportunities in Green Belt terms on the edge of Ruddington village itself.</u></p>

3. East of Clifton and North and West of Ruddington.	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
					Green Belt is necessary.		
RBC SCORE	3/25	5/5	2/5	3/5	3/5	-	16/25 MEDIUM-HIGH importance to Green Belt purposes.

4.South of West Bridgford and East of Ruddington	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Part of south of West Bridgford to East Leake sector.</p>	<p>The A52 could be seen as the ultimate inner defensible boundary to the Green Belt to the south of West Bridgford 4/5</p>	<p>The Green Belt serves to prevent the expansion of West Bridgford, and helps avoid any coalescence between Ruddington, West Bridgford and Clifton. 1/5</p>	<p>3/5</p>	<p>1/5</p>	<p>3/5</p>	<p>There are a number of Green Infrastructure features such as a Local Nature Reserve; 2 SSSIs; various sites of importance for Nature Conservation and a wildlife Nature Reserve 3/5</p>	<p>12/25 (Green Belt Purposes)</p> <p>15/30 (Green Belt purposes and importance to Green Infrastructure) MEDIUM</p>
<p>Tribal Study (2008)</p> <p>Part of Direction E East/South-east Gamston.</p>							<p>Limited opportunities within the A52 remain relatively attractive on Green Belt grounds. Not ruled out as a direction of growth.</p>
<p>RBC 2013 assessment</p>	<p>If development remains within the A52 boundary then unrestricted sprawl would</p>	<p>No coalescence issues if development restricted to the North of A52.</p>	<p>Again, restricting development to the North of the A52 would restrict countryside encroachment;</p>	<p>Could be an impact on Edwalton Conservation Area if development</p>	<p>Does not involve the recycling of derelict land. Household projections and objectively</p>	<p>Cemetery, Sharphill Wood and Edwalton Golf Course all offer formal open space and</p>	<p>Area within A52 presently washed over by Green Belt was granted planning permission for residential development on appeal. The rest of the area, especially those areas which lie within the A52 should be</p>

4.South of West Bridgford and East of Ruddington	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions
	be contained towards the south of West Bridgford		however some high points where development would be prominent.	occurs around the Golf Course	assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	recreational functions.	carried forward into part 2 of the assessment.
RBC SCORE	1/5	1/5	2/5	2/5	3/5	-	9/25 LOW-MEDIUM importance to Green Belt purposes

5.East of Gamston and North of Tollerton	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Part of East of West Bridgford to Bingham sector</p>	<p>4/5 Development would occur beyond the A52 boundary</p>	<p>1/5 No real threat</p>	<p>2/5</p>	<p>1/5</p>	<p>3/5</p>	<p>Contains recreational uses (National Watersports Centre) 3/5</p>	<p>12/25 (Green Belt purposes)</p> <p>15/30 (Green Belt purposes and importance to Green Infrastructure) MEDIUM</p>
<p>Tribal Study (2008)</p> <p>Part of Direction E East/South-east Gamston.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Coalescence issues with Bassingfield and Tollerton identified, and some connectivity issues.</p>	<p>Broad direction for growth <u>not</u> ruled out at sieving stage and more detailed assessment occurred.</p>
<p>RBC 2013 assessment</p>	<p>Development would leap the defensible Green Belt Boundary of the A52; however development needs have necessitated revisiting this area. Whilst not as strong,</p>	<p>Care required to prevent coalescence with Bassingfield and Tollerton</p>	<p>Some considerable encroachment on the countryside in parts, however strong built features around the area such as the airport and its buildings, topography and features on the</p>	<p>No impact on historic towns. Some Grade ii Listed pill boxes scattered across the airport</p>	<p>Whilst not in the Urban Area, Nottingham Airport has been put forward as a possible site for housing due to the decline in the airport's</p>	<p>Transport and connectivity issues would be the most challenging issues if development was to occur in this location. Grantham Canal corridor and allotments at the</p>	<p>Area scores average against Green Belt criteria and development in this location would vault the existing defensible boundary of the A52. However household projections and objectively assessed need, including needs from Nottingham necessitate more detailed consideration of the area. Coalescence with Tollerton and Bassingfield should be avoided.</p>

5.East of Gamston and North of Tollerton	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
	<p>there are other potential defensible boundaries within the area, such as the Polser Brook, the Grantham Canal and Tollerton Lane</p> <p>Whilst not as strong, Little Lane and the ridgeline that it sits on offers a potential defensible boundary that would provide some visual and physical separation from the main part of Tollerton. It however is relatively weak around Old Tollerton, where there could be</p>		ground could possibly achieve a degree of containment		operation. The site has planning permission for the ancillary building on the site to be replaced with business park which has remained unimplemented for many years however larger area of development may assist in infrastructure provision for this proposal.	junction of Tollerton Lane offer open space and Green Infrastructure corridors.	

5.East of Gamston and North of Tollerton	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
	potential coalescence issues. Other options, such as field boundaries, may be more appropriate instead						
RBC SCORE	3/5	3/5	3/5	1/5	3/5	-	13/25 MEDIUM importance to Green Belt purposes.

6.River Trent Corridor	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions and Recommendations
<p>Nottingham Derby Green Belt Review (2006)</p> <p>Part of East of West Bridgford to Bingham sector</p>	<p>4/5 Development would occur beyond the A52 boundary</p>	<p>1/5 No real threat</p>	<p>2/5</p>	<p>1/5</p>	<p>3/5</p>	<p>Contains recreational uses (National Watersports Centre) 3/5</p>	<p>12/25 (Green Belt purposes)</p> <p>15/25 (Green Belt purposes and importance to Green Infrastructure) MEDIUM</p>
<p>Tribal Study (2008)</p> <p>Part of Direction D Trent Corridor East</p>	-	-	-	-	-	<p>Green Infrastructure good.</p>	<p>Identified as Functional floodplain therefore ruled out by Tribal for more detailed assessment.</p>
<p>RBC 2013 assessment</p>	<p>Expansion in this area would be limited due to the recreational use of National Water Sports Centre and the numerous water-filled gravel workings.</p>	<p>Provides separation between Lady Bay and Holme Pierrepont, however some distance between the two.</p>	<p>Would provide for a degree of encroachment on areas used as paddocks and for agricultural purposes</p>	<p>No impact on the setting of historic towns or features.</p>	<p>No derelict or other urban land within the zone.</p>	<p>Significant amount of green infrastructure and recreation uses focussed on the National Water Sports Centre which would provide a degree of containment should Green Belt be reviewed in this broad</p>	<p>Whilst it performs well against most Green Belt criteria, the area should be examined no further due to it being a functional floodplain where only water-compatible uses should occur. <u>Because of this show-stopper, the area should not be carried forward into part 2 (a) of the assessment.</u></p>

6.River Trent Corridor	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments including Absolute barriers to development, Green Infrastructure etc.	Overall conclusions and Recommendations
						location. However other planning considerations, such as functional floodplain issues should also be taken into account.	
RBC SCORE	2/5	1/5	2/5	0/5	3/5	-	8/25 LOW-MEDIUM importance to Green Belt purposes, However other planning considerations would rule large scale development out in this broad area

Overall Conclusions of Stage 1(a) Assessment

- 4.13 The results of Stage 1(a) of the assessment indicate that, out of the 6 broad locations adjacent to Principal Urban Area within Rushcliffe, the following zones should be ruled out on Green Belt or other planning grounds:

Broad Location 1: North of New A453 Alignment and River Trent Corridor Area –

- 4.14 Whilst the assessment identifies that the area is of medium importance to the purposes of the Green Belt, this area contains steep topographical features and a substantial area at risk of flooding. The area is not contiguous with the built up area to the north and would be cut off from Area 2 by the route of the proposed A453. As a result of these constraints the area should not be carried forward for further review.

Broad Location 3: East of Clifton and North and West of Ruddington

- 4.15 Broad Location 3 scores Medium-High against the purposes of the Green Belt. This area should not be carried forward primarily due to risk of coalescence. However, this conclusion should not rule out part 2 b of the assessment from identifying potentially suitable opportunities in Green Belt terms on the edge of Ruddington village itself.

Broad Location 6: River Trent Corridor

- 4.16 Whilst the broad location performs well against most Green Belt criteria, scoring low-medium, the broad location predominantly consists of functional floodplain. Therefore it should not be carried through to part 2 (a) of the assessment

The following broad location should be carried through for more detailed assessment:

Broad Location 2: The Area to the South of Clifton and North of Gotham

- 4.17 Broad Location 2 generated a low-medium score when assessed against Green Belt criteria. While area is very open between Clifton and Gotham, no national designations affect this location. Household projections and objectively assessed need, including needs from Nottingham, necessitates that this area should be carried forward to part 2 of the assessment.

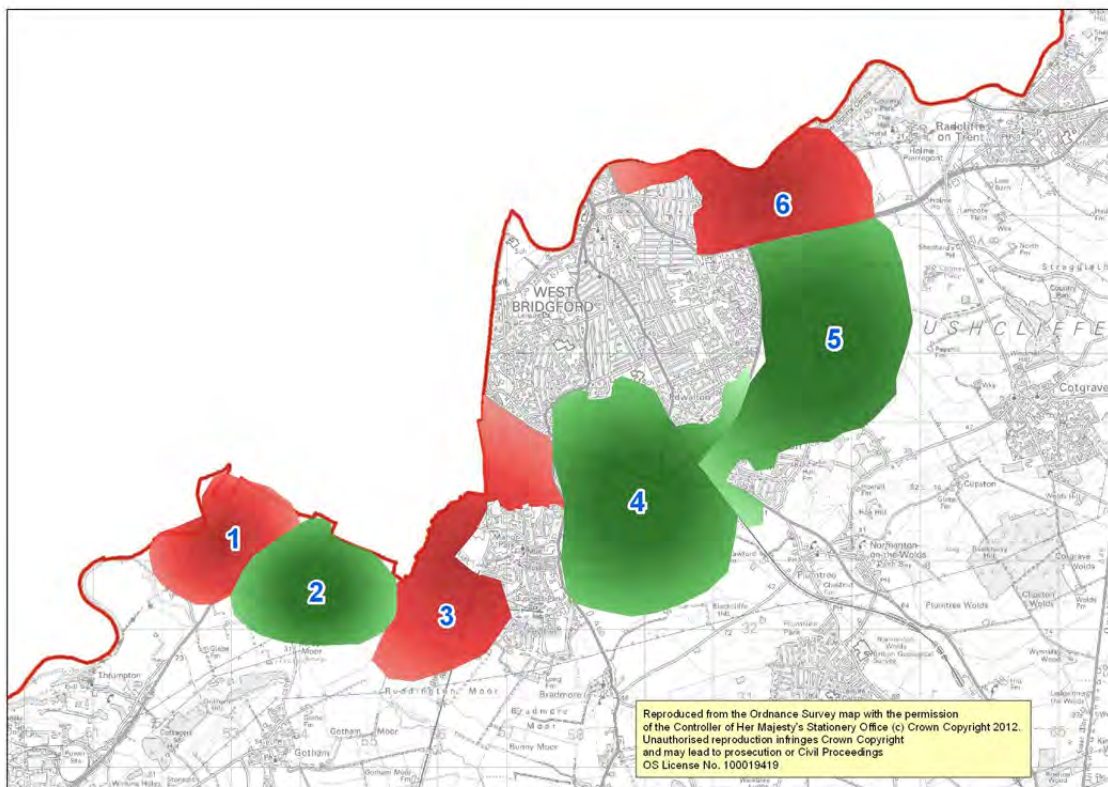
Broad Location 4: South of West Bridgford and East of Ruddington

- 4.18 Broad Location 4 generated a low-medium score when measured against Green Belt criteria. Part of the area within the A52 presently washed over by Green Belt was granted planning permission for residential development on appeal and it is considered that the rest of this broad location, especially that part which lies within the A52, should be carried forward into part 2 of the assessment.

Broad Location 5: The Area to the East of Gamston and North of Tollerton

- 4.19 Broad Location 5 generated a medium score against Green Belt criteria and development in this location would vault the existing strong defensible boundary of the A52. Whilst the broad location is of medium Green Belt importance, household projections and objectively assessed need, including unmet needs from Nottingham necessitates that the area is has to be subject to further consideration. The avoidance of coalescence between Nottingham with Tollerton and Bassingfield will be a key consideration when looking at this broad location in more detail.

Figure 4: Results of Assessment of Broad Areas around the Principal Urban Area within Rushcliffe*



*Green areas are those carried forward to the 1(b) assessment.

Stage 1 (b) Assessment of broad areas across the remainder of the Green Belt within Rushcliffe

- 4.20 The aim of any spatial development strategy is to ensure that new development takes place at an appropriate scale in the most sustainable settlements. Ordinarily most new development will be concentrated at those locations with shops, job opportunities and other local services and infrastructure, and at a scale that relates to the extent of such services and facilities, either at present or as is expected in the future. The overall aim of the Rushcliffe Local Plan will be to create sustainable communities following this broad approach.
- 4.21 In the case of Rushcliffe, while locations within or on the edge of the main Nottingham built up area (within Rushcliffe) can most sustainably accommodate the largest proportion of required development, evidence also shows that there are sustainable opportunities for new development to a lesser degree elsewhere in Rushcliffe – focusing first on main rural service centres including Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.
- 4.22 This report has already highlighted that review of the Green Belt around the main Nottingham built up area (within Rushcliffe) is necessary because there is insufficient land within it to meet identified development requirements for Rushcliffe and for the wider Nottingham area. This is partly because the existing Green Belt boundary is tightly drawn around the existing urban edge. The Green Belt is similarly tightly drawn around some of Rushcliffe’s other sustainable settlements (e.g. Cotgrave, Keyworth, Radcliffe on Trent and Ruddington) which has contributed to the fact that non-Green Belt opportunities for further development at these settlements, as identified by the Strategic Housing Land Availability Assessment (SHLAA), are also limited. It is therefore necessary for the Green Belt review to also cover the rural settlements across Rushcliffe to assess how best Green Belt boundaries might be amended to accommodate sustainable development requirements in these locations.

Methodology

- 4.23 Paragraph 84 of the National Planning Policy Framework (NPPF) identifies the procedure that should be followed when drawing up or reviewing Green Belt boundaries. It states that:

“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 Green Belt Boundary”.

Given this clear advice, this stage 1(b) of the Green Belt review focuses assessment on existing rural settlements that are inset from the Green Belt.

- 4.24 In addition, paragraph 86 provides further guidance as to how Green Belt designations should be applied to villages. It states that:

“If it is necessary to prevent development in a village primarily because of the important contribution that it makes to the openness of the Green Belt, the village should be included within the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as Conservation Area or normal development management policies, and the village should be excluded from the Green Belt”.

Given this advice, this review also examines those settlements that are currently washed over by the Green Belt and whether this washed over status remains appropriate.

- 4.25 This section of the Green Belt review therefore seeks to provide a strategic review of the Green Belt across the more rural areas of Rushcliffe, focussing on those villages that are inset from the Green Belt and then those that are washed over by the Green Belt. Following a desktop survey of existing evidence and site visits, it makes recommendations as to where amendments to the Green Belt could be made as part of the Land and Planning Policies (LAPP) Development Plan Document.

Existing evidence

- 4.26 As highlighted earlier in the report, the Nottingham-Derby Green Belt Review (2006), together with the Sustainable Locations for Growth study (2010) both looked at the Green Belt in broad terms across the rural area of Rushcliffe. In addition, the Sustainable Locations for Growth Study looked at other sustainability factors for settlements with a population of over 750 within Rushcliffe, irrespective of whether the settlement was located within the Green Belt or not.

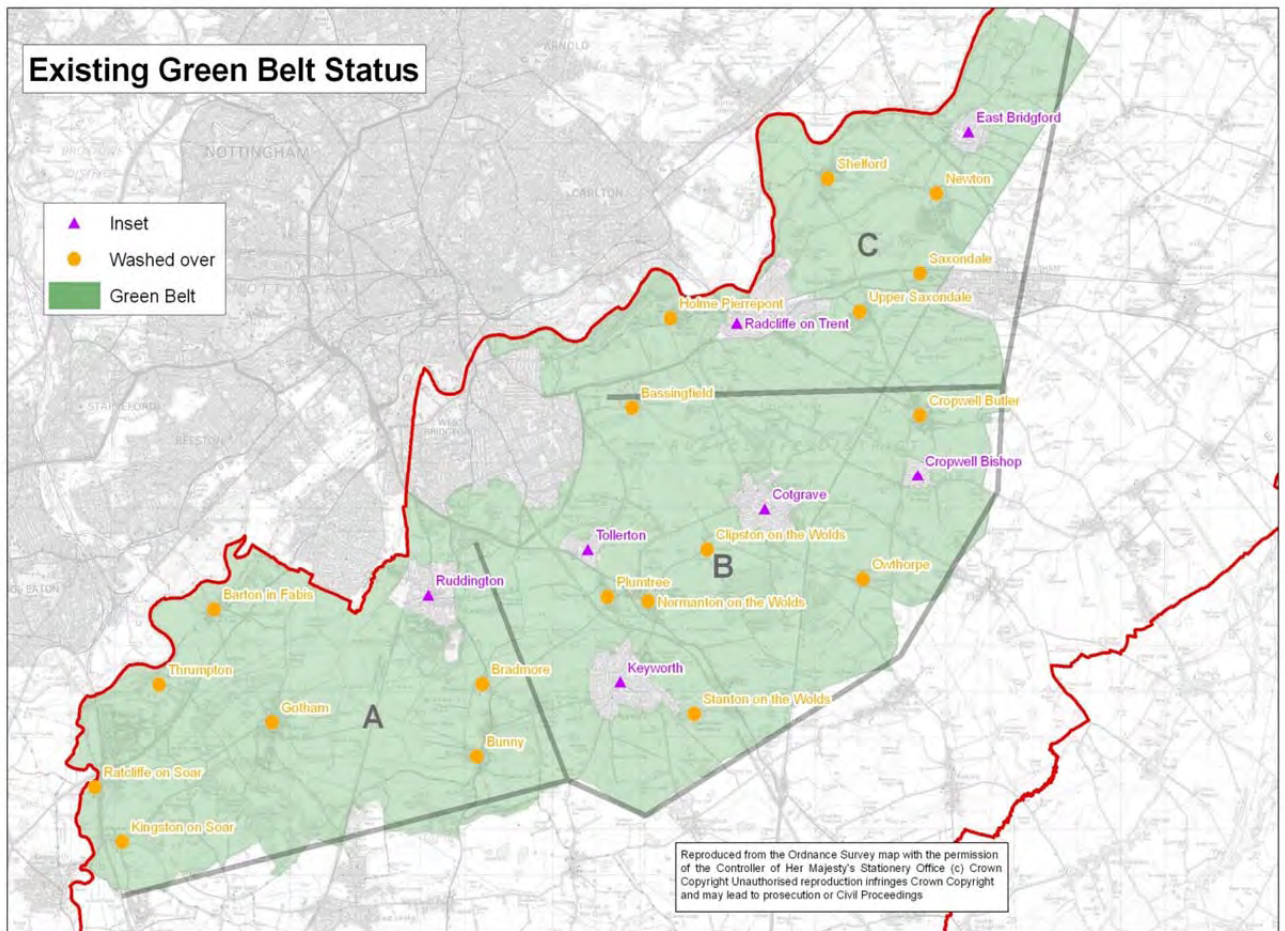
The Nottingham-Derby Green Belt Review (2006)

- 4.27 This study undertook a strategic review of the Green Belt and broadly assessed its importance against the five purposes of the Green Belt. It broadly concludes that the sectors of Green Belt within Rushcliffe are all of “medium” importance when assessed against the five Green Belt functions. The study also assesses whether there would be any useful purpose in including land that is beyond the outer Green Belt boundary within the Green Belt. For Rushcliffe, the study examines the broad principal of extending the Green Belt around both Bingham and East Leake towards the Borough boundary. The review concludes that the incorporation of new land within the Green Belt would be of low importance when assessed against the purposes of including land within it.

The Sustainable Locations for Growth Study (2010)

- 4.28 This study by Tribal undertook an assessment of potential locations for housing growth within Greater Nottingham that are located beyond the Principal Urban Area (the main Nottingham built up area) and the Sub-Regional centres of Hucknall and Ilkeston. All of the main towns and villages within Rushcliffe that have a population of over approximately 750 people are included the study, whether they are inset from the Green Belt, washed over by the Green Belt or located beyond the outer Green Belt boundary. The assessment looks at Green Belt and other sustainability considerations. It also provides an indication of the direction in which some settlements might be reasonably extended. The 2010 Tribal study therefore forms a key component of this section of the Green Belt Review. Further assessment of detailed Green Belt boundaries around rural settlements will be carried out in the future as part stage 2(b) of the Green Belt review (see Table 1 above for the review’s preparation stages).
- 4.29 Figure 5 below shows the rural areas and settlements that are assessed as part of this Green Belt review. This includes those assessed as part of Tribal’s 2010 study and those settlements with a population of below (approximately) 750 that the 2010 study did not look at.

Figure 5: Existing Green Belt status



4.30 Table 4 (below) outlines how this part of the Green Belt review has been undertaken. The conclusions of the Sustainable Locations for Growth study (2010) form a key component of this section of the Green Belt review in respect of those settlements with a population of 750 and above. In addition, in order to conform with paragraphs 84 and 86 of the NPPF, the assessment looks at the status of each settlement located within the Green Belt, at its character and makes recommendations as to how the Green Belt should be treated in broad terms within the Local Plan.

Table 4: Structure of Part 1(b): Assessment of Broad Areas across the remainder of the Green Belt within Rushcliffe

Settlement	Current Status	Recommendations from Tribal (the Sustainable Locals for Growth) study (2010) (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
Name of Settlement	In terms of the Green Belt – is the settlement washed over or inset from the Green Belt.	Any relevant commentary in relation to Green Belt and other relevant issues such as appropriate directions for growth within the settlement and how sustainable it is considered to be are summarised within this section. The original study can be found at http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/EvidenceDocuments/ED07%20Greater%20Nottingham%20Sustainable%20Locations%20for%20Growth.pdf	Assessment as to whether the open character of the village makes an important contribution to the openness of the Green Belt OR if the character of the village needs to be protected for other reasons and therefore protected using means other than Green Belt designation i.e. Conservation Area status.	<p>A summary of overall conclusions, together with recommendations for any change to the current status in Green Belt terms. The overall options for each settlement are as follows:</p> <ul style="list-style-type: none"> • Full review of inset boundary to accommodate future development • Review inset boundary if local need for development is identified • Create inset boundary • Remain as ‘washed over’

4.31 Table 5 below identifies settlements included in the study, together with the broad area within which they are located

Table 5: Villages that fall within this part of the review

Broad Sector A – Rushcliffe West	Broad Sector B – Rushcliffe Mid	Broad Sector C – Rushcliffe East
Barton in Fabis	Bassingfield	East Bridgford
Bradmore	Clipston on the Wolds	Holme Pierrepont
Bunny	Cotgrave	Newton
Gotham	Cropwell Bishop	Radcliffe on Trent
Kingston on Soar	Cropwell Butler	Saxondale
Ratcliffe on Soar	Keyworth	Shelford
Ruddington	Normanton on the Wolds	Upper Saxondale
Thrumpton	Owthorpe	
	Plumtree	
	Stanton on the Wolds	
	Tollerton	

Stage 1(b) Assessment Results

Broad Area A: Rushcliffe West

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
Barton in Fabis	Washed Over by the Green Belt	<p>Population of less than 750, therefore not assessed in the Tribal study.</p> <p>Lies within Rushcliffe West sector – this area is assessed as having medium to low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.</p>	It is considered that the open character of the village makes an important contribution to the openness of the Green Belt. The settlement is not protected by other means such as by a conservation area.	It is recommended that the settlement should remain washed over by the Green Belt.
Bradmore	Washed Over by the Green Belt	<p>Population of less than 750, therefore not assessed in the Tribal study.</p> <p>Lies within Rushcliffe West sector – this area is assessed as having medium to low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.</p>	The core of the settlement does not have an open character. The settlement is designated as a conservation area which will protect	It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being considered as part of part 2 (b) of the Green

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
			important areas that are open in character.	Belt review. It is further recommended that additional land for development should only be excluded from the Green Belt if a local need for development is identified as part of the Land and Planning Policies Development Plan Document. The conservation area offers protection to those areas that are identified as important open spaces.
Bunny	Washed Over by the Green Belt	Population of less than 750, therefore not assessed in the Tribal study. Lies within Rushcliffe West sector – this area is assessed as having medium to low sustainability for growth. Constraints to growth	It is not considered that the character of the village core makes an important contribution to the openness of the	It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
		are transport accessibility and infrastructure capacity and potential.	Green Belt. The character of the village is protected by the conservation area.	<p>considered as part of part 2 (b) of the Green Belt review. It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan Document. Detailed review of the inset boundary would then have to take place to support this.</p> <p>The conservation area offers protection to those areas that are identified as important open spaces.</p>

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
Gotham	Washed Over by the Green Belt	<p>Potential directions for growth to the south, south west (benefits from defensible road boundary), south east and west.</p> <p>Growth to the north west, north or north east would increase coalescence risk if SUE south of Clifton developed.</p> <p>Small settlement, so development in any direction likely to impact upon setting and character of historic village.</p> <p>Scored well on most criteria, other than transport where current accessibility is poor and public transport mediocre. There is capacity in health infrastructure. Education infrastructure provision is a real issue.</p> <p>Overall medium suitability for growth</p>	<p>The character of the village is not particularly open, and therefore it is not considered that it makes an important contribution to the openness of the Green Belt. The historic character and heritage of the village should therefore be protected by other means i.e. conservation area or other development management policies.</p>	<p>Given that the Tribal Sustainable Locations for growth study highlights that Gotham only has a medium suitability for growth, it is not considered to be a key settlement and is therefore not a suitable location to accommodate growth beyond local needs.</p> <p>It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being considered as part of part 2 (b) of the Green Belt review. It is further recommended that</p>

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
				additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan Document. Detailed review of the inset boundary would then have to take place to support this.
Kingston on Soar	Washed Over by the Green Belt	<p>Kingston Fields was promoted as a potential eco town previously.</p> <p>No fundamental constraints to a free standing settlement here although development would need to be well linked to Parkway Station</p> <p>Lies within Rushcliffe West sector – this area is assessed as having medium to low</p>	It is considered that the open character of the village makes an important contribution to the openness of the Green Belt. Settlement is not protected by a	It is recommended that the settlement remains washed over by the Green Belt.

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
		sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	conservation area and the settlement is small in scale with a limited number of facilities.	
Ratcliffe on Soar	Washed Over by the Green Belt	Population of less than 750, therefore not assessed in the Tribal study. Lies within Rushcliffe West sector – this area is assessed as having medium to low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is considered that the open character of the village makes an important contribution to the openness of the Green Belt. Settlement is not protected by a conservation area and the settlement is small in scale with a limited number of facilities.	It is recommended that the settlement remains washed over by the Green Belt.
Ruddington	Inset from the Green Belt	Potential direction for growth to the south although constrained by Country Park.	N/A	Given that the Tribal Sustainable Location for Growth study highlights

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
		<p>Some limited opportunities to south (south of Musters Road) for infill</p> <p>Avoid west, north west, north and north east due to risk of coalescence with West Bridgford and Clifton</p> <p>Expanding east would break defensible boundary of A60</p> <p>Scores highly for current accessibility to services and access to employment. Area considered able to accommodate growth, including on transport criteria.</p> <p>Overall medium to high suitability for growth</p>		<p>that Ruddington has a medium to high suitability for growth, and that there are potential directions for growth, it is considered to be a key settlement and is a suitable location to accommodate further growth based on sustainability considerations.</p> <p>It is therefore recommended that a Full review of the extent of the inset boundary is undertaken for the settlement through part 2 (b) of the Green Belt review. Any alterations to the Green</p>

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and recommendations
				Belt inset boundary should be informed by the Green Belt review and be made through the Land and Planning Policies Development Plan Document.
Thrumpton	Washed Over by the Green Belt	<p>Population of less than 750, therefore not assessed in the Tribal study.</p> <p>Lies within Rushcliffe West sector – this area is assessed as having medium to low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.</p>	It is considered that the open character of the village makes an important contribution to the openness of the Green Belt. The character of the village is protected by the conservation area; however the settlement is small in scale with a limited number of facilities.	It is recommended that the settlement should remain washed over by the Green Belt.

Overall Conclusions for Broad Area A – Rushcliffe West

- 4.32 Ruddington and East Leake are designated as key settlements within the Core Strategy as they are considered suitable to accommodate further growth based on sustainability considerations as indicated by the Tribal Study 2010. East Leake is located beyond the outer limits of the Green Belt boundary therefore no review is necessary here. It is therefore **recommended** that a full Green Belt review is undertaken around Ruddington Inset in order to accommodate future development requirements that have been identified within the emerging Core Strategy, together with the possibility of removing additional land from the Green Belt for longer term requirements. This review should be undertaken in support of the Land and Planning Policies DPD.
- 4.33 The villages of Gotham, Bradmore and Bunny, currently washed over by the Green Belt, are not considered to make an important contribution to the openness of the Green Belt as set out at paragraph 86 of the NPPF as all three are densely built up within the core of the village. In addition, Bradmore and Bunny are also Conservation Areas and this designation will offer a degree of protection for areas that contribute to the open character of the settlement. It is therefore **recommended** that these villages should all be inset from the Green Belt.
- 4.34 Barton in Fabis, Kingston on Soar, Ratcliffe on Soar and Thrumpton are considered to contribute to the openness of the Green Belt given that they are small in scale and have an open character. It is therefore **recommended** that these settlements remain washed over by the Green Belt.
- 4.35 Figure 6 further below depicts the recommendations of this study in terms of this part of the Green Belt assessment.

Broad Area B: Rushcliffe Mid

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
Bassingfield	Washed over by the Green Belt	<p>Population of less than 750</p> <p>Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.</p>	It is considered that the open character of the settlement makes an important contribution to the openness of the Green Belt.	It is recommended that the settlement should remain washed over by the Green Belt given its scale and open nature.
Clipston on the Wolds	Washed over by the Green Belt	<p>Population of less than 750</p> <p>Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.</p>	It is considered that the open character of the settlement makes an important contribution to the openness of the Green Belt.	It is recommended that the settlement should remain washed over by the Green Belt given its scale and open nature.
Cotgrave	Inset from the Green Belt	<p>Potential directions for growth to the north east, east, west, north west.</p> <p>Limited to the north due to SINC, floodplain and conservation area (adj to historic village centre with cluster of listed buildings).</p> <p>Few risks of coalescence with exception of Clipston to the west</p>	N/A	It is recommended that the settlement should remain inset from the Green Belt. Cotgrave is designated as a key settlement within the Core Strategy as it is considered suitable to accommodate further

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
		<p>Few opportunities for infill</p> <p>Medium score in terms of transport but other infrastructure (education, health, utilities etc.) has the capacity/potential to support growth.</p> <p>Overall high suitability for growth</p>		<p>growth based on sustainability considerations. This view is supported by the Tribal Study 2010. Former Cotgrave Colliery is identified as a regeneration generation priority and this land can take significant levels of development.</p> <p>It is therefore recommended that a Full review of the extent of the inset boundary is undertaken for the settlement through part 2 (b) of the Green Belt review. Any alterations to the Green Belt inset boundary should be informed by the Green</p>

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
				Belt review and be made through the Land and Planning Policies Development Plan Document.
Cropwell Bishop	Inset from the Green Belt	<p>Potential directions for growth to the west and east.</p> <p>Growth to the south, south west and south east excluded on landscape grounds.</p> <p>Few risks of coalescence, with the exception of Cropwell Butler to north</p> <p>Opportunities to the south (adj to historic village centre) most limited</p> <p>Few opportunities for infill</p> <p>Transport is a major constraint to growth; however other infrastructure scores moderately well.</p> <p>Overall medium to low suitability for growth</p>	N/A	It is recommended that the settlement remains inset from the Green Belt . It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan Document. Detailed review of the inset boundary would then have to take place to support this.

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
Cropwell Butler	Washed over by the Green Belt	<p>Population of less than 750. Not assessed as an individual settlement within the Tribal study.</p> <p>Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.</p>	<p>It is not considered that the character of the village makes an important contribution to the openness of the Green Belt. The character of the village is protected by other means i.e. conservation area or other development management policies.</p>	<p>It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being considered as part of part 2 (b) of the Green Belt review. It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan Document.</p>
Keyworth	Inset from the Green Belt	<p>Potential directions for growth to the west, east, south west, north east.</p> <p>Avoid growth to the north west, north and south east due to coalescence with Plumtree/Normanton on the Wolds and to the</p>	N/A	<p>It is recommended that the settlement remains inset from the Green Belt. Keyworth is a key settlement as it is considered suitable to</p>

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
		<p>east with Stanton on the Wolds</p> <p>Avoid growth to the south due to the impact of growth on the existing conservation area and historic village centre.</p> <p>Few defensible boundaries to the west or opportunities for infill</p> <p>Scores fairly well against all criteria including infrastructure. Transport is assessed as 'moderate'. Good access to employment and services.</p> <p>Overall medium to high suitability for growth</p>		<p>accommodate further growth based on sustainability considerations. This view is supported by the Tribal Study 2010. It is further recommended that a full Green Belt review is therefore required. Any alterations to the Green Belt inset boundary should be informed by the Green Belt review and be made through the Land and Planning Policies Development Plan Document.</p>
Normanton on the Wolds	Washed over by the Green Belt	<p>Population of less than 750. Not assessed as an individual settlement within the Tribal study.</p> <p>Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability</p>	It is considered that the open character of the village makes an important contribution to the openness of the Green Belt. Parts, but not all of the village are protected by a	It is recommended that the settlement remains washed over by the Green Belt given its scale and open nature.

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
		for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	conservation area.	
Owthorpe	Washed over by the Green Belt	Population of less than 750 Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is considered that the open character of the settlement makes an important contribution to the openness of the Green Belt.	It is recommended that the settlement should remain washed over by the Green Belt given its scale and open nature.
Plumtree	Washed over by the Green Belt	Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is not considered that the character of the village makes an important contribution to the openness of the Green Belt as it has a small but dense core.	It is recommended that the main core of the settlement should be inset from the Green Belt. It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
				Document.
Stanton on the Wolds	Washed over by the Green Belt/ inset from the Green Belt near Keyworth.	Population of less than 750 Lies within Rushcliffe Mid sector – this area is assessed as having overall low sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	The part of the village which lies immediately adjacent to Keyworth is already inset from the Green Belt. It is considered that the open character of the remainder of the village makes an important contribution to the openness of the Green Belt.	It is recommended that the part of the settlement not inset from the Green Belt should remain washed over by the Green Belt

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is character of the settlement (NPPF para 86)	Conclusions and recommendations
Tollerton	Inset from the Green Belt	<p>Potential directions for growth to the north east.</p> <p>Avoid growth to the north west, west, south east and south due to potential coalescence with Edwalton and Plumtree/Normanton on the Wolds.</p> <p>Defensible boundary of A606 to the south west.</p> <p>Avoid eastern development to preserve setting of historic village centre and due to flood risk</p> <p>Limited opportunities for expansion as a result</p> <p>No serious constraints in terms of either transport or infrastructure.</p> <p>Overall medium suitability for growth</p>	N/A	It is recommended that the settlement should remain inset from the Green Belt, It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan Document.

Overall Conclusions for Broad Area B – Rushcliffe Mid

- 4.36 Cotgrave and Keyworth are designated as key settlements within the Core Strategy as they are considered suitable to accommodate further growth based on sustainability considerations. This view is supported by the Tribal Study 2010. It is **recommended** that a full Green Belt review will be required in as part of the Land and Planning Policies DPD for both villages as most potential sites for development lie within the Green Belt.
- 4.37 The villages of Cropwell Bishop and Tollerton are inset from the Green Belt, it is **recommended** that these villages remain inset; however no review will be required here unless local need is identified.
- 4.38 The villages of Cropwell Butler and Plumtree, currently washed over by the Green Belt are not considered to make an important contribution to the openness of the Green Belt as set out at paragraph 86 of the NPPF. It is therefore **recommended** that these villages are inset from the Green Belt; however no review will be required at these locations unless local need is identified.
- 4.39 Normanton on the Wolds, Clipston on the Wolds, Owthorpe, Bassingfield and Stanton on the Wolds are considered to contribute to the openness of Green Belt given the open character of these settlements and therefore it is **recommended** that they remain washed over by the Green Belt.
- 4.40 Figure 6 further below depicts the recommendations of this study in terms of this part of the Green Belt assessment

Broad Area C. Rushcliffe East

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and Recommendations
East Bridgford	Inset from the Green Belt	<p>Potential direction for growth to the north east, east, south east, south, south west – to avoid floodplain and coalescence in other directions</p> <p>Development to the west less suitable due to risk of coalescence with Gunthorpe and the conservation area at the village centre</p> <p>No obvious opportunities for ‘rounding off’ development</p> <p>Medium suitability for growth. Village has a historic core – can be protected by Conservation Area designation. High score in Accessible Settlements study. Transport scores moderately well.</p> <p>All criteria, including infrastructure and transport score moderately well.</p> <p>Overall medium suitability for growth</p>	N/A	It is recommended that the settlement should remain inset from the Green Belt, It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan Document.
Holme Pierrepont	Washed over by the Green Belt	Lies within Rushcliffe East sector – this area is assessed as having overall medium sustainability	It is considered that the village makes an	It is recommended that the settlement should

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and Recommendations
		for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	important contribution to the open character of the Green Belt given its scale and pattern.	remain washed over by the Green Belt.
Newton	Washed over by the Green Belt	Lies within Rushcliffe East sector – this area is assessed as having overall medium sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is not considered that the character of the majority of the village makes an important contribution to the openness of the Green Belt, in particular the former RAF estate; the settlement is more open along Main Street. Former RAF Newton is considered as part of the assessment of regeneration zones	It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being considered as part of part 2 (b) of the Green Belt review. It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and Recommendations
			(see later on in this document)	Document.
Radcliffe on Trent	Settlement inset from GB	<p>Potential direction for growth to the north east and south east – avoiding floodplain, topography, defensible boundary and coalescence risk in other directions</p> <ul style="list-style-type: none"> - Completely surrounded by Green Belt - Westward extension would lead to risk of coalescence with Nottingham and proximity to Holme Pierrepont Hall concern - Infill may be possible to eastern side of town north of Harlequin <p>Evidence of high levels of infrastructure capacity. Good current transport accessibility but would not sustain future growth. Potential economic development benefits of growth.</p> <p>Overall medium to high suitability for growth</p>	N/A	<p>It is recommended that the settlement remains inset from the Green Belt. Radcliffe on Trent is a key settlement as it is considered suitable to accommodate further growth based on sustainability considerations. This view is supported by the Tribal Study 2010. It is further recommended that a full Green Belt review is therefore required. Any alterations to the Green Belt inset boundary should be informed by the Green Belt review and be</p>

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and Recommendations
				made through the Land and Planning Policies Development Plan Document.
Shelford	Washed over by the Green Belt	Lies within Rushcliffe East sector – this area is assessed as having overall medium sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is not considered that the village core makes an important contribution to the openness of the Green Belt.	It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being considered as part of part 2 (b) of the Green Belt review. It is further recommended that additional land should be excluded from the Green Belt only if local need is identified in preparing the Land and Planning Policies Development Plan

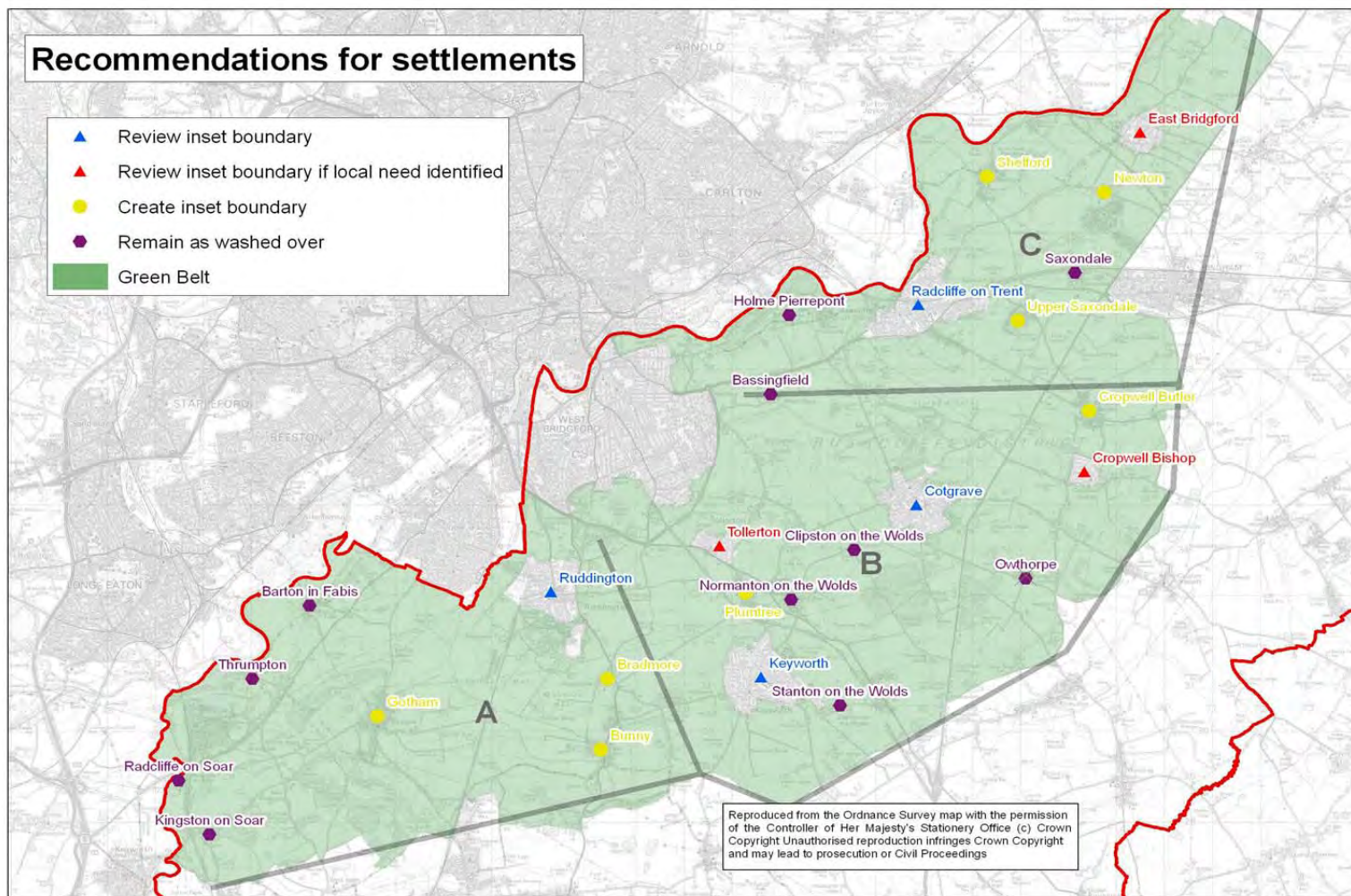
Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and Recommendations
				Document.
Saxondale	Washed over by the Green Belt	Lies within Rushcliffe East sector – this area is assessed as having overall medium sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is considered that the village makes an important contribution to the open character of the Green Belt given its scale and pattern.	It is recommended that the village core should remain washed over by the Green Belt.
Upper Saxondale	Washed over by the Green Belt	Lies within Rushcliffe East sector – this area is assessed as having overall medium sustainability for growth. Constraints to growth are transport accessibility and infrastructure capacity and potential.	It is not considered that the village core makes an important contribution to the openness of the Green Belt. Village protected by conservation area.	It is recommended that the main core of the settlement is inset from the Green Belt, with the details of the inset boundary being considered as part of part 2 (b) of the Green Belt review. It is further recommended that additional land should be excluded from the Green Belt only if local

Settlement	Current Status	Tribal Study recommendations (where appropriate)	If the settlement is washed over, what is the character of the settlement (NPPF para 86)	Conclusions and Recommendations
				need is identified in preparing the Land and Planning Policies Development Plan Document.

Overall Conclusions for Broad Area C – Rushcliffe East

- 4.41 Radcliffe on Trent is a key settlement as it considered suitable to accommodate further growth based on sustainability considerations. This view is supported by the Tribal Study 2010. It is **recommended** that a full Green Belt review will be required for Radcliffe on Trent as part of the Land and Planning Policies DPD as the majority of potential sites for development around the village lie within the Green Belt.
- 4.42 The village of East Bridgford is inset from the Green Belt. It is **recommended** that the village remains inset, and that no additional land should be excluded from the Green Belt here unless a local need is identified.
- 4.43 The villages of Shelford and Upper Saxondale, currently washed over by the Green Belt are not considered to make an important contribution to the openness of the Green Belt as set out at paragraph 86 of the NPPF. It is therefore **recommended** that the core of Shelford and Upper Saxondale are inset from the Green Belt, however no additional land will need to be excluded from the Green Belt unless a local need for housing is identified. In terms of Newton, it is **recommended** that the densely developed area of the village, plus RAF Newton should be inset from the Green Belt.
- 4.44 Figure 6 below depicts the recommendations of this study in terms of the Green Belt assessment

Figure 6: Conclusions of Stage 1(b) Assessment



Outer edge of Green Belt

- 4.45 As part of the Nottingham-Derby Green Belt Review 2006, all possible extensions to the Green Belt around its current outer edge were examined. The areas beyond the outer boundary of the Green Belt within Rushcliffe scored low when assessed against the purposes of including land within the Green Belt. It was not recommended that any amendments were made to the Green Belt boundary as a result of the 2006 review. Having reviewed these conclusions further, it is considered that no amendments should be made to the outer edge boundary (except for that at RAF Newton – see paragraph 5.20 below) at this time.

Further Work in Support of the Land and Policies Development Plan Document

- 4.46 This stage of the study has provided clear recommendations as to which areas should be subject to Green Belt review around those villages that are located within the Rushcliffe element of the Green Belt. For those villages that are recommended for a full Green Belt review, this will be carried out in the future 2(b) Green Belt review stage (alongside preparation of the Local Land and Policies Development Plan Document). For stage 2(b), the methodology contained within part 2 (a) of this study will be followed. Again, to help with this future stage, land that has been submitted through the Strategic Housing Land Availability Assessment (SHLAA) process will feed into the review.
- 4.47 A Neighbourhood Plan is being prepared by Keyworth Neighbourhood Plan Group (NPG) and there may be other plans in the pipeline in areas located within the Green Belt. Keyworth NPG intends to allocate sites for housing within its Neighbourhood Plan to accommodate the minimum 450 new homes proposed for the village by the draft Core Strategy. Whilst the stage 2(b) of the Green Belt review will make judgements as to which areas around Keyworth are considered suitable for release from the Green Belt to meet future development requirements, it will be left to the Neighbourhood Plan group to determine which of these areas the community wishes to include within its plan, taking into account other factors such as sustainability, access, proximity to the village centre.

5. Stage 2(a) Detailed review of Green Belt Boundaries around the Principal Urban Area (PUA) and at the regeneration sites beyond the Principal Urban Area at the former RAF Newton and at the former Cotgrave Colliery

Methodology

- 5.1 Stage 1 above has, based on sustainability grounds and impact on the purposes of including land generally within the Green Belt, identified three broad areas considered appropriate for more detailed review. For these three areas desktop research (see Appendix 1 used in support) and fieldwork has been carried out to identify environmental and landscape features which are important to the setting and character of the three areas.
- 5.2 Zones have then been defined within each of the broad areas to carry out a more detailed analysis against Green Belt purposes and to identify other relevant factors in order to identify the sensitivity of each zone. These zones are identified on Figures 5 and 6. The detailed survey and analysis that has been undertaken through both desk based analysis and through site visits has allowed judgements to be made about the relative importance to the purposes of Green Belt of each zone.
- 5.3 The distance out from the edge of the Nottingham urban area that the detailed assessment covers ranges between approximately 1 and 2 miles; the exact extent being determined by both physical and topographical features and the availability of potentially suitable land for development, as identified in the Strategic Housing Land Availability Assessment (SHLAA). Site visits have been carried out in order to assess the importance of each zone against Green Belt criteria, and to identify those zones where development would likely be least damaging to the purposes of the Green Belt in principle. As far as possible, the boundaries of each zone have been defined using physical features that could potentially act as a future defensible Green Belt boundaries should the particular zone, or combination of zones, be removed from the Green Belt. Other features, such as topographical features have also been used.
- 5.4 Whilst detailed boundaries for sites at both land south of Clifton and at Edwalton were identified by Tribal's Appraisal of Sustainable Urban Extensions study as suitable in principle for development, development of these two sites alone will not be enough to satisfy objectively assessed development needs and longer term requirements. It is therefore necessary to revisit other areas around the edge of the Principal Urban Area (PUA) that

Tribal did not identify as suitable for development. The detailed assessment identifies those zones which fall within the detailed boundaries that were identified in Tribal's Appraisal of Sustainable Urban Extensions study (see below).

Figure 7: Zones within Broad Location 2

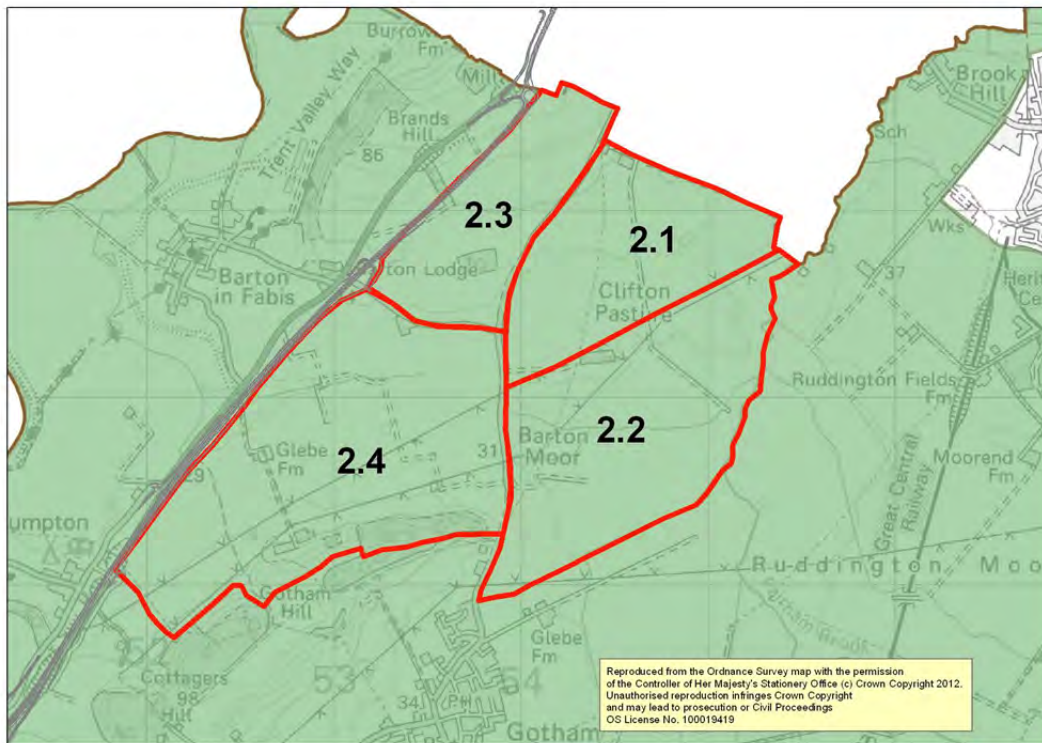
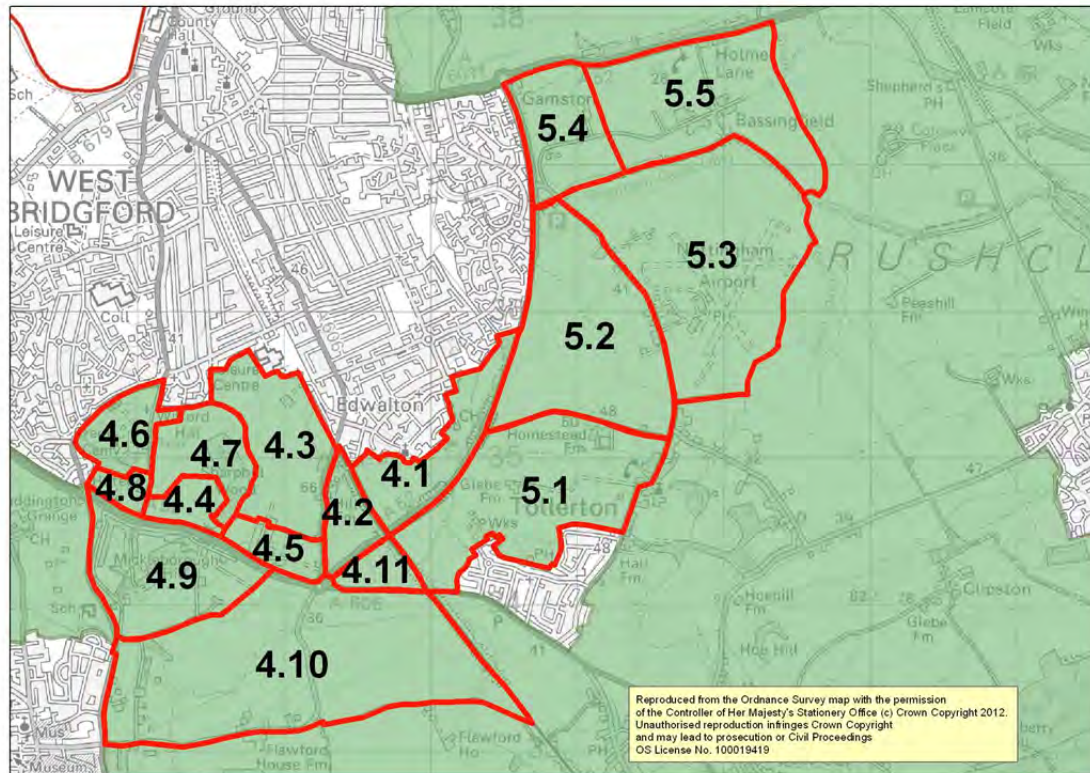


Figure 8: Zones within Broad Locations 4 and 5



5.5 Table 6 below identifies which features have been used to define each zone. In addition, commentary is provided as to whether each zone is currently being promoted for development using information from the Strategic Housing Land Availability Assessment (SHLAA).

Table 6. Feature used for defining zones

ZONE	Description of features used to define zone	Is the zone 'available' for development (promoted through the Strategic Housing Land Availability Assessment (SHLAA) process by developers)?
AREA 1		
Zone 2.1	Existing urban edge at Clifton and Nottingham Road. Weaker feature of power lines used to split from zone 2.2 as features on the ground in this broad area are weaker than in other locations	Yes , Part of site 352 in the SHLAA covers the whole zone
Zone 2.2	Power lines to the north (see zone 2.1) Nottingham Road to the west, Fairham Brook to the East and field boundary and farm track to the south.	In part . Most of site nearest the power lines covered by site 352 in the SHLAA, but promoted as area for Green Infrastructure.
Zone 2.3	Existing urban edge to the north, Nottingham Road to the East, Barton Lane to the south and the new alignment of the A453 to the west.	Yes , Part of site 352 in the SHLAA covers the whole zone

ZONE	Description of features used to define zone	Is the zone 'available' for development (promoted through the Strategic Housing Land Availability Assessment (SHLAA) process by developers)?
Zone 2.4	Barton Lane to the north, Nottingham Road and field boundary at the bottom of Gotham Hill to the Southeast, and the A453 to the west	In part. Part of site 352 in the SHLAA covers the majority of the zone
AREA 4		
Zone 4.1	Urban edge, to the north, Lings Bar road to the east and south and railway cutting/embankment to the west.	No.
Zone 4.2	Railway cutting/embankment to the east, Lings Bar road to the south and Melton Road to the West.	In part. Part of sites 350 and 355.
Zone 4.3	Extent of built area and formal open space that obtained planning permission on appeal.	Yes. Part of site 350
Zone 4.4	Field boundaries to the north and east, A52 ring road to the south and Old Road to the West.	Yes. Part of site 356
Zone 4.5	Field boundary to west, farm track and field boundary the North, A52 ring road to the south and Melton Road to the east.	Yes, predominantly for employment, however most of the zone is already fully developed use. Part of site 350
Zone 4.6	Boundary of present cemetery	No
Zone 4.7	Urban edge to the north, field boundaries to the south, Old Road to the west. Extent of built area and formal open space that obtained planning permission on appeal to the east (within zone 4.3).	Yes. Part of site 350
Zone 4.8	Cemetery boundary to the north, Old Road to the east, A52 Ring Road to the south and existing line of built development to the west.	In part. Small area to the east of site 373.
Zone 4.9	A60 to the west, A52 ring road to the north and field boundary and farm track to the south east.	In part. Small area to the north of the zone (sites 208 and 371).
Zone 4.10	Flawforth Lane and field boundary to the south, railway embankment to the east, A52/A606/field boundary/ farm track to the north and the A60 to the west.	In Part, however site submissions adjacent to Ruddington which will be under the jurisdiction of part 1 (b) and part 2 (b)

ZONE	Description of features used to define zone	Is the zone 'available' for development (promoted through the Strategic Housing Land Availability Assessment (SHLAA) process by developers)?
		Green Belt Review.
Zone 4.11	Railway embankment to the east, A606 to the south and A52 to the north west	No
AREA 5		
Zone 5.1	Little lane and top of ridge to the north, Tollerton Lane to the East, Tollerton village to the south and A52/railway embankment to the west.	In Part, One site submission adjacent to Tollerton only and not connected to Nottingham built up area. Small part of site 351 to the north.
Zone 5.2	A52 to the west, Tollerton Lane to the east and Little Lane to the south. Some parts of the southern boundary are weaker than others due to proximity to Old Tollerton.	Yes. Site 351
Zone 5.3	Tollerton Lane to the west, farm track to the south, Polser Brook to the east and Grantham Canal to the north. Some parts of the southern boundary are weaker than others due to proximity to Old Tollerton.	Yes Part of site 351 and site 574
Zone 5.4	A52 to the north and west, Grantham Canal to the south and field boundary to the east.	Yes. Part of site 351
Zone 5.5	Field boundary to the west, A52 to the north, Polser Brook to the east and Grantham Canal to the south.	Yes. Part of site 351

5.6 The Strategic Housing Land Availability Assessment (SHLAA) is a technical assessment of sites that may have the potential for future housing development. These are sites which have either entered the planning process (e.g. planning permissions) or sites that have been submitted for assessment by developers/landowners, etc. Whilst the SHLAA does not influence the Green Belt review in terms of providing an assessment against the five purposes of including land within it, it must be borne in mind that when reviewing the Green Belt, for development requirements to be met land must be promoted for development in order to be considered deliverable.

5.7 The parcels of land that each of the areas is split down into are based on factors such as field boundaries, landscape form and natural features. Identified site boundaries have been considered to ensure that, if they are to

be used as a basis for establishing new Green Belt boundaries, they would provide the relatively logical and defensible boundaries over time. This is particularly important as weak boundaries can be vulnerable to urban encroachment. Where a particular physical feature forms a strong or even weak potential new Green Belt boundary this is highlighted in the part 2(a) assessment.

5.8 The NPPF (paragraph 85) provides 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

5.9 The NPPF provides that LPAs should define boundaries clearly; using physical features that are readily recognisable and likely to be permanent (paragraph 85).

5.10 The aim in altering Green Boundaries should ideally be to use existing features that will be as strong and durable as possible, though in some cases this will not be possible and new boundaries may have to be created. Existing features will include, for example:

- Roads
- Railway lines
- Rivers or streams
- Prominent physical features such as ridgelines
- Relative position of existing built up area

5.11 Once defined, each zone has been assessed using the same assessment criteria used in Stage 1(a) (see Table 3 above).

5.12 The intention is that zones identified in sustainability and Green Belt terms as least sensitive to change and where development would be least damaging in

principle, would be called upon first to meet future development needs. This would be up to the point where no further land needs to be utilised. However, the review may identify that there is merit to remove more land from the Green Belt than is actually needed to meet presently identified needs. For example, the removal of particular land from the Green Belt, based on the most logical existing physical boundaries, might present the opportunity to identify an area of land with capacity to continue development beyond the end of the plan period. Where this may be of relevance it is highlighted in the assessment outcomes (see below) and the option may exist to either remove the land from the Green Belt now or 'safeguard' it for possible development in the future.

5.13 Table 7 below outlines the criteria that each zone has been assessed against. The assessment uses the same criteria as the Part 1(a) assessment. It should be noted that each zone has not been assessed purely in isolation. In the case of a zone that is physically separate from the existing edge of the Nottingham Principal Urban Area (PUA) in particular, for it to be excluded from the Green Belt would logically also require the exclusion of those zone(s) situated between it and the PUA. In which case there would be a cumulative impact of removing both areas of land. This has been taken into account in the assessments made.

Table 7: Criteria for part 2(a) assessment

Heading/Green Belt Purpose:	Explanation of method of analysis and parameters used
To check unrestricted sprawl of large built up areas	Consider whether development would: <ul style="list-style-type: none"> - Take place outside urban areas - Take place in area that cannot be easily linked to existing town centres by public transport; and - Impact on accessibility to the open countryside for urban residents A higher score for areas of Green Belt that stop the coalescence of large build up areas on the edge of the district. A lower score for areas that have a wide expanse.
To prevent neighbouring towns from merging into one another	Consider if development would: <ul style="list-style-type: none"> - Leads to one town merging with another. Where there are issues in relation to merging, the scale and severity of such events will also be judged. - Erode the visual separation both from distant views and as perceived when travelling

Heading/Green Belt Purpose:	Explanation of method of analysis and parameters used
	<p>between settlements or from within settlements</p> <p>A 'higher'² score for areas of Green Belt that are very narrow; and a lower score for areas that have a wide expanse.</p>
<p>To assist in safeguarding the countryside from encroachment</p>	<p>Consider if development would impact on the surrounding rural areas outside of the contained urban areas.</p> <p>Whilst landscape quality is not in itself a Green Belt issue, the impact development would have on the role of smaller scale ridges and key landscape features in providing a backcloth to urban areas could be considered as these features are fundamental to appreciation of the open countryside.</p> <p>A higher score for areas of Green Belt that border an existing settlement on one side; and a lower score for areas that border the settlement on three sides.</p>
<p>To preserve the setting of historic towns</p>	<p>Consider if the development would impact on:</p> <ul style="list-style-type: none"> - Conservation Areas - Setting and character of highly valued historic assets (historic Parks and Gardens, Listed Buildings, scheduled ancient monuments.) <p>A higher score for areas of Green Belt land that have a clear link with the settlement's historic core; and a lower score for settlements without a clear historic core, or where the historic core has been subsumed by 20th Century development.</p>
<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Consider if development would impact upon the likelihood of sites within the existing urban area in coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land.</p> <p>It is recognised this purpose could only be achieved in combination with the appropriate regeneration/development plan policies. For this</p>

² A 'High' score is given to those areas or zones that score well against the purposes of including land within it.

Heading/Green Belt Purpose:	Explanation of method of analysis and parameters used
	purpose, an average value of 3 is used unless more local circumstances identify that the location it is also necessary to have an appreciation of the history of the Nottingham-Derby Green Belt, the original intentions of the designation when it was prepared at the local level and the extent of previous changes, and any specific regeneration issues.
Other comments including absolute barriers to development (Tribal Study and RBC study 2013) and Green Infrastructure comments (all studies and reviews are referred to as necessary).	This field contains any other information of relevance for a broad location, including any significant constraints (such as whether an area is predominantly functional floodplain, severe topographical constraints etc.) that would inform whether a particular broad area was suitable for a more detailed review of the Green Belt.
Conclusion	Contains general conclusion as to whether the broad location is suitable for a more detailed review, or whether the area should not be considered further for Green Belt or for other planning reasons. Also rates the importance of the area in Green Belt terms. A score of 0-5 indicates that the importance is low, 6-10 it is Low-Medium, 11-15 it is medium, 16-20 it is Medium-High and 21-25 it is High.

Part 2 (a) Assessment Results

BROAD LOCATION 2 SOUTH OF CLIFTON NORTH OF GOTHAM	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 2.1	Development in this location would lead to some sprawl into prominent area.	Would not lead to physical coalescence with existing settlements. although views of Gotham village could be obscured from the Clifton direction	Some encroachment into the countryside, again in a prominent location. Boundary of Nottingham Road on the ground and weaker boundary of overhead power lines to the south of the Zone.	No impact on the setting of historic towns	Does not involve the recycling of derelict land. Household projections and objectively assessed need for the Greater Nottingham HMA mean that greenfield development in areas currently identified as Green Belt necessary.	Whole zone identified as potentially suitable for development by Tribal Study. No absolute barriers to development identified in terms of nationally important designations, flood risk etc. Landowners support development of this area through the Strategic Land Availability Assessment.	Overall MEDIUM importance in relation to purposes of the Green Belt. Area has been identified by a willing landowner as available for development and has been included within the Strategic Housing Land Availability Assessment.
SCORE	4/5	1/5	4/5	0/5	3/5	-	12/25

BROAD LOCATION 2 SOUTH OF CLIFTON NORTH OF GOTHAM	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 2.2	Would lead to significant unrestricted sprawl of the built up area towards Gotham.	Would lead to coalescence with Gotham village if developed in tandem with Zone 2.1.	Significant encroachment into the countryside if development was to extend further into this Zone from Zone 2.1.	No impact on the setting of historic towns.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	Limited part of the zone identified as potentially suitable for development within Tribal study. No absolute barriers to development identified in terms of nationally important designations, flood risk etc. Landowners support development of this area through the Strategic Land Availability Assessment.	Overall, MEDIUM-HIGH importance in relation to purposes of the Green Belt, in particular in relation to unrestricted sprawl and coalescence between the Nottingham urban area and Gotham should other neighbouring Zones be bought forward for development. Majority of the area not being promoted for development by a willing landowner through the Strategic Housing Land Availability Assessment.
SCORE	5/5	3/5	5/5	0/5	3/5		16/25

BROAD LOCATION 2 SOUTH OF CLIFTON NORTH OF GOTHAM	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 2.3	Would lead to a degree of urban sprawl, however new route of A453, Nottingham Road and Barton Lane could be used as defensible boundaries.	Would not lead to coalescence between the edge of Clifton and other settlements.	Would lead to a degree of encroachment into the countryside in a linear fashion if considered in isolation from any other Zones.	No impact on the setting of historic town	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	Whole zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM importance in relation to purposes of the Green Belt Area has been identified a willing landowner as available for development and has been included within the Strategic Housing Land Availability Assessment.
SCORE	4/5	0/5	4/5	0/5	3/5		11/25

BROAD LOCATION 2 SOUTH OF CLIFTON NORTH OF GOTHAM	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 2.4	Would lead to a significant degree of sprawl along the A453 in a linear fashion. This location would be some distance away from the existing built up area of Nottingham.	Development if occurred across the full extent of this Zone, together with Zones further north, could lead to coalescence between Thrumpton and Clifton.	Would lead to significant encroachment into the countryside into a low lying area, breaking through the potential defensible boundary of Barton Lane.	Development within the south western part of the Zone could have an impact on the setting of Thrumpton Conservation Area.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study. Only the northern part of the Zone has been put forward by a willing landowner to the Strategic Housing Land Availability Assessment. Area around Glebe Farm is a scheduled ancient Monument where development should be avoided.	Overall, MEDIUM-HIGH importance in relation to purposes of the Green Belt, in particular in relation to unrestricted sprawl and coalescence between the Nottingham urban area and Gotham should other neighbouring Zones be bought forward for development. Majority of the area not being promoted for development by a willing landowner through the Strategic Housing Land Availability Assessment.
SCORE	5/5	2/5	5/5	1/5	3/5		16/25

Conclusion

- 5.14 **Zones 2.1 and 2.3** are ranked as having medium importance when assessed against the purposes of the Green Belt. These two zones offer the least damaging options in Green Belt terms within this broad location. Strong defensible boundaries exist along the proposed A453 and along Barton Lane. It is recognised that the power lines that run along the south of zone 2.1 offer a less than ideal strong defensible boundary at present in Green Belt terms, however it would be likely that from a sales point of view, a developer would wish to provide a buffer next to the power lines. This buffer could then be enhanced to strengthen the boundary, providing a softer urban edge than is present at the moment on the edge of Clifton.

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.1	Defensible boundary of A52 would contain any sprawl of built up area in this location, however area is municipal golf course and several public rights of way cross the area which provides for a degree of public enjoyment.	Looking at the zone in isolation, the A52 would provide a strong defensible boundary to prevent coalescence between the main built up area and Tollerton, both physically and visually.	Due to planting and tree cover, parts of the area have a countryside feel about them, however overall, development would not lead to significant encroachment into the countryside.	May be some impact on the setting on Edwalton conservation area and a grade II* listed church towards the western part of the site.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study. Site in use as formal sports provision as a golf course. Not being promoted by landowners through Strategic Housing Land Availability Assessment for development.	Overall LOW-MEDIUM importance in relation to purposes of the Green Belt. Area is not being promoted for development by a willing landowner at this time therefore it is not included within the Strategic Housing Land Availability Assessment.
SCORE	0/5	0/5	1/5	2/5	3/5		6/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.2	Majority of the area has planning permission for residential development which has been implemented.	Looking at the zone in isolation, the A52 would provide a strong defensible boundary to prevent coalescence between the main built up area and Tollerton, both physically and visually	Only small proportion of the area is not developed or does not have planning permission for redevelopment already. Minimal, or no countryside encroachment.	No impact on features of historic importance	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	Zone identified as potentially suitable for development by Tribal Study. Majority of the area already has planning permission for residential development, leaving a small island to the north that does not have planning permission	Overall LOW importance in relation to purposes of the Green Belt. Majority of area is being promoted for development by a willing landowner, or already has planning permission for residential development and is included within the Strategic Housing Land Availability Assessment.
SCORE	0/5	0/5	0/5	0/5	3/5		3/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.3	Majority of the area already has implemented planning permission for residential development which has stalled.	There are no coalescence issues.	Area currently in agricultural use some encroachment into the countryside	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	Zone identified as potentially suitable for development by Tribal Study.	Overall LOW-MEDIUM importance in relation to purposes of the Green Belt. Green Belt score is irrelevant in this location as already has planning permission for residential development that has been implemented and is included within the Strategic Housing Land Availability Assessment.
SCORE	1/5	0/5	3/5	0/5	3/5		7/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.4	Area currently in agricultural use, however it is located within the boundary of the A52 ring road therefore strong defensible boundary to the south of the site.	There are no coalescence issues.	Area currently in agricultural use. Visually detached from the main built up area of West Bridgford, however it does sit low in a valley.	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall LOW-MEDIUM importance in relation to purposes of the Green Belt. Area is being promoted for development by a willing landowner, and is included within the Strategic Housing Land Availability Assessment.
SCORE	1/5	0/5	3/5	0/5	3/5		7/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.5	Area already largely built up with businesses, a farm complex and a garden centre.	There are no coalescence issues.	No encroachment from this zone. Area already largely built up with businesses, a farm complex and a garden centre.	No impact on the setting of historic features	Zone largely in business use. Would allow for expansion as necessary without the restrictions of Green Belt policy.	Zone identified as potentially suitable for development by Tribal Study.	Overall LOW importance in relation to purposes of the Green Belt. Zone already has planning permission for business expansion as part of a mixed use development and is included within the Strategic Housing Land Availability Assessment.
SCORE	0/5	0/5	0/5	0/5	2/5		2/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.6	Area is on top of a ridge and lies within the boundary of the A52.	There are no coalescence issues.	Area is in use as a cemetery; however it is open in appearance and sits upon the top of a hill.	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study. Zone in use as a cemetery, however falls within A52.	Overall LOW importance in relation to purposes of the Green Belt. Area offered a degree of protection due to its current use.
SCORE	1/5	0/5	1/5	0/5	3/5		5/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.7	The planning permission for residential development in this area proposes that the northern part of the site remains undeveloped and is turned into a country park feature. Lies within A52	There are no coalescence issues.	This area is quite steep and has a prominent ridgeline that can be seen for some distance.	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study. Includes and is adjacent to Sharphill Wood Local Nature Reserve.	Overall LOW-MEDIUM importance in relation to purposes of the Green Belt. Area is not being promoted for physical development. Northern portion is part of the Edwalton planning permission and it is proposed for biodiversity mitigation.
SCORE	3/5	0/5	4/5	0/5	3/5		10/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.8	Whilst part of the area adjoins West Bridgford, access to this area could only be achieved directly from the A52. Visually relates more to the rural area than to West Bridgford given the dense tree screening to the north of the site, however lies within the defensible boundary of the A52.	There are a collection of large dwellings to the south of the A52 within the Parish of Ruddington. There is significant planting provided along the southern edge of the A52 which would maintain visual separation.	Zone predominantly in agricultural use with no formal public access. Within the A52.	No impact on the setting of historic features.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study. Achieving access to the site would prove difficult as would have to come directly off A52.	Overall LOW-MEDIUM importance in relation to purposes of the Green Belt. Majority of the site is not being promoted for development by a willing landowner, however does lie within the boundary of the A52
SCORE	3/5	2/5	3/5	0/5	3/5		11/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.9	Zone consists of an area that is predominantly woodland, large houses with extensive curtilages, Ruddington Hall and paddocks. Zone south of the defensible boundary of the A52.	Would lead to a degree physical coalescence between West Bridgford and Ruddington if all of this area was bought forward for development.	Area semi-rural in nature with quite pronounced tree covered topographical features. Zone south of the defensible boundary of the A52	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM-HIGH importance in relation to purposes of the Green Belt. Some areas within this zone are being promoted by a willing landowner for residential development through the Strategic Housing Land Availability Assessment. Area lies south of the A52 defensible boundary and comprehensive development in this location would lead to coalescence between Ruddington and West Bridgford. Whilst there are some areas of development in this location it is at a very low density and the Green Belt offers an important layer of protection in order to maintain the character of the area.

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
SCORE	5/5	5/5	4/5	0/5	3/5		16/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.10	Zone very open with limited views of surrounding urban features. Public access across public footpath.	Would fill in the gap between Tollerton, West Bridgford and Ruddington.	Would lead to significant encroachment into the countryside beyond the boundary of the A52.	Potential impact on the setting of Ruddington Conservation Area	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM-HIGH importance in relation to purposes of the Green Belt. None of the zone is being promoted for development by a willing landowner; The site lies beyond the boundary of the A52, and is very rural in nature.
SCORE	5/5	5/5	4/5	2/5	3/5		20/25

BROAD LOCATION 4 SOUTH OF WEST BRIDGFORD AND EAST OF RUDDINGTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 4.11	Development in this location would leap the defensible boundary of the A52 and extend into more open area of the countryside	Would fill in the majority of a gap between West Bridgford and Tollerton, should the planning permission at Melton Road, Edwalton be fully developed. Visually, the existing railway embankment would provide some separation between Tollerton and West Bridgford	Would leap the boundary of the A52	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM importance in relation to purposes of the Green Belt. None of the zone is being promoted for development by a willing landowner, The site lies beyond the boundary of the A52, and whilst the railway embankment provides for a degree of physical separation between West Bridgford and Tollerton, it would be difficult to integrate the area with West Bridgford.
SCORE	3/5	4/5	4/5	0/5	3/5		14/25

Conclusion

- 5.15 **Zones 4.1 to 4.8** all score either Low or Low-Medium against the purposes of the Green Belt and are all located within the strong future defensible boundary that is the A52. Zones 4.1 and 4.6-4.8 are not being promoted for development as they are in open space or cemetery use (4.1 and 4.6), or will provide for Green Infrastructure and form a prominent high point within this broad location (4.7). It is recommended that all of these zones could be removed from the Green Belt without compromising the purposes of including land within the Green Belt. However, it may be appropriate to offer 'safeguarded' status to those zones that perform/will perform an open space function, and to those zones that are not actively being promoted for development.
- 5.16 **Zones 4.9 and 4.10**, which lie beyond the A52 perform a strong role in Green Belt purpose terms and should not be removed from the Green Belt. Zone **4.11** has a medium score against the purposes of the Green Belt. However it is beyond the defensible boundary of the A52 and it would be difficult to integrate with the Nottingham built up area. It is therefore recommended that this Zone should therefore remain within the Green Belt.

BROAD LOCATION 5 EAST OF GAMSTON AND NORTH OF TOLLERTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 5.1	Development within this Zone would take place beyond the boundary of the A52. Given the topography and characteristics of the area, any development within this zone would relate more to Tollerton than to the wider Nottingham built-up area. Limited access, for public enjoyment of this area.	Would lead to coalescence between West Bridgford and Tollerton, especially if zone 4.1 is removed from the Green Belt.	Would lead to a degree of encroachment into the countryside. Whole area used for agriculture.	No impact on the setting of historic features.	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM-HIGH importance in relation to purposes of the Green Belt. A part of the zone that is adjacent to Tollerton is being promoted for development by a willing landowner. The northern part of the zone is also being promoted for development by a willing landowner as part of a very large SHLAA site. The site lies beyond the boundary of the A52, and development would cause coalescence between West Bridgford and Tollerton
SCORE	4/5	5/5	4/5	0/5	3/5		17/25

BROAD LOCATION 5 EAST OF GAMSTON AND NORTH OF TOLLERTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 5.2	Area predominantly in agricultural use and beyond the boundary of the A52. Other future defensible boundaries are available for this zone for the majority of its boundary.	Possible coalescence issues with the washed over part of Tollerton village, which consists of an area of ribbon development extending from the main part of the settlement.	Would lead to a degree of encroachment into the countryside. Undulating landscape in parts which is quite visible from the high point on Tollerton Lane and from Little Lane.	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM importance in relation to purposes of the Green Belt. All of this zone being promoted for development by a willing landowner and forms part of a very large SHLAA site. The site lies beyond the boundary of the A52. Potential defensible boundaries exist on all sides of the zone. However the south east corner of the zone would be sensitive given the rise in topography and potential coalescence with Old Tollerton if a new Green Belt boundary were set too near it. While Little Lane has some logic as a defensible boundary other options, such as field boundaries may be more appropriate instead.
SCORE	4/5	2/5	4/5	0/5	3/5		13/25

BROAD LOCATION 5 EAST OF GAMSTON AND NORTH OF TOLLERTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 5.3	Area is a mix of agricultural use and a number of built features, including an airport that is used for recreational purposes. Also contains a mobile home park. Would lead to development further out from the main built-up area of Nottingham, however strong defensible boundaries exist to the north and east of the zone in the form of the Grantham Canal and the Polser Brook.	As with zone 5.2, Possible coalescence issues with the washed over part of Tollerton village, which consists of an area of ribbon development extending from the main part of the settlement.	Development within this zone would lead to degree of countryside encroachment; however there are a number of built features within the site.	There are a number of grade II listed structures (WWII pillboxes) across the zone.	Tollerton Airport is being promoted through the Strategic Housing Land Availability Assessment as an area for development due to the declining activities of the airport. Whilst not urban, a significant proportion of this zone is classed as previously developed.	None of this zone identified as potentially suitable for development by Tribal Study. Grantham Canal and Polser Brook corridors	Overall MEDIUM importance in relation to purposes of the Green Belt. All of this zone being promoted for development by willing landowners. The site lies beyond the boundary of the A52 however there are other recognised defensible boundaries to the north and east of the zone that could be used instead of the A52 with the Polser Brook and the Grantham Canal. Some sensitivity to the south of the zone with weaker established defensible boundaries. It would be necessary to set boundaries to avoid coalescence with Old Tollerton.
SCORE	4/5	2/5	4/5	1/5	2/5		13/25

BROAD LOCATION 5 EAST OF GAMSTON AND NORTH OF TOLLERTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 5.4	Zone is predominantly in agricultural use with a number of isolated dwellings and the Gamston Depot within it. Area beyond A52 boundary.	Some potential coalescence issues between this area and Bassingfield given the lack of strong defensible boundaries in-between the two areas.	Site beyond boundary of A52. Some encroachment would occur. Some boundaries available on the ground such as the A52 to the north and the Grantham Canal to the south if the zone is taken in isolation, however weaker hedgerow boundary to the West.	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study. Area of flood risk to the north of the zone where only uses that are less vulnerable would be acceptable.	Overall MEDIUM importance in relation to purposes of the Green Belt. This entire zone is being promoted for development by willing landowners. The site lies beyond the boundary of the A52. Defensible boundary to the east weaker than most others identified within the broad area, which is an important consideration if this area where to be removed from the Green Belt. Significant proportion of the zone identified as at risk of flooding and would not be suitable for more vulnerable land uses such as housing.
SCORE	4/5	1/5	4/5	0/5	3/5		12/25

BROAD LOCATION 5 EAST OF GAMSTON AND NORTH OF TOLLERTON	To check 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 of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Zone 5.5	Area consists of agricultural fields, paddocks and the settlement of Bassingfield, Generally flat with smaller field patterns closer to the settlement.	Development within this zone would completely absorb Bassingfield village.	Site beyond boundary of A52 Lings Bar Road. Some countryside encroachment would occur. Possible strong defensible boundaries of the Polser Brook, the A52 Radcliffe Road and the Grantham Canal all feature which would form new strong defensible boundaries.	No impact on the setting of historic features	Does not involve the recycling of derelict land. Household projections and objectively assessed need mean that greenfield development in areas currently identified as Green Belt is necessary.	None of this zone identified as potentially suitable for development by Tribal Study.	Overall MEDIUM-HIGH importance in relation to purposes of the Green Belt. None of the zone is being promoted for development by a willing landowner, The site lies beyond the boundary of the A52, and north of the potential defensible boundary of the Grantham Canal. Development within this Zone would effectively subsume Bassingfield into the urban area, which would provide a strong conflict with one of the main purposes of the Green Belt.
SCORE	4/5	5/5	4/5	0/5	3/5		16/25

Conclusion

- 5.17 Whilst all of the zones are located beyond the present strong defensible boundary of the A52, **Zones 5.2 to 5.4** have all been identified as being of medium importance when assessed against the purposes of the Green Belt. Whilst zones **5.2** and **5.3** offer strong defensible boundaries along most of their edges (the Grantham Canal, and the Polser Brook), to the south those potential new defensible boundaries are not especially strong. **Zone 5.4** contains an area of flood risk to the north, and has a weaker defensible boundary along the east of the zone.
- 5.18 **Zones 5.1 and 5.5** have been identified as medium-high importance when assessed against the purposes of the Green Belt, in particular on coalescence grounds. These zones should ideally remain as Green Belt.
- 5.19 It is recommended that whilst all of the zones are beyond the present defensible boundary of the A52, **Zones 5.2** and **5.3** could possibly be removed from the Green Belt in order to meet development needs, subject to a stronger permanent defensible boundary being created to avoid coalescence between old Tollerton and any future development within these zones. It may also be appropriate to identify part of **Zone 5.3** as safeguarded land for development purposes beyond 2028, as the whole of these two zones could possibly accommodate more development than could be delivered during the Core Strategy period. It may also be suitable to remove zone **5.4** from the Green Belt, although this will break the possible strong defensible boundary of the Grantham Canal corridor. Part of the zone would have to be used for uses that are less sensitive to flood risk (if at all) and the zone's eastern boundary would require strengthening if it were to be used as a new Green Belt boundary.

Figure 9. Results of Part 2 (a) Assessment Zone 2.

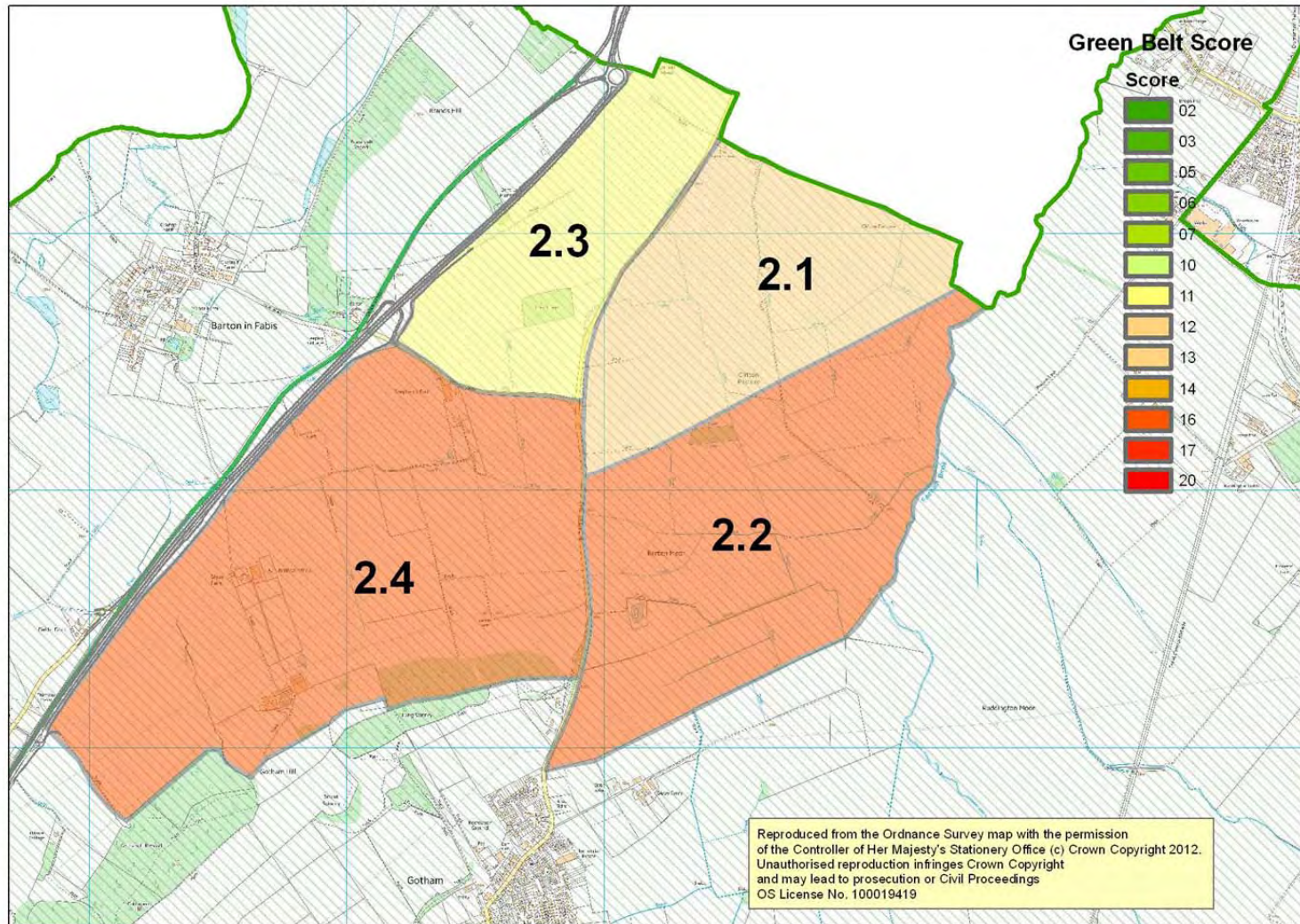
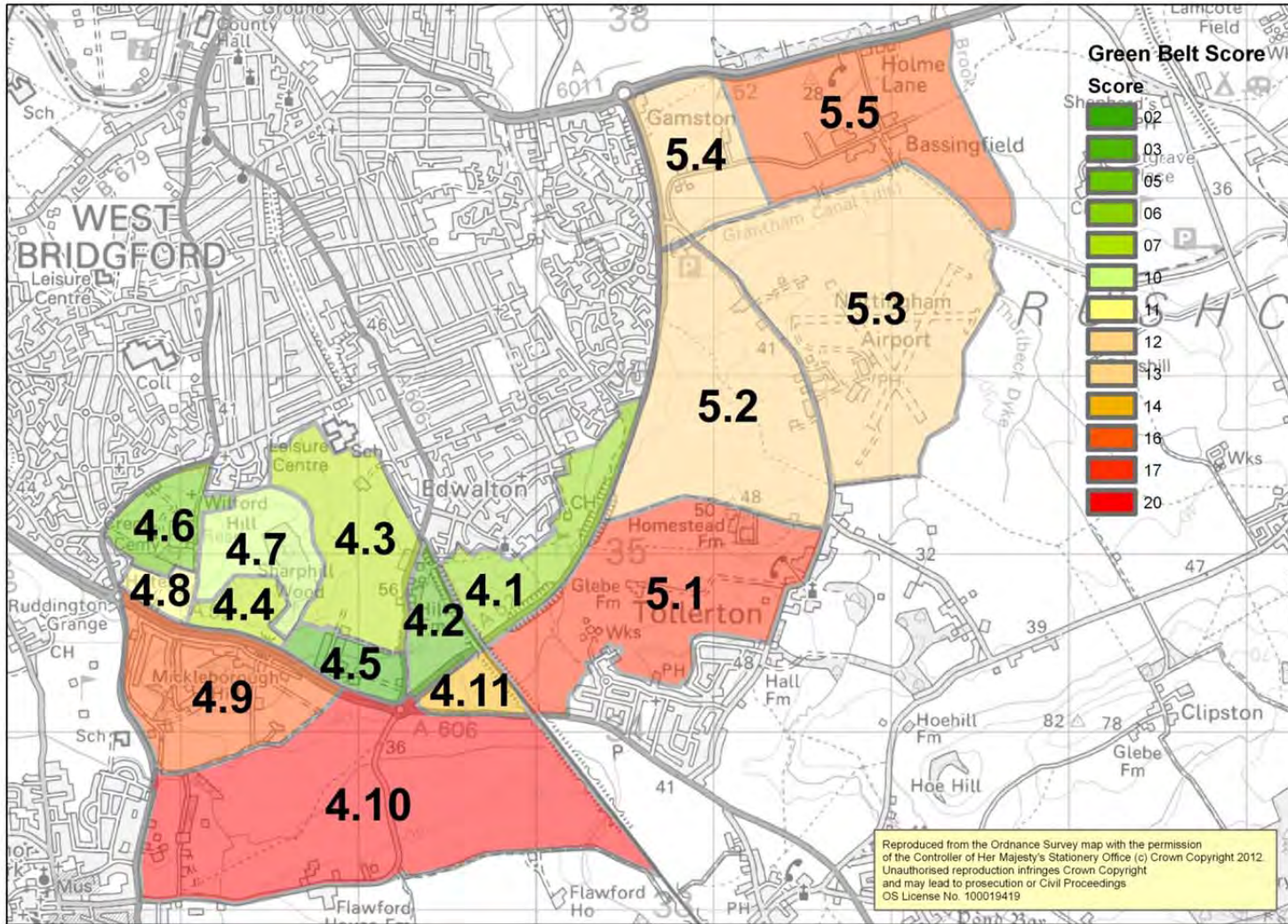


Figure 10. Results of Part 2 (a) Assessment Zones 4 and 5.



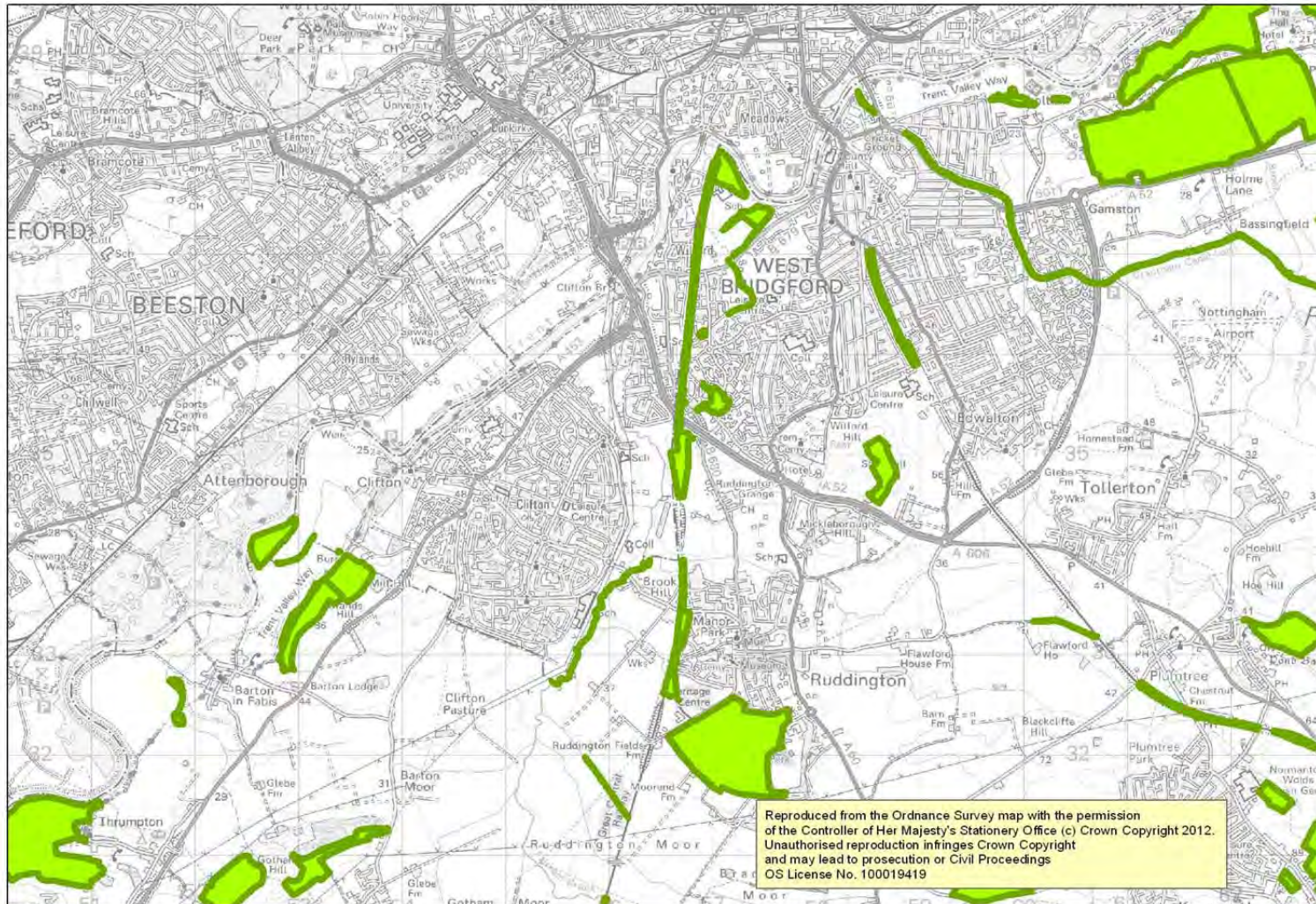
Regeneration sites beyond the Principal Urban Area at the former RAF Newton and at the former Cotgrave Colliery

- 5.20 Whilst the former RAF Newton and former Cotgrave Colliery are not adjacent to the main built up area of Nottingham, the Rushcliffe Publication Core Strategy, March 2012, proposes the allocation of both and their removal from the Green Belt as they are strategic in nature in terms of their size and their regeneration benefits. The former Cotgrave Colliery has planning permission, as does the former RAF Newton (subject to completion of a Section 106 Legal Agreement). The assessment below is provided for the proposed site boundaries of these two proposed strategic allocations. The assessment uses the criteria contained within Table 5.

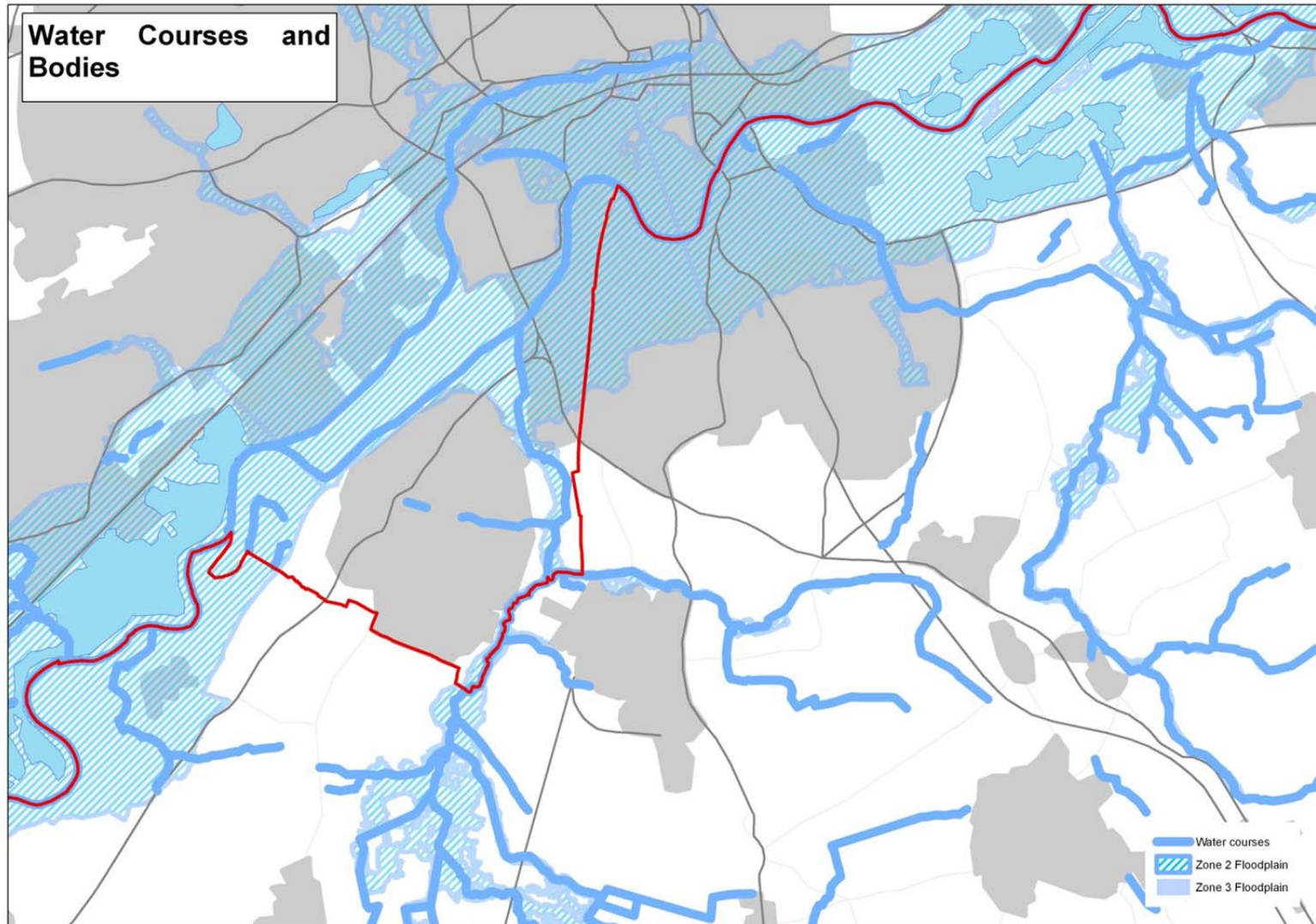
	To check unrestricted sprawl of large built up areas	To prevent neighbouring towns from merging into one another	To assist in safeguarding the countryside from encroachment	To preserve the setting of historic towns	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Other comments (where appropriate) including absolute barriers to development, Green Infrastructure etc.	Overall conclusions
Former Cotgrave Colliery	Development at this location would be self-contained by Cotgrave Country Park, which provides a degree of containment.	No coalescence issues	Site previously developed and visually contained, however it relates more to the countryside at present than the town of Cotgrave	No impact on the setting of historic towns	Involves the recycling of a significant area of derelict land in the vicinity of a town that has some levels of social and economic deprivation.	Whole Area has outline planning permission for comprehensive redevelopment	Overall LOW importance in relation to purposes of the Green Belt. Has planning permission and therefore is both suitable and available for development.
SCORE	1/5	0/5	2/5	0/5	1/5	-	4/25
Former RAF Newton	Development in this location would not lead to sprawl given the existing structures on the site	Would bring Bingham and Newton closer together	Limited encroachment into the countryside as area already contains numerous building. Maybe a more intense built form at the end.	No impact on the setting of historic towns	Involves the recycling of derelict land	Whole area has outline planning permission for comprehensive redevelopment, (subject to the signing of S106 agreement)	Overall LOW-MEDIUM importance in relation to purposes of the Green Belt. Area has been identified by a willing landowner as available for development and has been included within the Strategic Housing Land Availability Assessment.
SCORE	1/5	3/5	2/5	0/5	2/5	-	8/25

APPENDIX 1: Desktop Review Plans for Assessment around the Principal Urban Area

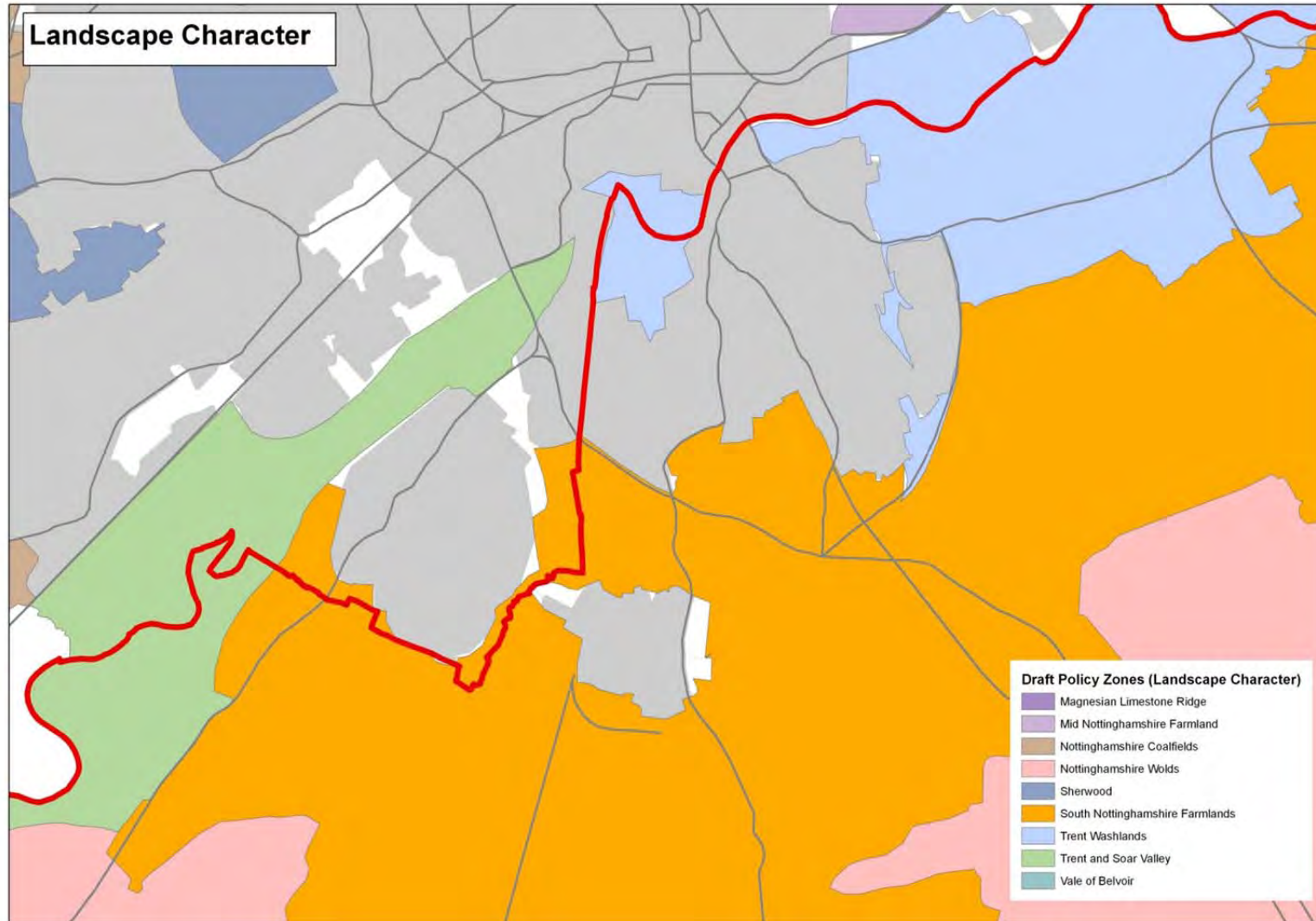
A: Environmental Designations, (Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and Country Parks



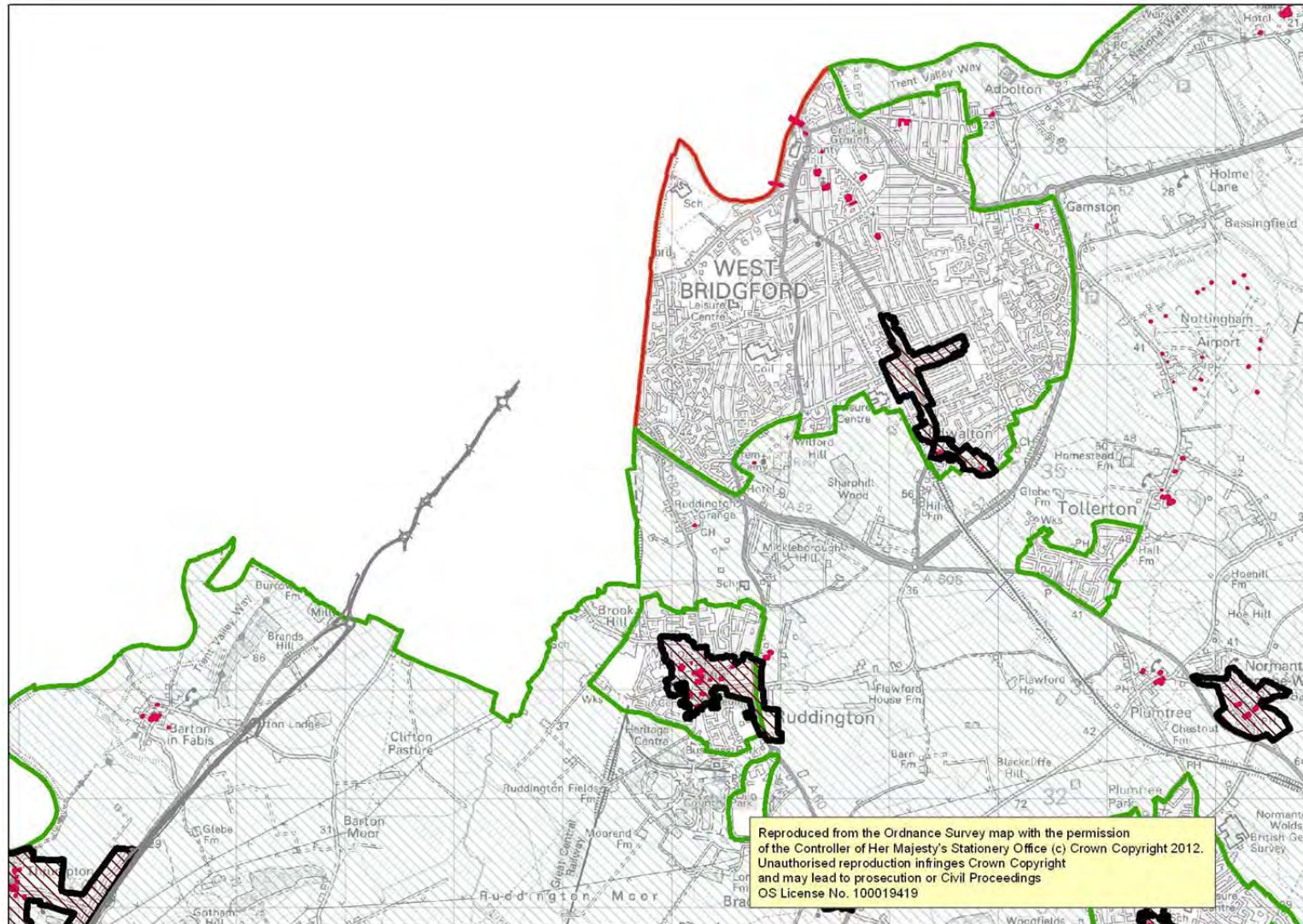
B: Watercourses and Flood Risk



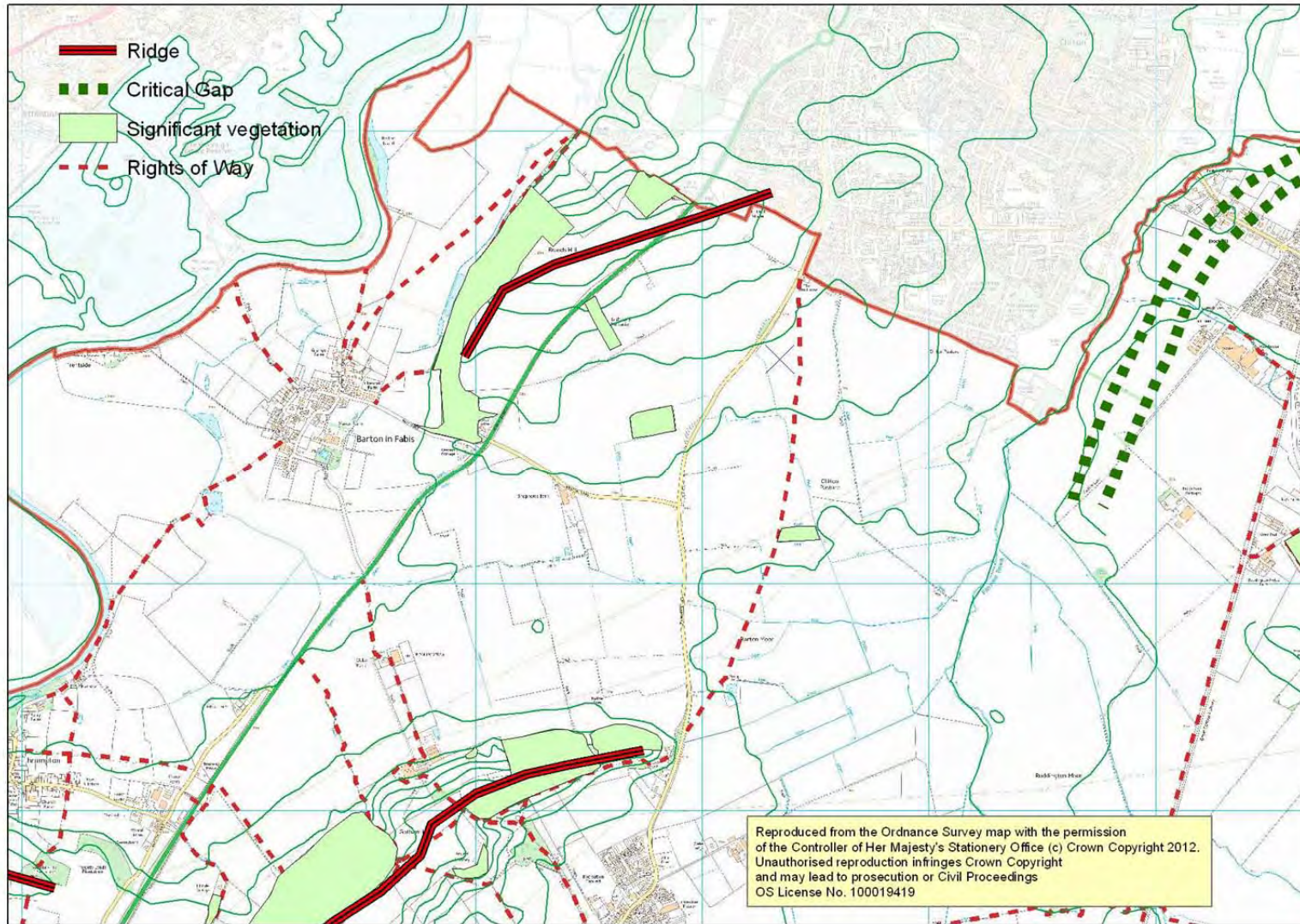
C: Landscape Character



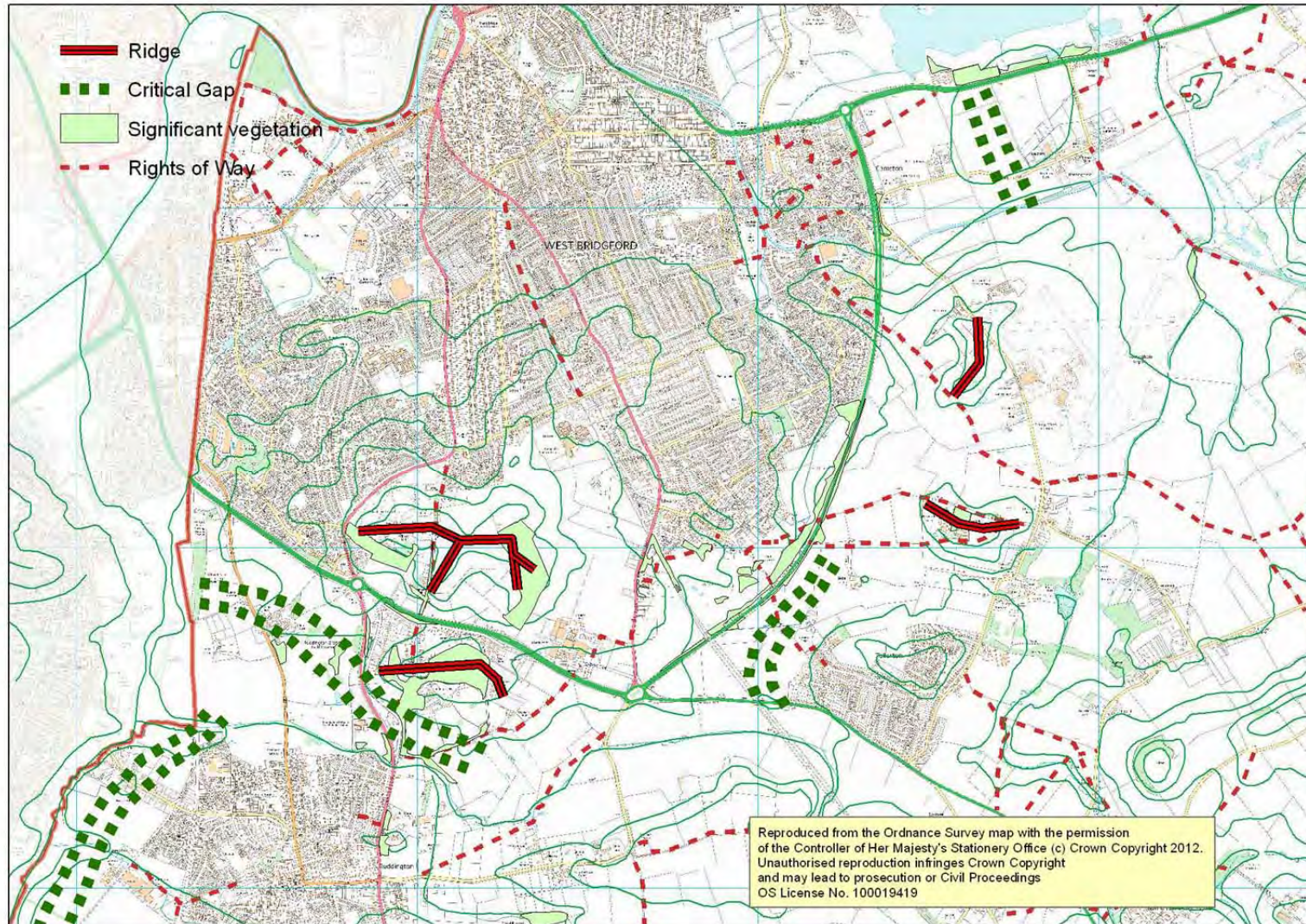
D: Conservation Areas and Listed Buildings



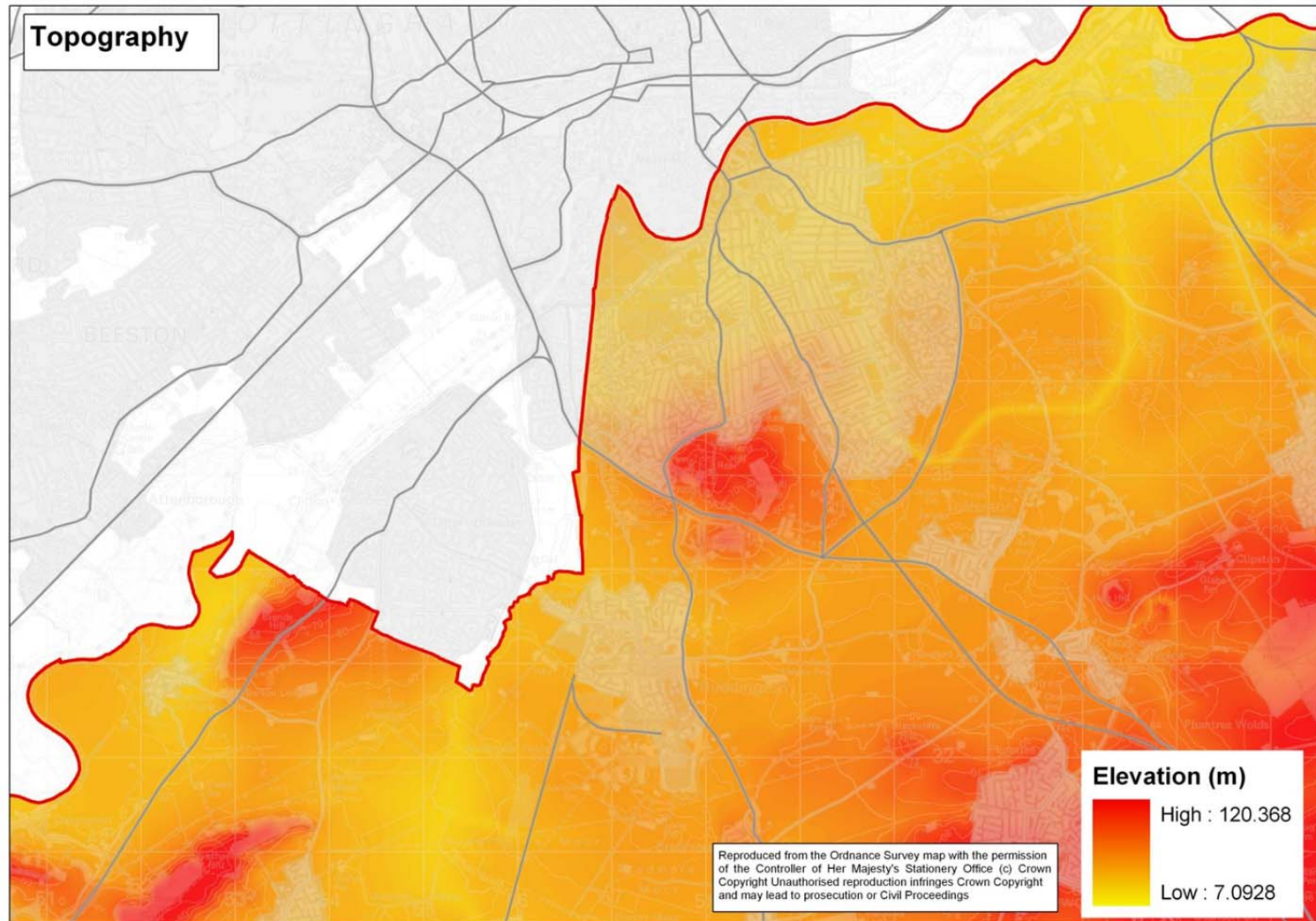
E: Other Features. Clifton



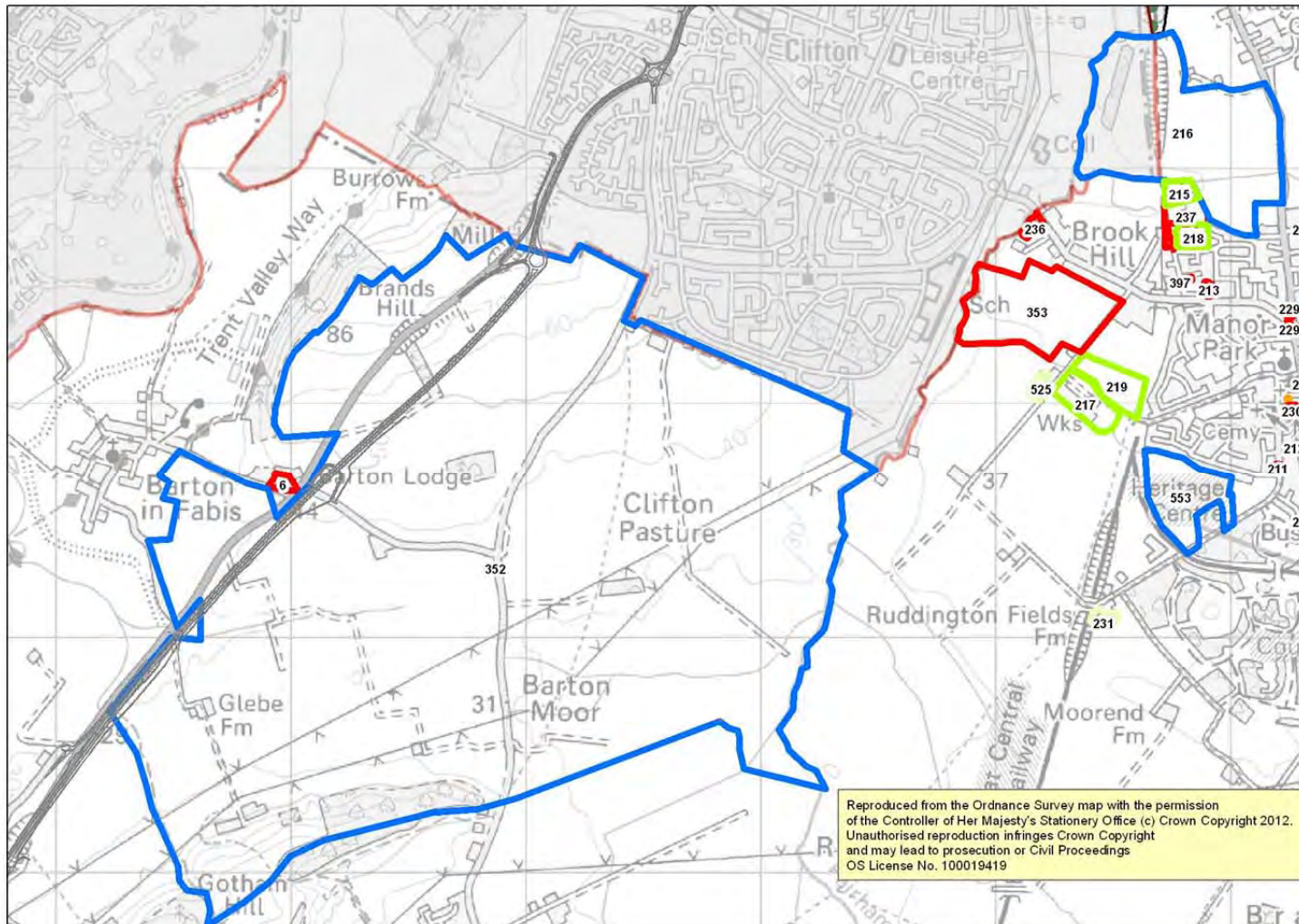
F: Other Features. Edwalton and Gamston



G: Topography



H: Principal Urban Area Strategic Housing Land Availability Assessment sites Clifton/Ruddington



I: Principal Urban Area Strategic Housing Land Availability Assessment sites West Bridgford/Gamston

