



Rushcliffe Green Belt Review

**Part 2 (b) (Detailed Review of the Nottingham-
Derby Green Belt within Rushcliffe – Rural
Towns and Villages)**

September 2017

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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 the western side of Bingham in the east and the edge of the East Leake Parish boundary in the south. Further land was included within the Green Belt at Lady Bay in the 1996 Rushcliffe Local Plan. The Green Belt 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 40% of Rushcliffe is designated as Green Belt. This equates to around 16,566 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 Local Plan Part 1: Rushcliffe Core Strategy (Core Strategy) was adopted in December 2014. The Core Strategy was supported by a green belt review. This review comprised a strategic review around the main built up area of Nottingham, a strategic review around rural towns and villages that fall within the green belt within Rushcliffe, and a detailed review around the edge of the main built up area of Nottingham (within Rushcliffe), together with the regeneration sites at Former RAF Newton and Former Cotgrave Colliery.
- 1.5 As a result of the Review, some revisions were made to the green belt in order to accommodate development of sustainable urban extensions around the Nottingham built-up area (within Rushcliffe). And the regeneration sites at Former Cotgrave Colliery and at Former RAF Newton.

- 1.6 Rushcliffe's Local Plan is a two Part Process, with Local Plan Part 2 Land and Planning Policies (LAPP) providing full coverage for development within the Borough until 2028. The scope of Local Plan Part 2 is policies for considering the development of land. Secondly, it will contain non-strategic allocations within the Borough around the key settlements and other villages where further residential development is required to meet housing need and is sustainable.
- 1.7 Policy 4 of the Core Strategy provides the framework for Green Belt Review as part of LAPP. It states:

'4. The following settlements shall be inset from the Green Belt:

Bradmore, Bunny, Cropwell Butler, Gotham, Newton, Plumtree, Shelford, Upper Saxondale.

5. Inset boundaries will be reviewed or created through the Local Plan Part 2 (Land and Planning Policies) in order to accommodate development requirements until 2028. Consideration will be given to the identification of safeguarded land to meet longer term requirements beyond the plan period.'

- 1.8 Furthermore, policy 4 outlines criteria for reviewing green belt boundaries. It states:

'7. When reviewing Green Belt boundaries, consideration will be given to whether there are any non-Green Belt sites that are equally, or more, sustainably located to cater for development needs within the Borough before making alterations to the Green Belt. Regard will be had to:

- a) the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between settlements;***
- b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;***
- c) the appropriateness of defining safeguarded land to allow for longer term development needs; and***
- d) retaining or creating defensible boundaries. '***

1.9 Part 1 and Part 2(a) of the Green Belt Review goes into more detail in relation to the framework for carrying out the review of the Green Belt. The table below sets out the framework:

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|---|--|
| <p>LOCAL PLAN PART 1: CORE STRATEGY STAGE</p> <p>All of these stages have been completed</p> | <ul style="list-style-type: none"> • 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. • Part 1(b) Strategic review for the rest of the Green Belt within Rushcliffe focussing on rural settlements and areas proposed for regeneration. • Review of existing settlements “washed over” by the Green Belt and identification of whether or not they should be “inset” from the Green Belt. • See: <ul style="list-style-type: none"> http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/localplan/Rushcliffe%20Green%20Review%20part%201%20and%202a%20Nov%202013.pdf |
| <p>LOCAL PLAN PART 2: LAND AND PLANNING POLICIES STAGE</p> <p>This stage</p> | <ul style="list-style-type: none"> • 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. • 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 (Chapter 2). • Review of all other existing “inset” boundaries in order to correct any minor issues in relation to current Green Belt boundaries. (Chapter 3). • Part 2 (b) Detailed reviews around the key settlements of Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington, and ‘other villages’ Cropwell Bishop, East Bridgford, Gotham and Tollerton) to support making land available to meet the minimum housing targets that the Core Strategy has set for them, and to potentially consider longer term requirements so the issue of Green Belt does not have to be revisited in the next review of the Local Plan (Chapter 4). |

1.10 This Green Belt Review should be read alongside parts 1 and 2(a) that supports the Core Strategy, therefore the scope of this part of the review is limited to the three components set out in the table. The methodology for each

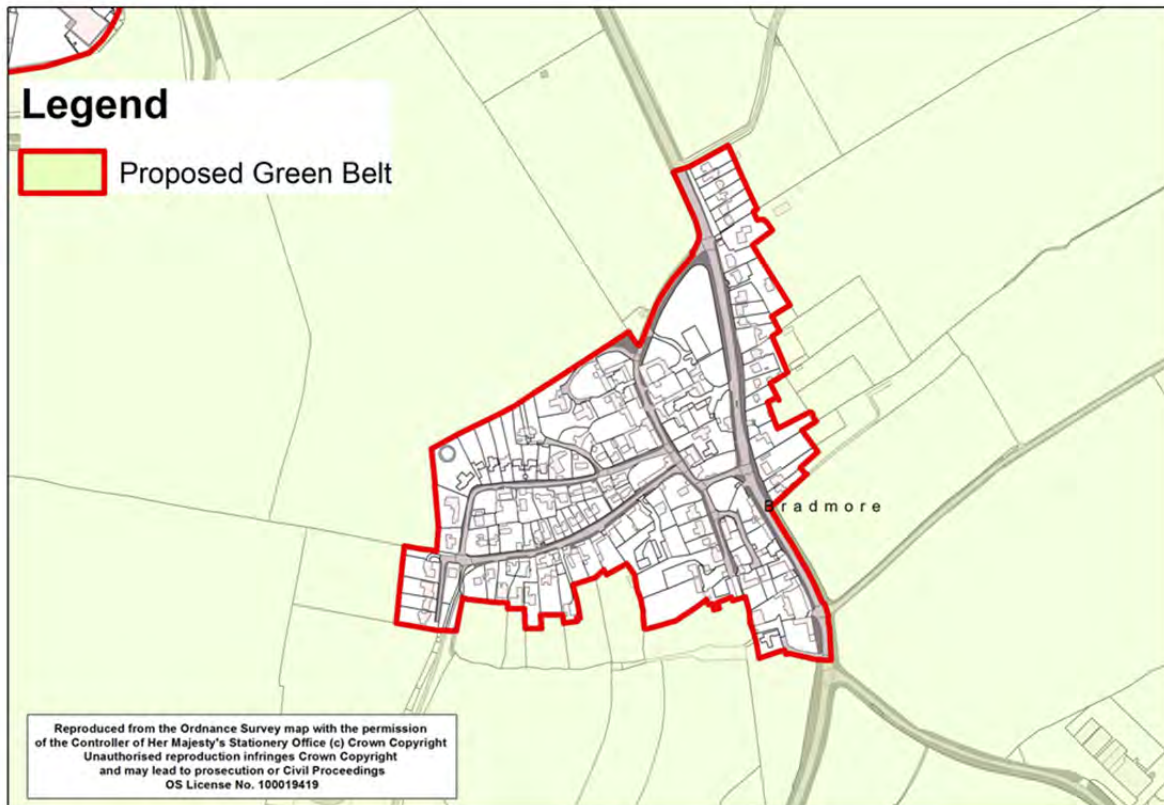
of the three components of the Green Belt review is contained at the start of each chapter.

2. Proposed insets for washed over villages

Methodology

- 2.1 Policy 4 of the Core Strategy provides the framework for Green Belt Review as part of Local Plan Part 2: Land and Planning Policies. It identifies Bradmore, Bunny, Cropwell Butler, Gotham, Newton, Plumtree, Shelford and Upper Saxondale as settlements which should be inset from the Green Belt. In accordance with NPPF paragraph 86, these settlements were selected for inset from the Green Belt due to their compact built form, limited contribution to the Green Belt's openness, and to enable suitable infill development within these settlements, such as the redevelopment of redundant buildings.
- 2.2 When defining possible Green Belt boundaries for these inset villages, the review has complied with paragraph 85 of the NPPF by:
- not including land which it is unnecessary to keep permanently open;
 - ensuring that Green Belt boundaries will not need to be altered at the end of the development plan period; and
 - defining boundaries, using physical features that are readily recognisable and likely to be permanent.
- 2.3 Unlike the review of the Green Belt boundaries around the Key Settlements (where allocations are required to deliver the distribution of development within the Core Strategy) the establishment of new inset village boundaries only requires the identification of the main built up areas (i.e. those areas of the village that are not required to be kept permanently open) and the setting of boundaries that have a degree of permanence, utilising features on the ground.
- 2.4 If however, Green Belt is required to meet an identified local need (through the Land and Planning Policies Development Plan) and exceptional circumstances are established, a more comprehensive Stage 2 review determining areas of Green Belt importance may be necessary to inform site selection.

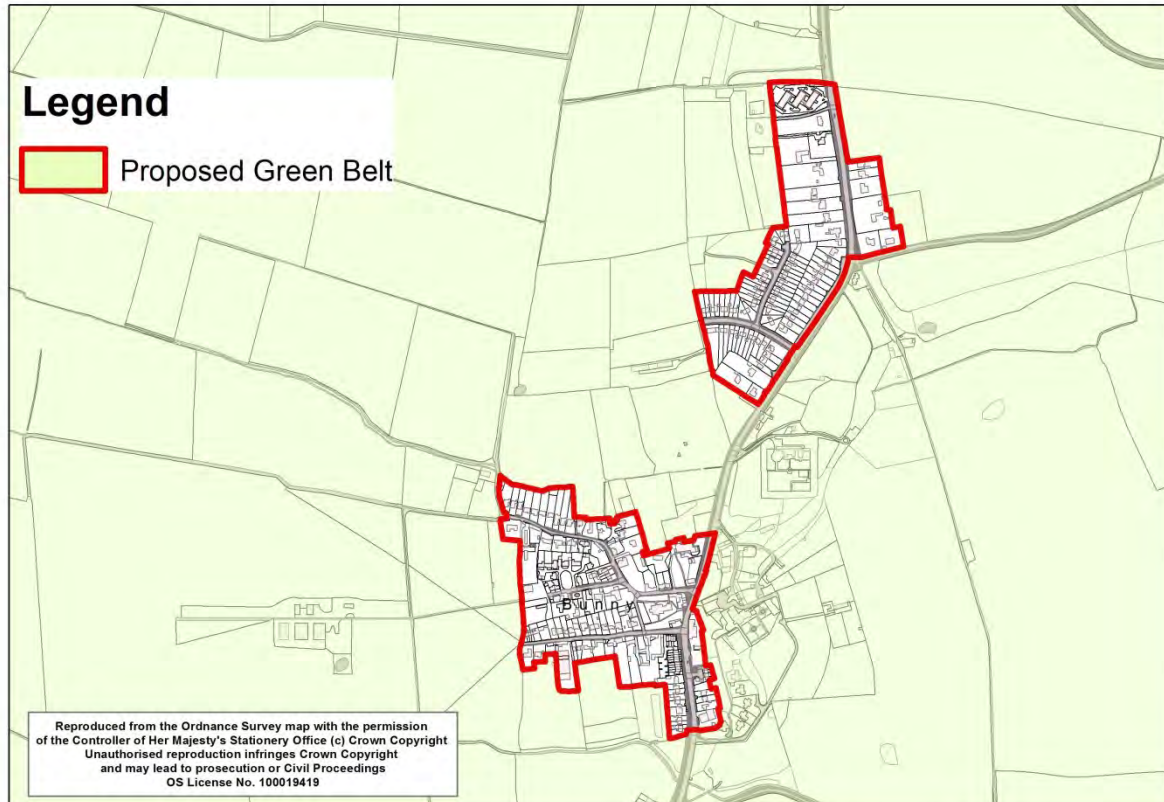
Bradmore



- 2.5 Bradmore village has the benefit of having a conservation area designation. The main core of the village tightly focusses around Far Street, Loughborough Road and Main Street.
- 2.6 The suggested inset boundary follows features on the ground around the settlement. Moving in a clockwise direction, the suggested boundary follows the rear of the properties that front Loughborough Road. The boundary features that are prevalent along the rear of these properties consist of hedgerows and fencing. The suggested boundary to the south of the settlement largely follows the rear boundaries of properties, the boundary features that are prevalent to these properties mainly consist of hedgerows and fencing. There are three exceptions to this, at the Old Barn and at 19 and 29b Main Street. These properties have large gardens which extend some distance away from them and it is considered that these gardens contribute to the openness of the Green Belt. Therefore on these occasions, the properties themselves form the suggested boundary, together with a driveway in the case of 19 Main Street.
- 2.7 The suggested western boundary follows the rear of gardens of properties along Little Moor Lane and along Far Street. The boundary features that are prevalent to these properties mainly consist of hedgerows and fencing, which

are considered to be defensible features. Finally, it is suggested that the northern boundary of the inset should follow the rear of properties that run along Far Street, the north side of Farmer Street and the northern boundary to 63 Loughborough Road. The boundary features to the rear of the properties along Far Street mainly consist of hedgerows.

Bunny



- 2.8 The main core of Bunny village has the benefit of having a conservation area designation. The main core of the village tightly focusses around Loughborough Road, Main Street, Moor View and Moor Lane. Bunny is unusual in that to the north of the main core of the village is a secondary core. It is considered that both of these parts of the village do not contribute to the openness of the Green Belt.

Main Inset

- 2.9 The suggested inset boundary follows features on the ground around the settlement. Moving in a clockwise direction, the suggested boundary follows the rear of the properties that front Loughborough Road. It is considered that Bunny Hall and the properties that lie within its extensive grounds contribute to the openness of the Green Belt and should not fall within an inset. The boundary features that are prevalent along the rear of these properties primarily consist of

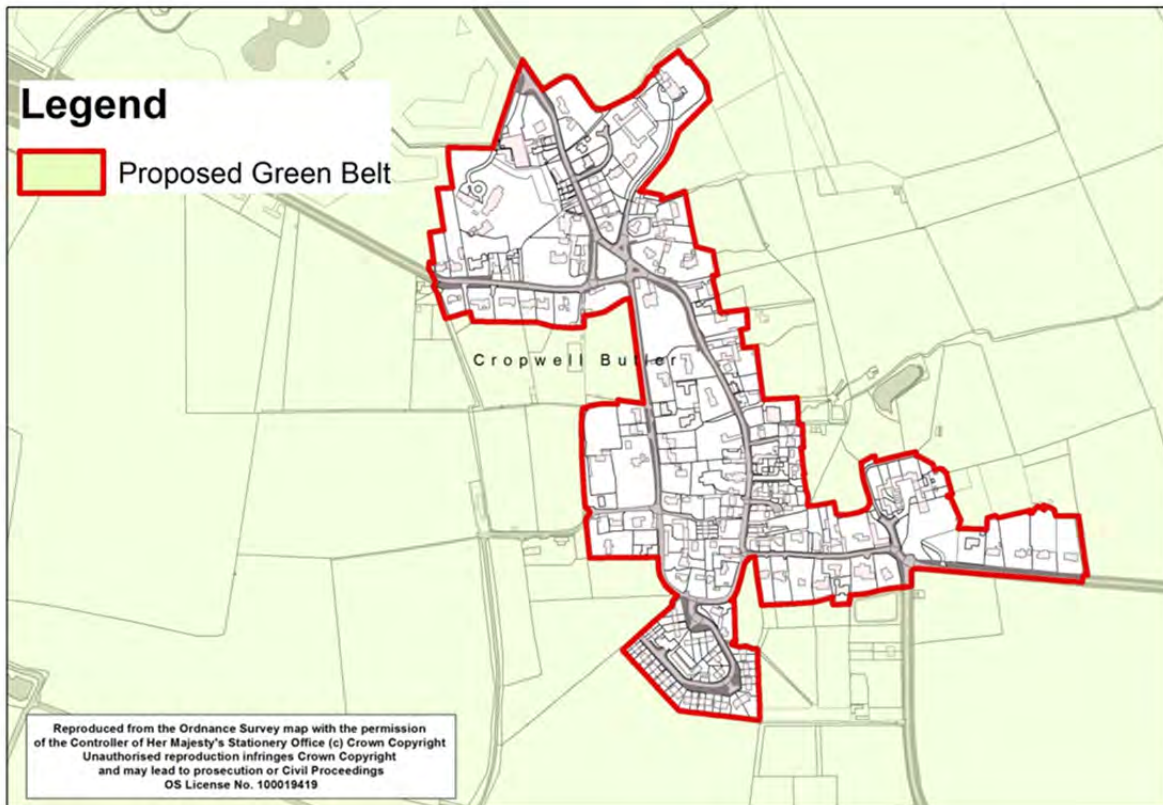
brick walls, hedgerows and fencing. The suggested boundary to the south of the settlement largely follows the rear boundaries of properties which front onto Main Street, the boundary features that are prevalent to these properties mainly consist of hedgerows and fences.

- 2.10 The suggested western boundary follows the side boundaries to properties along the west of the village, and a substantial hedgerow. The boundary features that are prevalent to these properties and areas of land mainly consist of hedgerows and fencing which are considered to be defensible features. Finally, it is suggested that the northern boundary of the inset should follow the rear of properties that run along Far Street, the north side of Farmer Street and the northern boundary to 63 Loughborough Road. The boundary features to the rear of the properties along Far Street the mainly consist of close boarded fencing and hedgerows which are considered to be defensible features.

North Inset

- 2.11 This area of the village is focussed around Loughborough Road, Victoria Road and Albert Road. The suggested boundary to the east of this part of the village insets numbers 17-33 Loughborough Road. Hedgerows and fencing to the rear provide a strong defensible boundary. The remaining feature that is considered could form an appropriate boundary is the main A60 Loughborough Road. It is considered that an appropriate feature for the southern boundary is the side boundaries to 68 and 70 Loughborough Road.
- 2.12 It is considered that the appropriate defensible features which could form the western boundary are the boundaries to properties along Victoria and Albert Road, and the boundaries to 8-24 Loughborough Road and the units at Bradmore Business Park. The boundary features to the west of this area mainly consist of fencing and hedgerows, which are considered capable of forming defensible boundaries. It is considered that an appropriate northern boundary to this inset should follow the edge of Bradmore Business Park and the strong hedgerow to the side of 17 Loughborough Road.

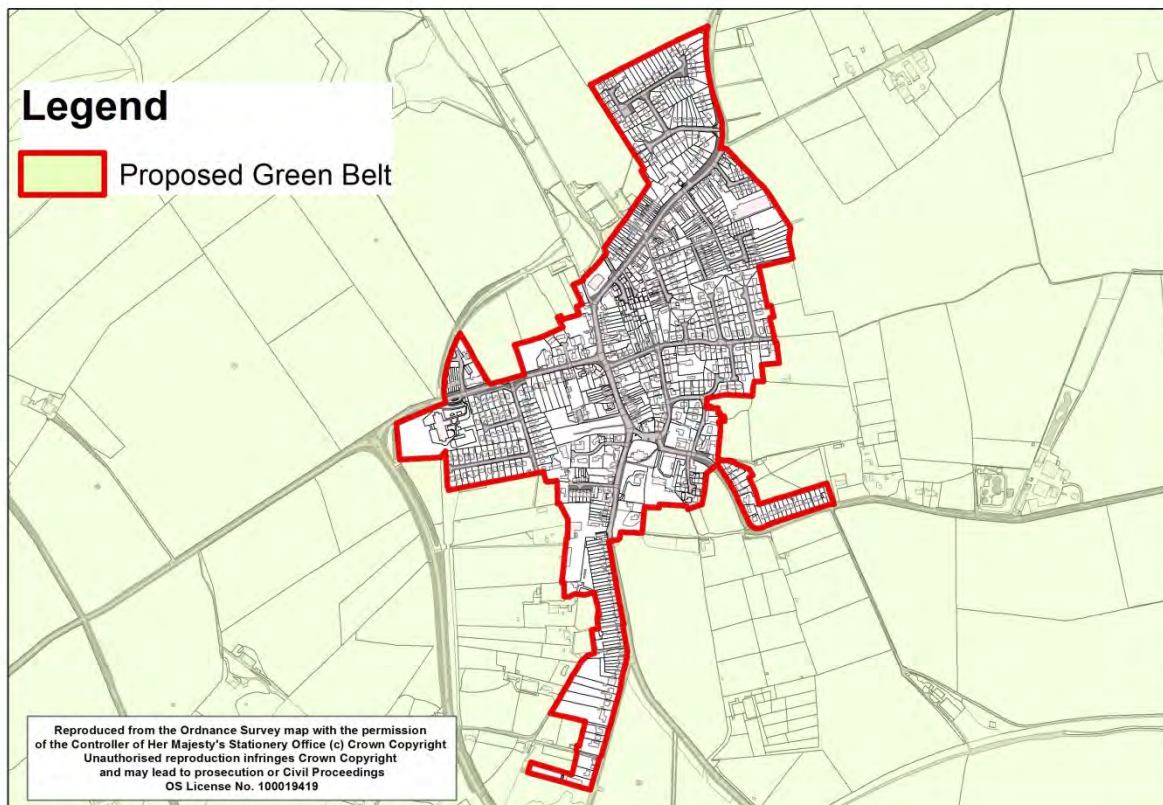
Cropwell Butler



- 2.13 The village core is focussed around Back Lane and Main Street, with some development along the radial routes out of Cropwell Butler. The vast majority of Cropwell Butler and some of the surrounding fields are designated as a Conservation Area.
- 2.14 It is considered that the defensible boundary to the east of the village could largely follow the rear boundaries of properties that run along Main Street, the conversions at Rookery Farm and Tithby Road. The boundaries contain a variety of forms, such as walls, hedgerows and fencing. It is considered that the grounds to the Firs contribute to the openness of the Green Belt, therefore the property should not fall within the inset. In addition, the boundary should run along the rear of the village hall. Whilst it is considered that the village hall and its car park does not contribute towards the openness of the Green Belt, the play area and fields behind it do. It is considered that Tithby Road and the boundaries to properties that run along Main Street and Butler Close could form the southern boundary to the inset.
- 2.15 It is considered that the western boundary of the inset should follow hedgerows and fencing of properties along Back Lane where areas of paddock and farmland abut the lane. The only exception to following the boundary of existing build development is at Branmore, Hoe Lane. With the property sitting on high

ground and boundaries and the extensive garden with quite open boundaries, it is considered that this area contributes to the openness of the Green Belt and therefore should not fall within the inset. It is considered that the features that could form the northern boundary of the inset include the boundaries to properties to the north of Radcliffe Road, The Manor and the farm track to the north of The Bar. The majority of the boundaries to the properties to the north of the village consist of hedgerows.

Gotham

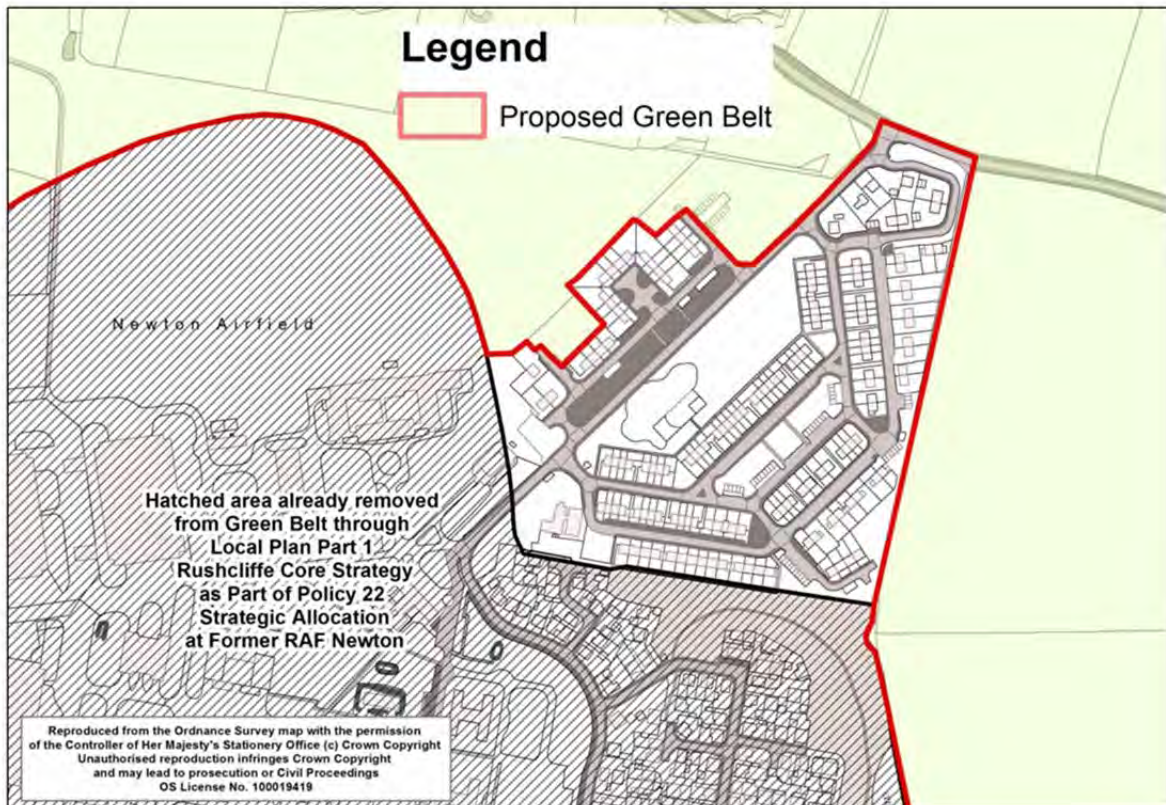


- 2.16 The main core of the village radiates from the junction of Leake Road/Nottingham Road and Kegworth Road.
- 2.17 Moving in a clockwise direction, the suggested Green Belt inset boundary follows Nottingham Road until it reaches the bus stop where it follows the rear of properties on Grasmere Gardens, St Andrews Close, Fairham Avenue, Curzon Street, Naylor Avenue and The Rushes. The boundary features that are prevalent along the rear of these properties consist of hedgerows and fencing.
- 2.18 In the south east corner of Gotham, residential developments north of Moor Lane create an intrusion into the countryside which, due to their compactness, does not contribute to the Green Belt's openness. It is therefore suggested that

these detached and semi-detached properties should form part of the Green Belt inset. Moor Lane itself, post and wire fencing and hedgerows provide the defensible boundaries for these properties.

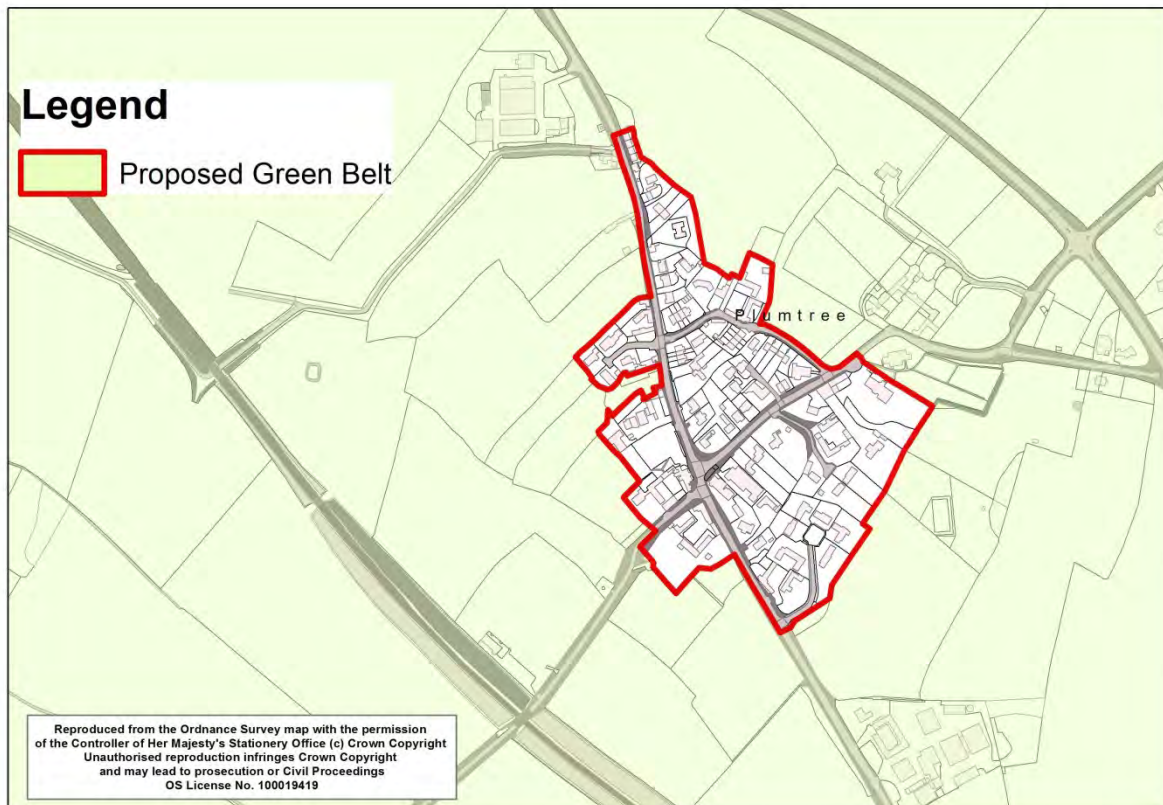
- 2.19 The suggested inset boundary to the south of the settlement, between Moor Lane and Leake Road follows the rear boundaries of residential properties. The boundary features mainly consist of hedgerows and fencing. The Green Belt boundary follows Leake Road south with the residential properties west of Leake Road being inset from the Green Belt. The detached dwellings further south on Hill Road have also been inset as they do not contribute to the openness of the Green Belt. The suggested south western inset boundary consists of hedgerows, post and wire and wooden fences,
- 2.20 Further north and west, the hedgerows and fences of properties on Pygall Avenue and the boundary of Gotham Primary School (which due to its enclosure by the Kegworth Road and Gypsum Way includes the school field) provide strong defensible western boundaries.
- 2.21 Kegworth Road forms part of the Green Belt boundary north of the school, with the old school and new residential properties adjacent being inset due to their density and impact on openness. The thick hedgerow along the adjacent right of way and fencing provide the boundary for this inset area.
- 2.22 The boundary in this area follows the rear fences of properties on Home Farm Close and the gardens of properties between Home Farm Close and the British Legion Building. The British Legion building and its car park behind have been inset with the boundary following the rear of those properties that front onto Nottingham Road. Gotham's Memorial Hall and Bowls Club do not fall within the suggested Green Belt inset as there are no disenable defensible boundaries which could be followed to contain development and prevent sprawl.
- 2.23 The remaining section of Gotham's suggested inset boundary follows the post and wire fencing and hedgerows behind properties on Wodehouse Avenue.

Newton



2.24 This area of the village formerly offered housing for personnel stationed at Former RAF Newton. To the south is the inset created to accommodate the strategic allocation at former RAF Newton. The predominant style of development is of terraced and semi-detached housing, gardens and maintained open space. It is considered that the inset should include this part of the village. There are a variety of defensible boundaries around the proposed amendments to the Green Belt boundary, predominantly consisting of different styles of fencing and hedgerows.

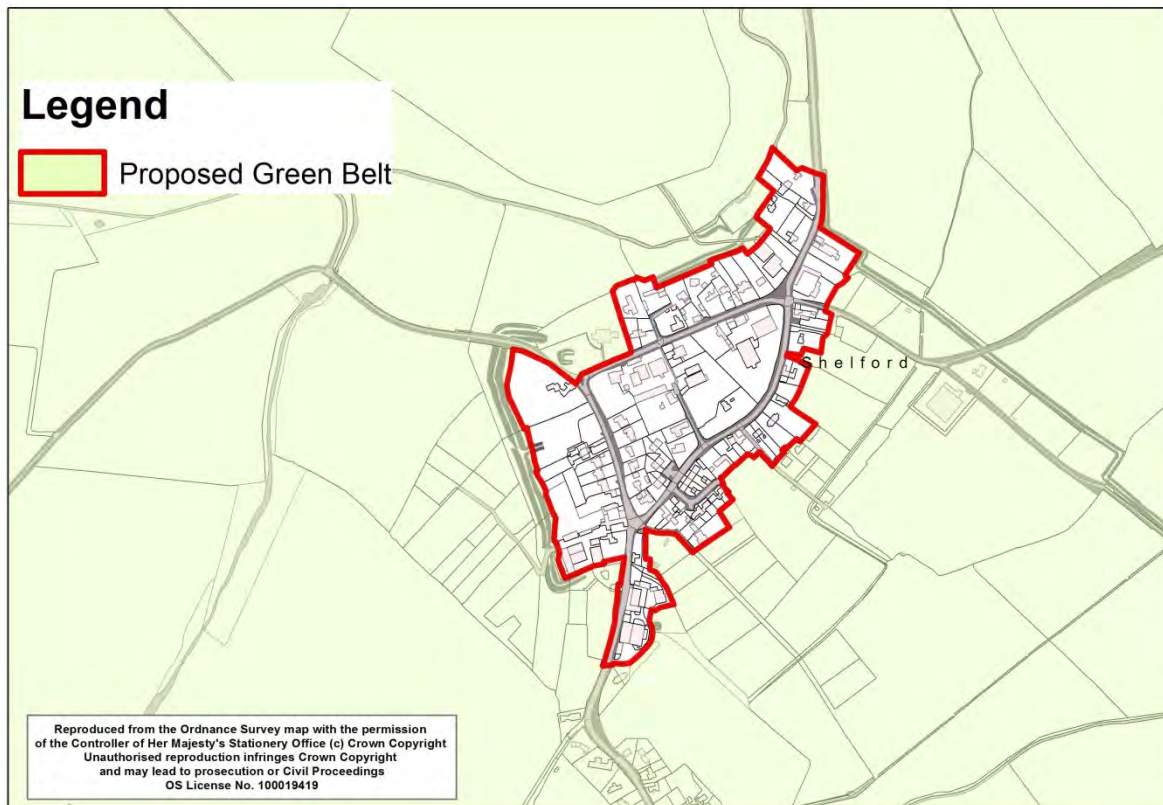
Plumtree



- 2.25 The main core of Plumtree is focussed upon the triangle of roads consisting of Church Hill, Main Road and Church Lane.
- 2.26 It is considered that the western boundary of an inset could predominantly consist of the boundaries to properties fronting Main Road and Church Lane, with Church Lane and Church Hill themselves forming a potential defensible boundary. Boundaries to these properties vary in style, but mainly consist of mature hedgerows and fencing. It is considered that the collection of buildings formerly part of Hall Farm, together with St Marys Church should not form part of the Green Belt Inset. Whilst the buildings themselves create a mass, both the cemetery and the gardens to the barn conversions are open in character given their scale or boundary treatments. A potential boundary along the south of the settlement could predominantly follow the boundaries of gardens and The Poplars.
- 2.27 A potential western boundary could follow the Main Road at both the north end and the south end of the village, with the remainder of the boundary consisting of the boundaries of properties. Whilst it is considered that the car park and beer garden to the Griffins Head offers out views into and out of the settlement, its features relate more to the village form and it is adjudged that it is not necessary for this land to be kept permanently open.

2.28 A potential boundary for the north of the inset could consist of the boundaries to the properties on Saddlers Yard, together with the boundary that is to the side of Town End Cottages. The boundaries mainly consist of hedgerows and fencing.

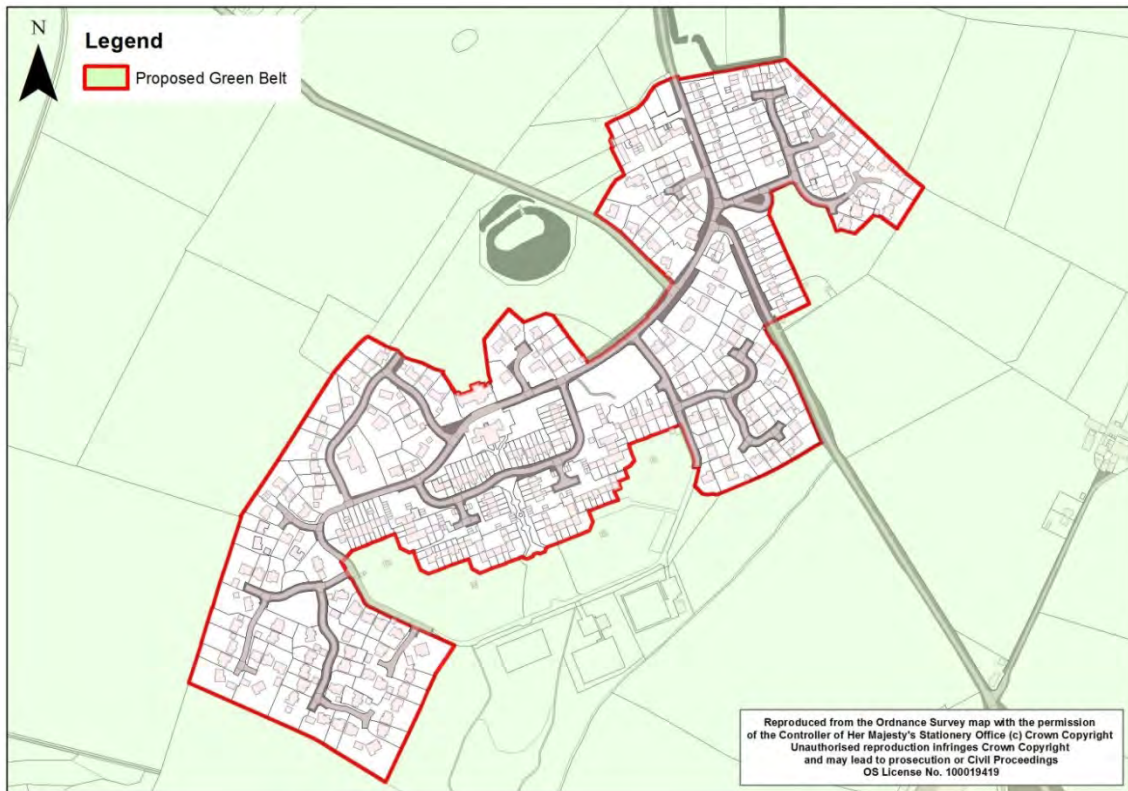
Shelford



2.29 The main village core is formed around the triangle of roads formed by Main Street, Church Street and West Street. It is considered that the proposed eastern inset boundary should follow the boundaries to properties that run along the eastern side of Main Street, Hawthorn Close and Pinfold Lane. The boundaries around these properties consist of a mixture of different types of fencing and hedgerows. It is considered that the three properties that are situated off Julian Lane should not fall within the Inset, as these properties and their curtilages do contribute to the openness of the Green Belt.

2.30 It is considered that the floodbanks which run to the west and north Shelford could form a defensible boundary to the inset, the exception to this being around the church. It is considered that the grounds of the church contribute towards the openness of the Green Belt, therefore should not fall within the inset of the settlement.

Upper Saxondale



- 2.31 The main village core is focussed upon the buildings and grounds of the former Saxondale hospital. Parts of the former hospital itself was converted into dwellings during the 1990s therefore they have long been in residential use, in addition a number of new dwellings were built surrounding the former hospital during the same period. The majority of Upper Saxondale is covered by a conservation area.
- 2.32 It is considered that the most logical defensible feature to utilise the boundaries to residential properties. These boundaries largely consist of fencing or hedgerows. There is however one exception to this as the area of formal open space located at Buckingham Drive and Bloomsbury Mews is surrounded on three and a half sides by development and therefore relates more to the settlement than the wider Green Belt. Whilst the rear gardens to the properties along Holme Farm Lane sit atop of a hill and contain views both to and from the wider countryside, and could be included within the Green Belt, it is considered that the track which separates the formal gardens from the open countryside provides a robust boundary. Consequently these gardens have been inset from the Green Belt.

3. Proposed minor amendments to existing boundaries

Methodology

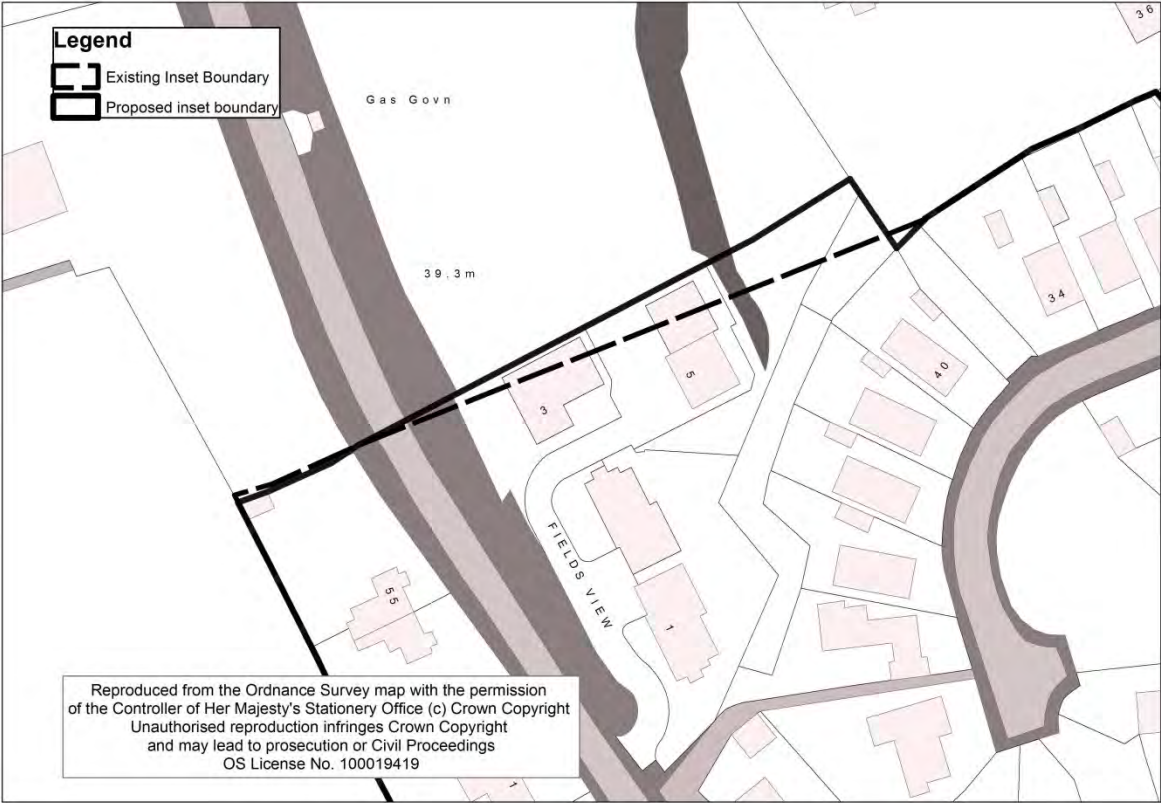
- 3.1 The Green Belt boundaries around the inset settlements (including the Key Settlements of Bingham, Cotgrave, Radcliffe on Trent and Ruddington) were established within the 1989 Green Belt Local Plan. The 1996 Rushcliffe Local Plan made no alteration to Green Belt inset boundaries for its rural towns and villages as the 2006 Local Plan was not adopted and the Core Strategy did not amend inset settlement boundaries, Green Belt boundaries for the inset settlements since they were formally adopted in the 1989 Green Belt Local Plan for Nottinghamshire.
- 3.2 Within this time there have been minor changes to the edges of some inset settlements as development (both permitted and those requiring planning permission) has occurred. As a result the Green Belt boundary does not necessarily follow boundaries or features on the ground and includes land that no longer contributes to the openness of the Green Belt. An important objective of this Green Belt Review is to ensure the edge of the Green Belt around the inset settlements follows an appropriate boundary which is defensible and offers a degree of permanence. A similar approach to the identification of the additional inset settlement boundaries has therefore been followed.
- 3.3 When assessing amendments to existing inset village boundaries, the Green Belt Review has complied with paragraph 85 of the NPPF by:
 - not including land which it is unnecessary to keep permanently open;
 - ensuring that Green Belt boundaries will not need to be altered at the end of the development plan period; and
 - defining boundaries, using physical features that are readily recognisable and likely to be permanent.
- 3.4 As with the identification of boundaries for the new inset villages, the review only requires the assessment of the land's openness and where permanent defensible boundaries exist to preserve it.
- 3.5 For the key settlements of Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington this part of the review only focusses on the existing inset boundaries. Chapter 4 provides a detailed review around the edge of the key settlements in order to assist in the allocation of land through Local Plan Part 2.
- 3.6 For other settlements, Local Plan Part 1 does not require the allocation of sites for development to meet the housing trajectory contained within it, and as a

result of this Policy 3 Spatial Strategy and the supporting text reflects this, stating that development in other settlements will be for local needs only, and that local needs will be delivered through infill development or through rural exception development. If a case is made to the Borough Council that there is a need identify sites to meet for further local need adjacent to Non-Key Settlements (through the Land and Planning Policies Development Plan) and exceptional circumstances are established, a more comprehensive Stage 2 review determining areas of Green Belt importance may be necessary to inform site selection.

Cotgrave

Recommended alterations

a) *Fields View*

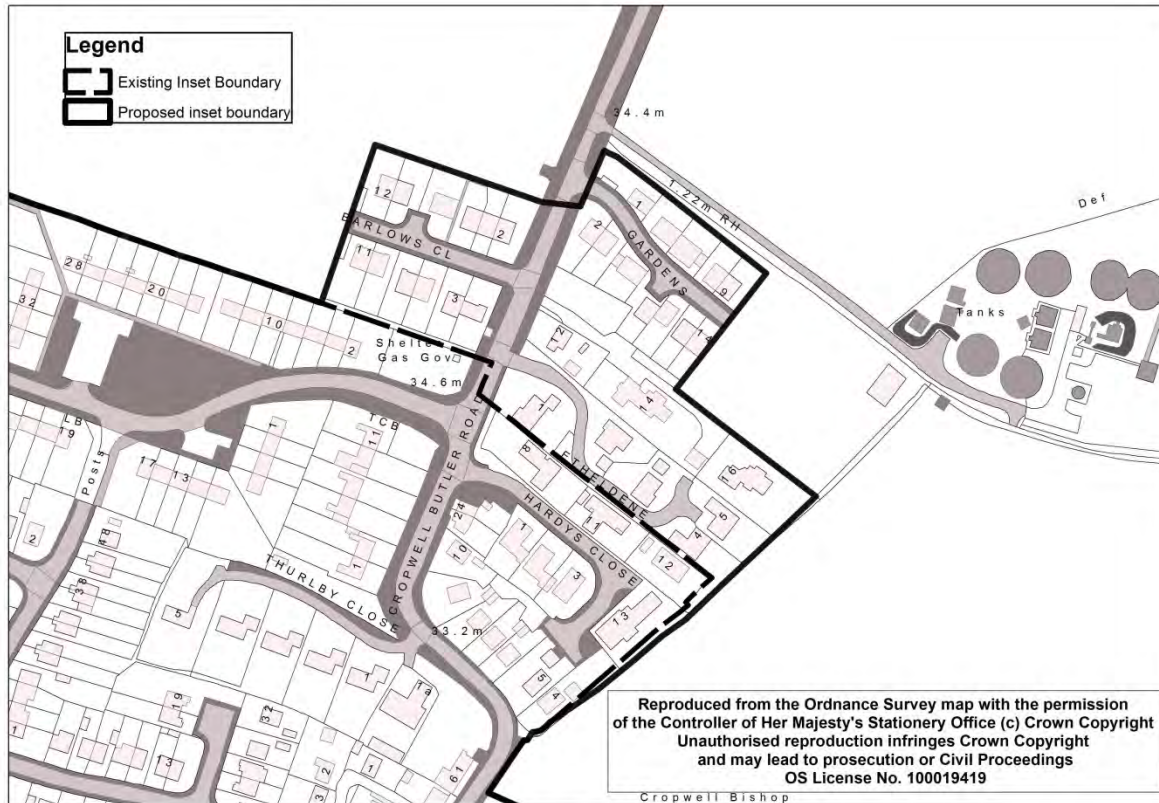


3.7 The present Green Belt boundary passes through the middle of properties on Fields View and does not follow a defensible boundary to 55 Main Road. It is proposed that a minor amendment should be made to follow the boundaries of properties on Fields View and to 55 Main Road. The boundary to the properties on Fields View consists of a dense hedgerow, whilst 55 Main Road consists of a hedgerow.

Cropwell Bishop

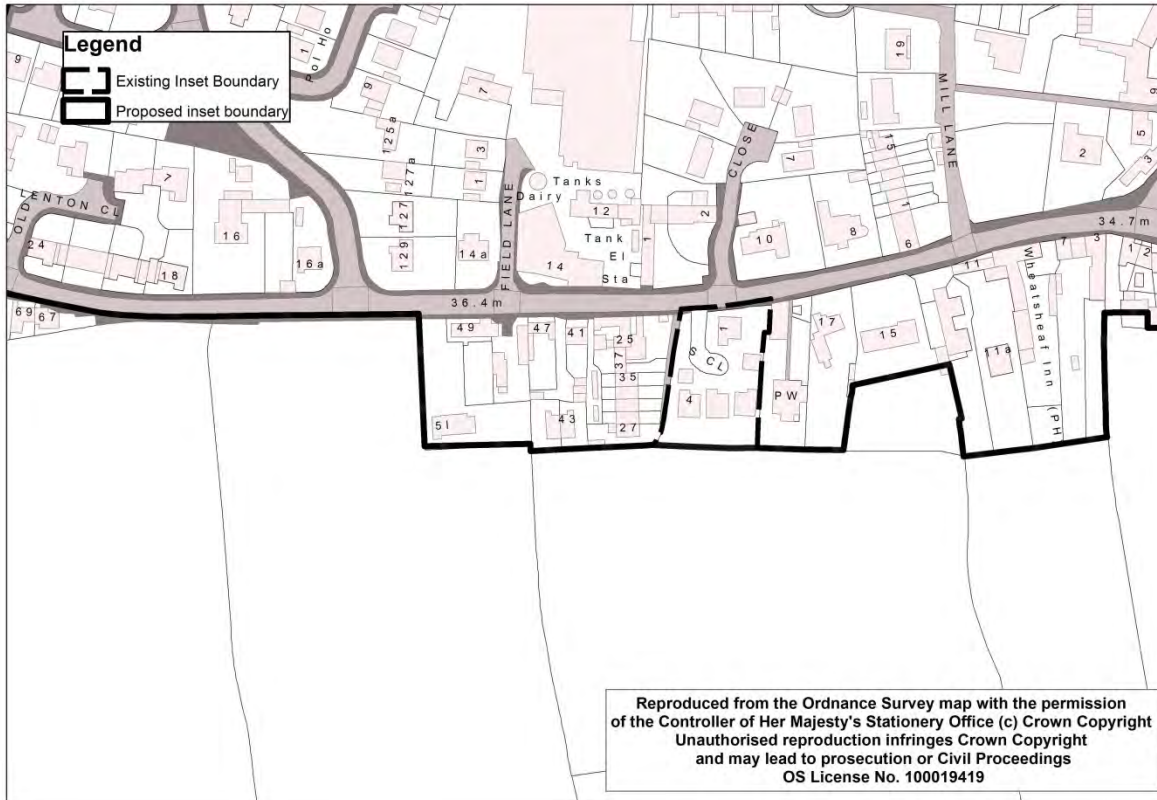
Recommended alterations

a) *Properties at Ethedene, Barlows Close and Shelton Gardens.*



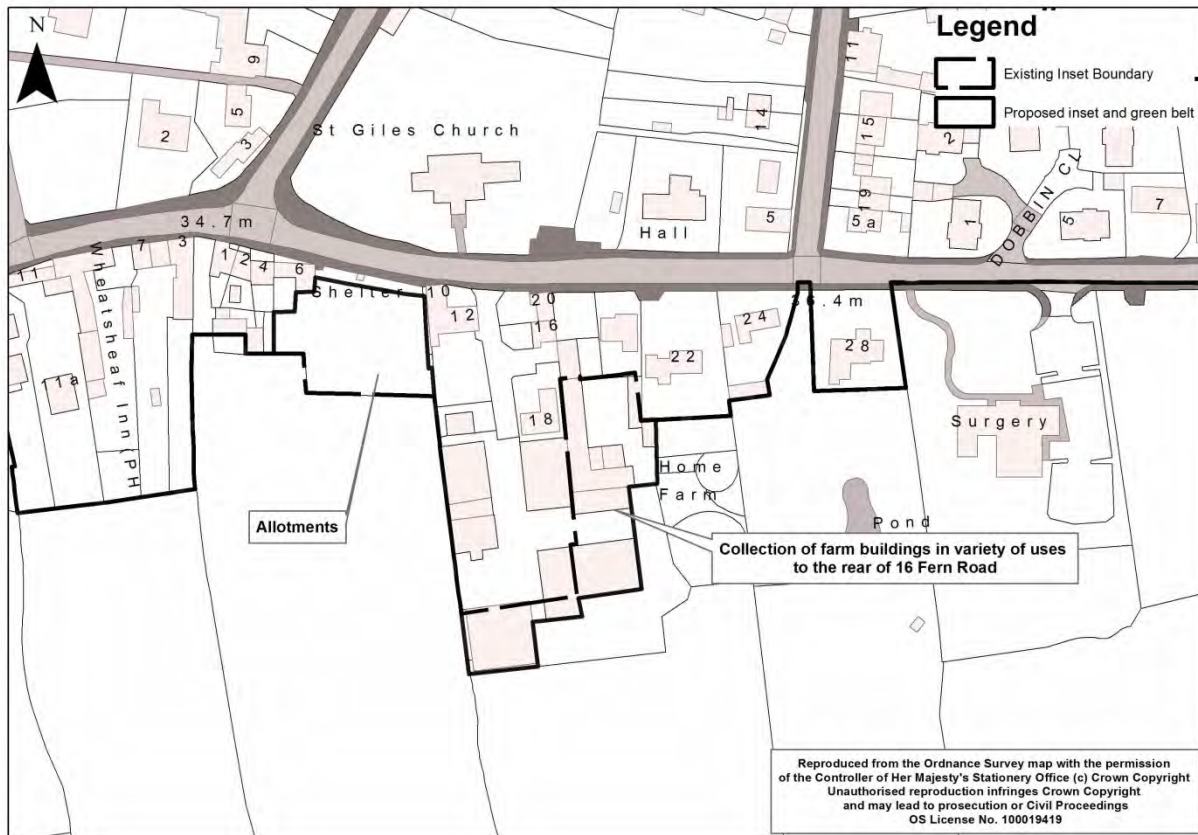
3.8 These three closes consist of comprehensive residential development. The boundary treatments consist of hedgerows and various styles of fencing. It is considered that these areas do not contribute to the openness of the Green Belt and that the boundary be amended to incorporate them into the inset for Cropwell Bishop.

b) Richards Close



3.9 Planning permission was granted on appeal for the development of four houses which were built in the 1990s. Comprehensive development that does not contribute to the openness of the Green Belt with clearly defined southern boundary. It is proposed that this boundary is followed as opposed to the present line.

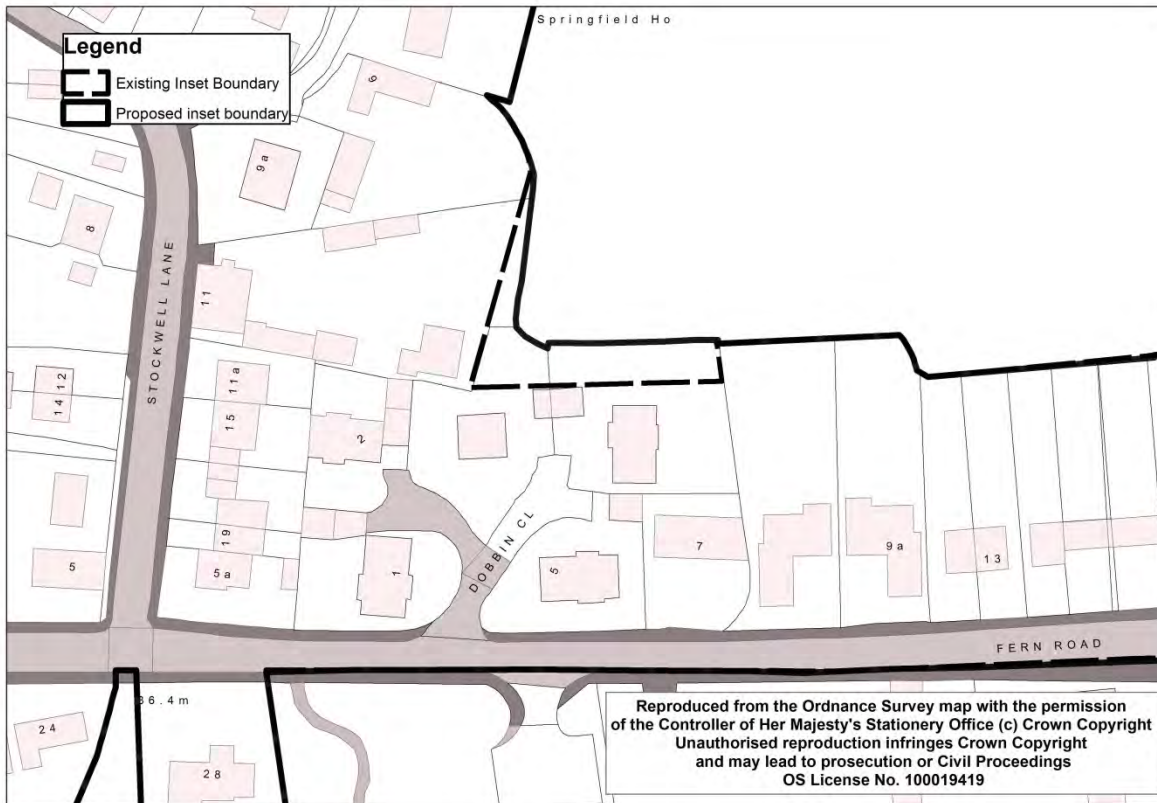
c) Allotments to the east of 6 Fern Road and Collection of farm buildings in variety of uses to the rear of 16 Fern Road



3.10 It is proposed that the allotment area, which lies behind a high wall separating it from the village is included within the Green Belt as it relates visually to the existing Green Belt as opposed to the village and contributes to the Green Belt's openness.

3.11 The current Green Belt boundary to the Rear of 16 Fern Road dissects various buildings that are in predominantly used for horse related activities. It is considered that the boundary could be amended to incorporate all of the buildings within the inset, as the physical structures do not contribute to the Green Belts openness.

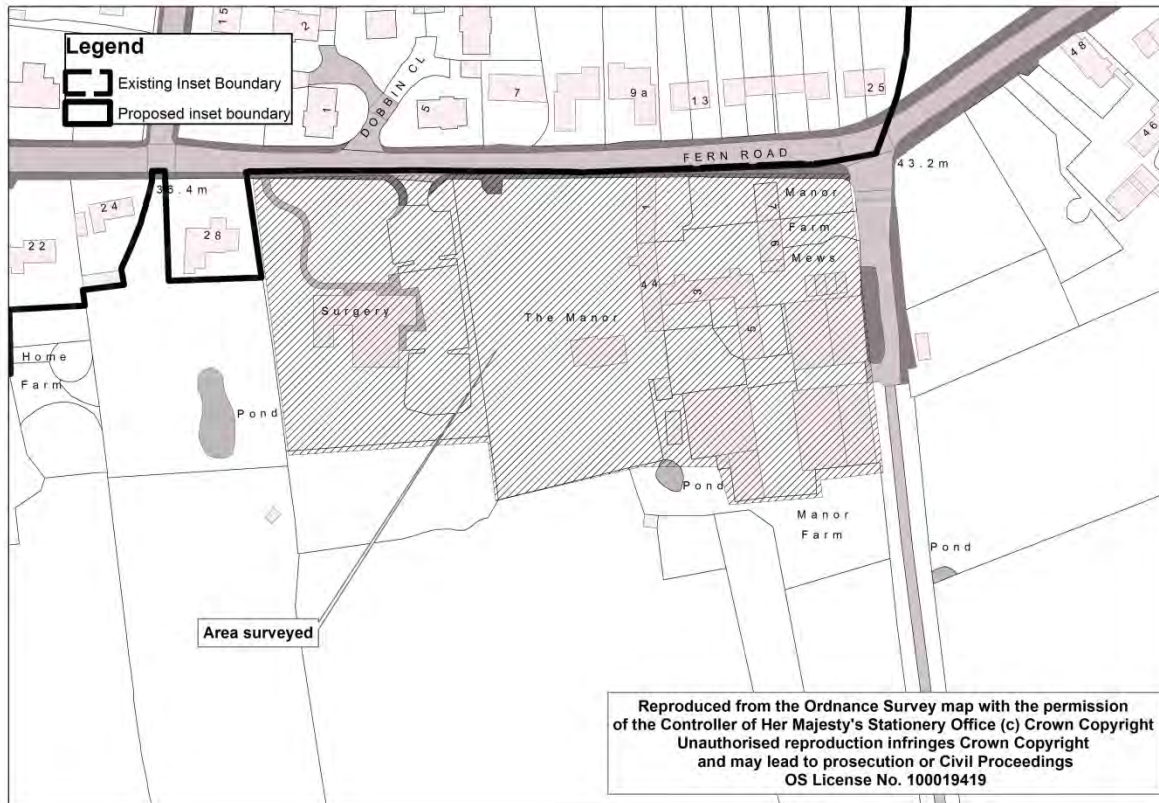
d) Gardens to the rear of Dobbin Close.



3.12 The current Green Belt boundary to two of the properties does not follow the boundary to the rear of the gardens. It is proposed that a minor amendment is made to reflect the present boundary of the properties.

Areas in Cropwell Bishop considered but not recommended for alteration

e) Health Centre, The Manor and farm buildings. Fern Road

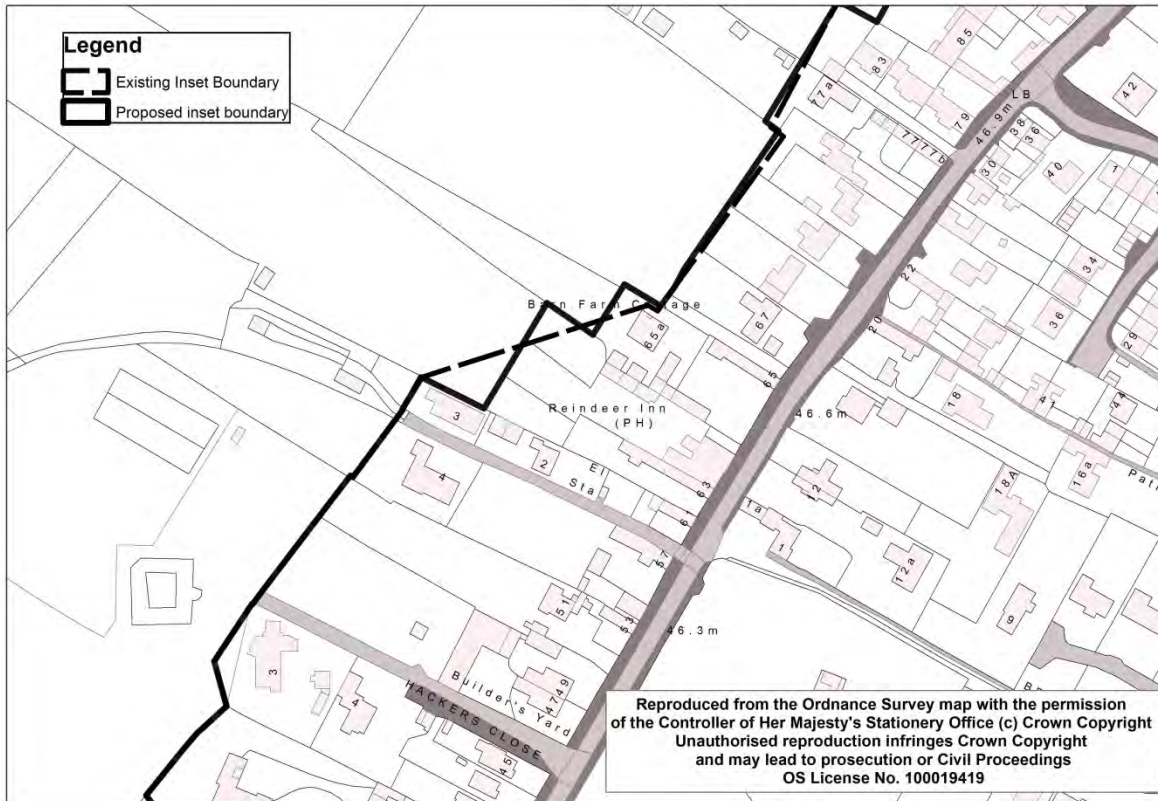


3.13 Whilst this area lies at the edge of the main built up area of Cropwell Bishop, the area, in particular the health centre and the Manor sit on a higher point to the rest of the settlement and both the Manor and the health centre lie in open and extensive grounds with views in to and across the Green Belt. It is therefore considered that this area remains within the Green Belt as it contributes towards its openness.

East Bridgford

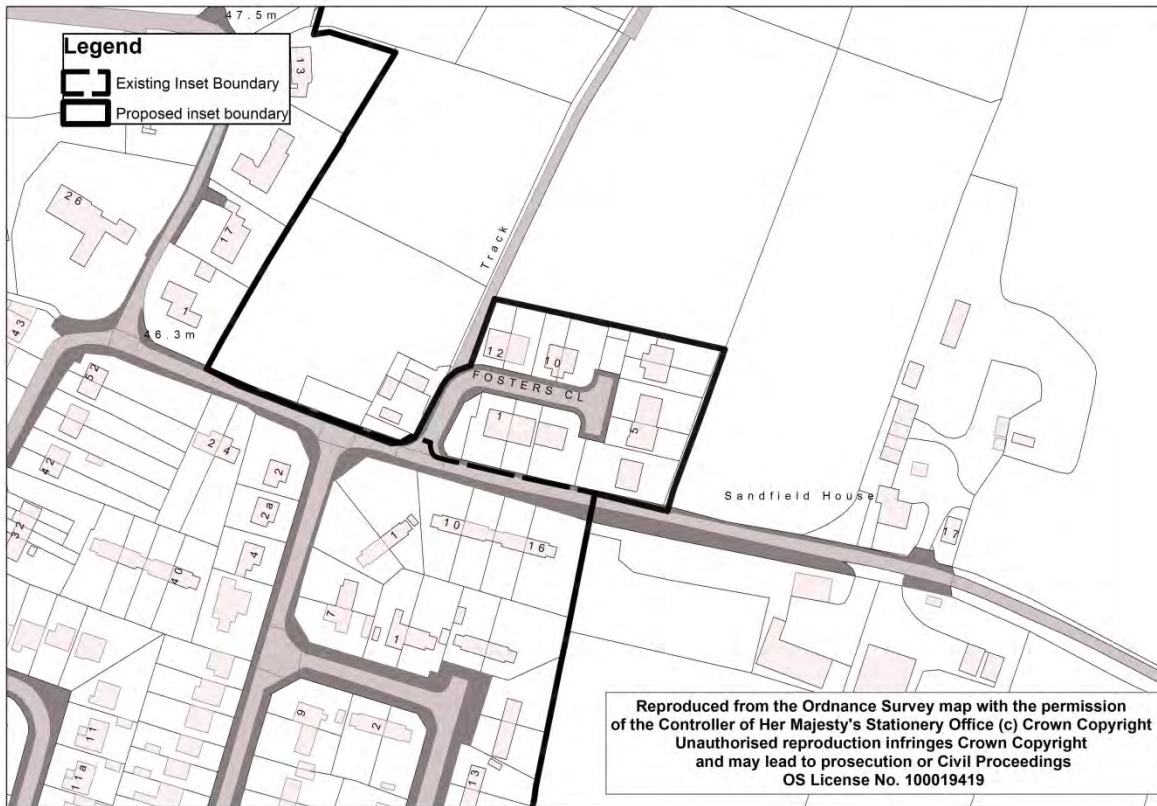
Recommended alterations

a) *Rear of Reindeer Inn*



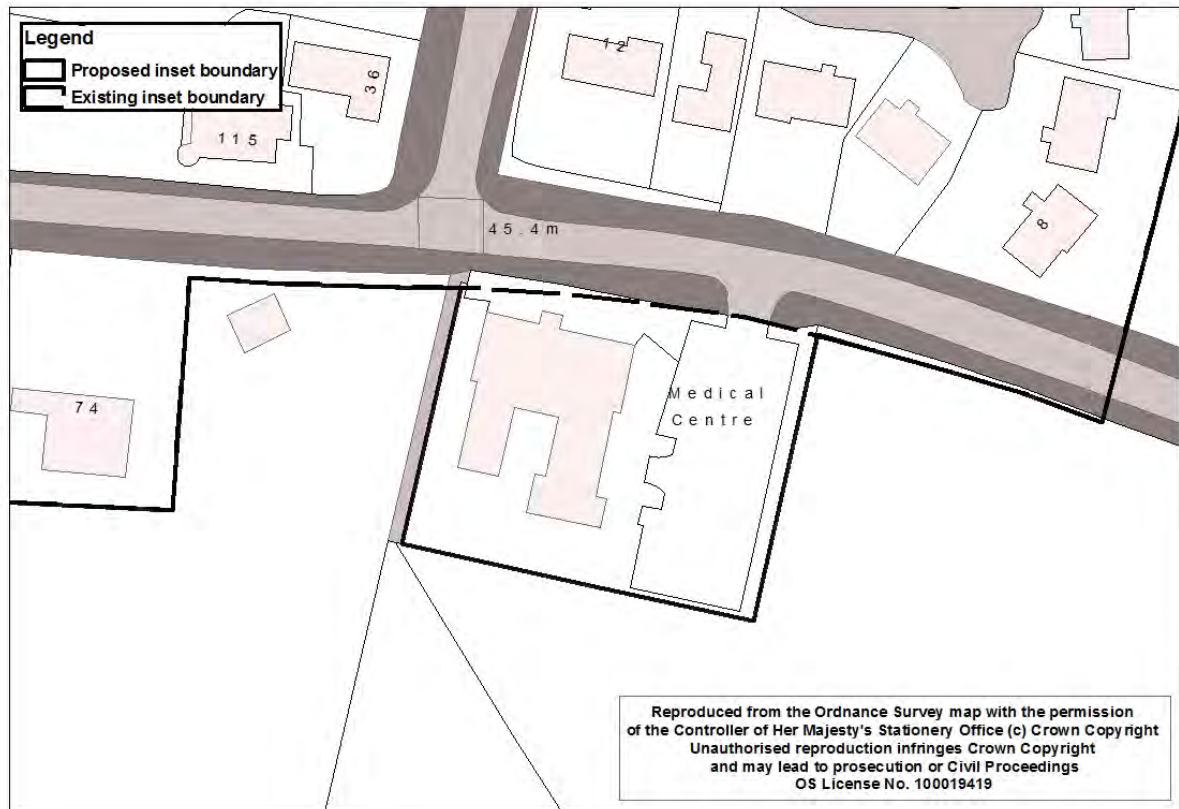
3.14 The current Green Belt boundary does not follow any physical feature in this location, crossing paddocks and through the rear of properties. Features that could be used are largely limited to post and wire fencing. It is proposed that the boundary should be amended to follow these features as opposed to the present boundary.

b) Fosters Close



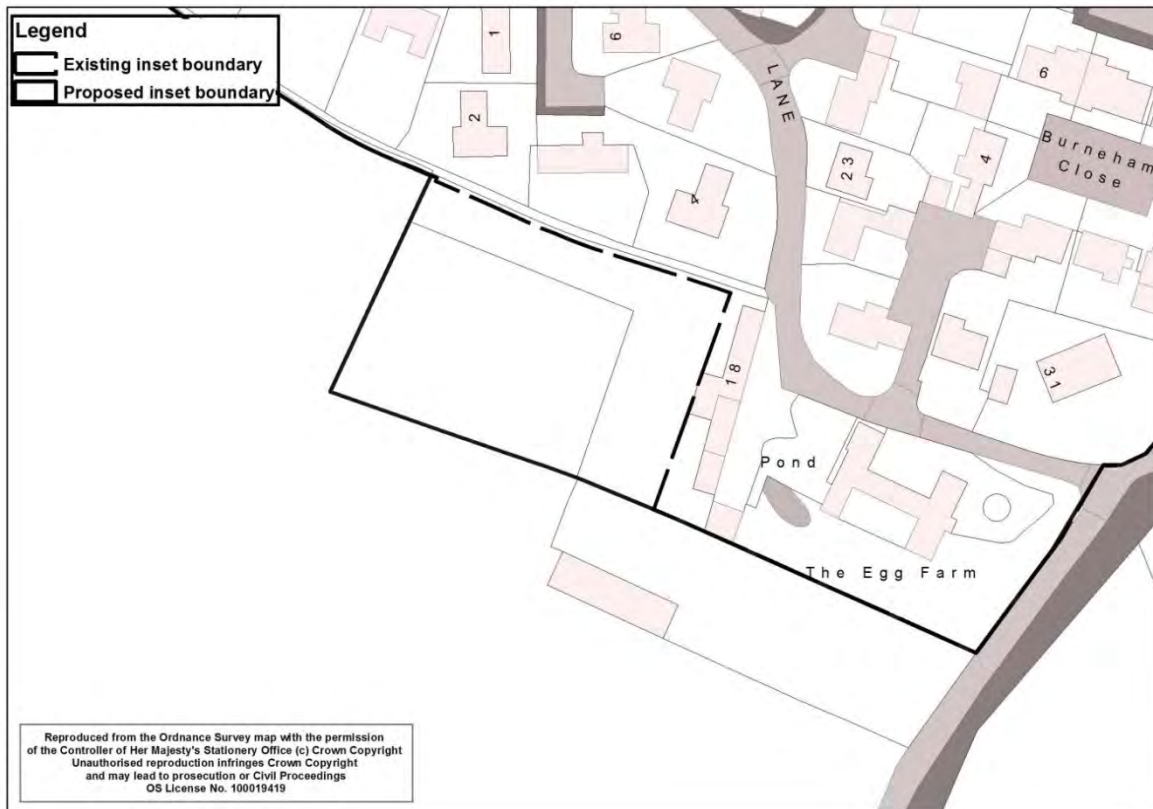
3.15 This area was developed as a rural exception site and is built up with post and wire or close boarded fences around the properties. It is considered that the area no longer contributes to the openness of the Green Belt and should fall within the inset.

c) Medical Centre



- 3.16 The Medical Centre is a substantial building on the edge of East Bridgford. Located beyond the inset boundary it does not contribute to the openness of the Green Belt and should be inset. Its impact on openness has been further increased by the granting of planning permission for an extension (constructed in 2016). The boundaries of the Medical Centre comprise robust and permanent hedgerows and a footpath.
- 3.17 The residential garden to the west of the Centre remains in the Green Belt as it contributes to the openness of the Green Belt.

d) Walnut Tree Lane

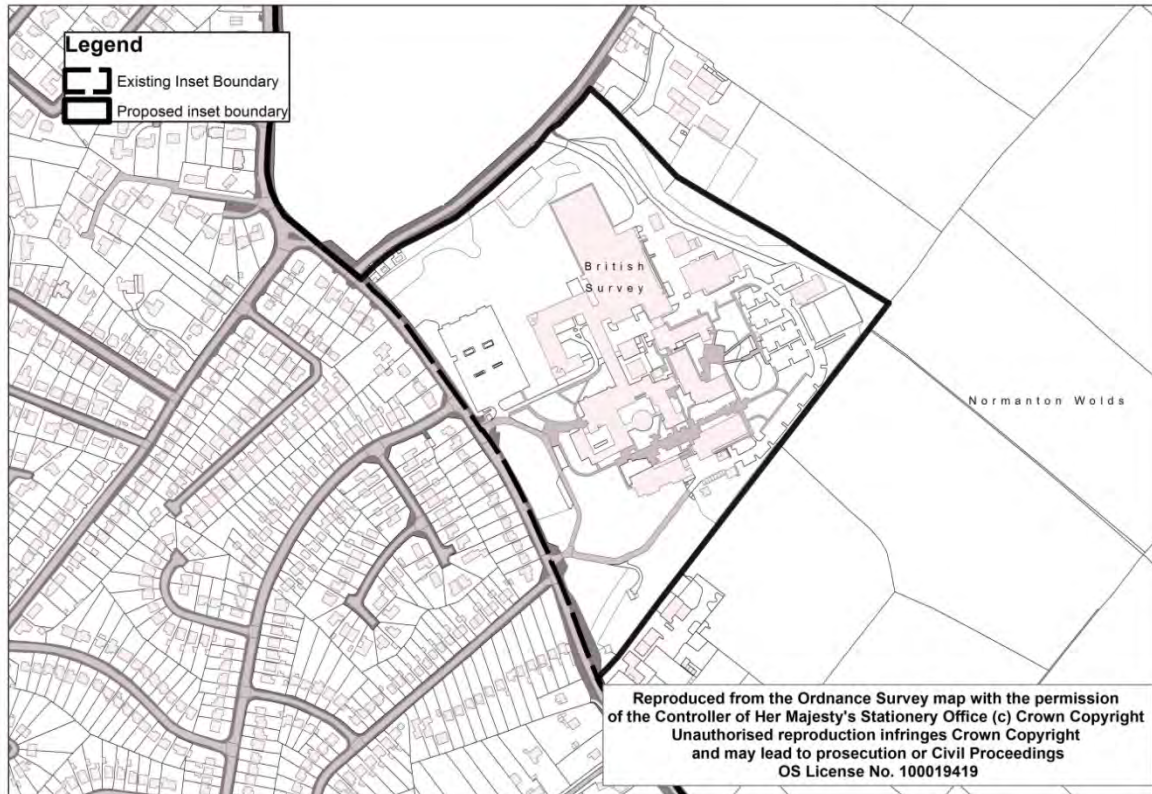


3.18 The current Green Belt boundary follows the rear of the building at 18 Walnut Tree Lane. It cuts across the garden and does not follow any physical features. It is therefore weak. The boundary to the rear of the property contains an established hedgerow to the south of it. The western boundary consists of a post and wire fence. Whilst the western boundary is not strong, the southern boundary means that the garden is contained within the settlement. It is considered therefore that a minor amendment is appropriate and that the boundary should be amended to follow the boundary of the property. The garden falls within the conservation area and this will continue to offer protection to it in terms of its historic value.

Keyworth

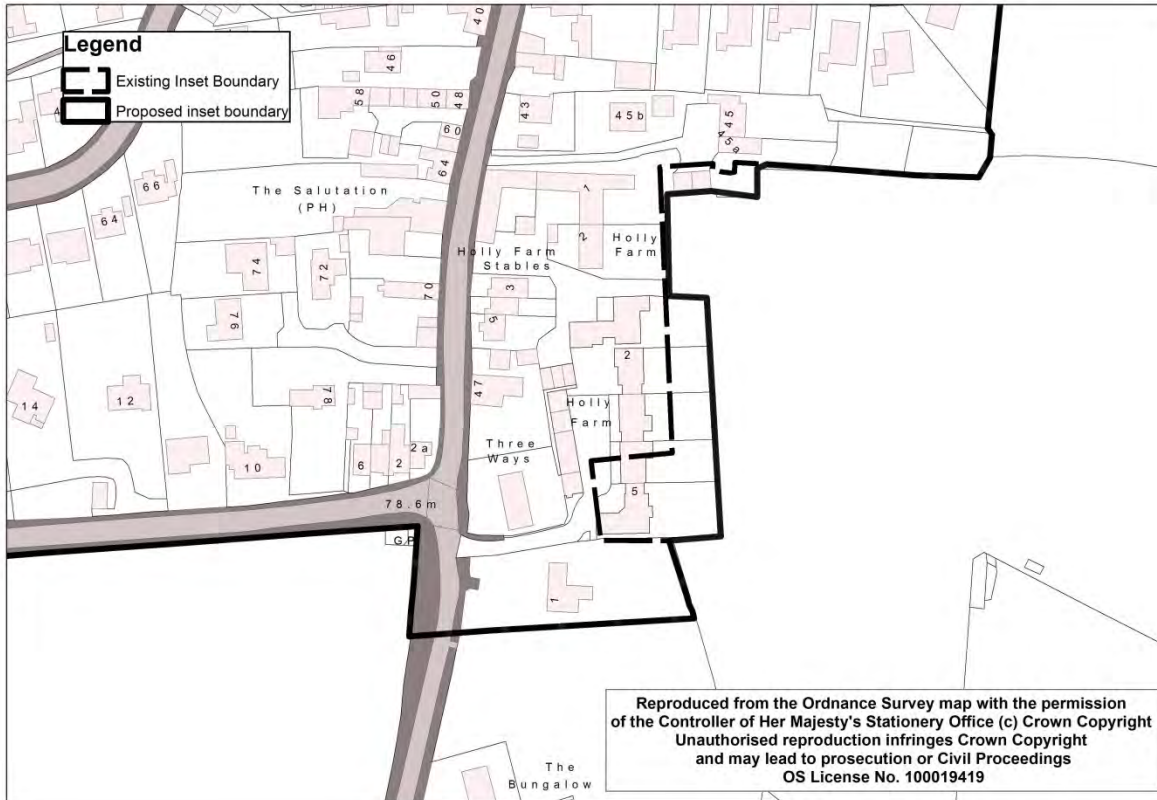
Recommended alterations

a) British Geological Survey campus



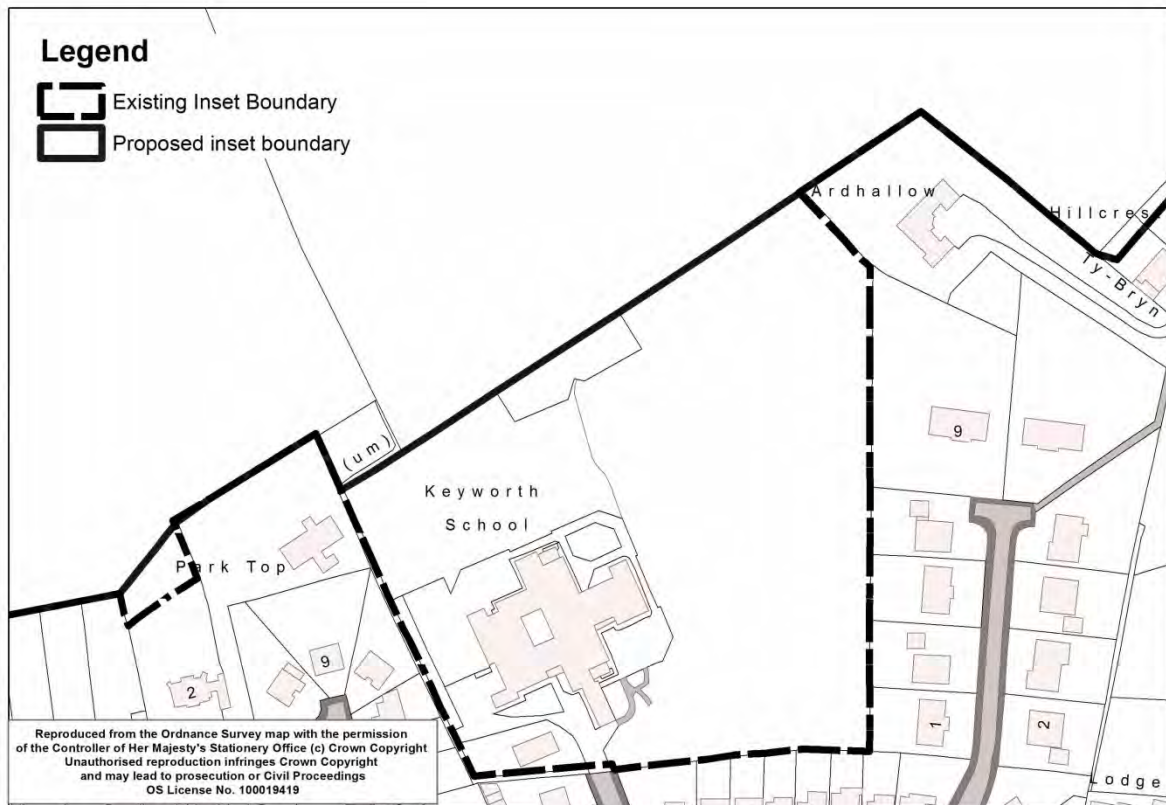
3.19 The British Geological Survey is identified in the Borough Council's Core Strategy as a centre of excellence. The campus is substantial with a significant mass of buildings and hardstanding. Whilst the campus is landscaped with extensive planting it is considered that the area has an enclosed feel which does not contribute to the openness of the Green Belt. It is considered that the area should fall within the inset for Keyworth.

b) Holly Farm



3.20 The present Green Belt boundary does not follow any identifiable boundaries in this location and passes through the middle of gardens and properties. It is considered that the rear boundaries to the properties at Holly Farm, which consist of hedgerows and fencing should be followed.

c) 2 Hillcrest Road and Crossdale Drive Primary School

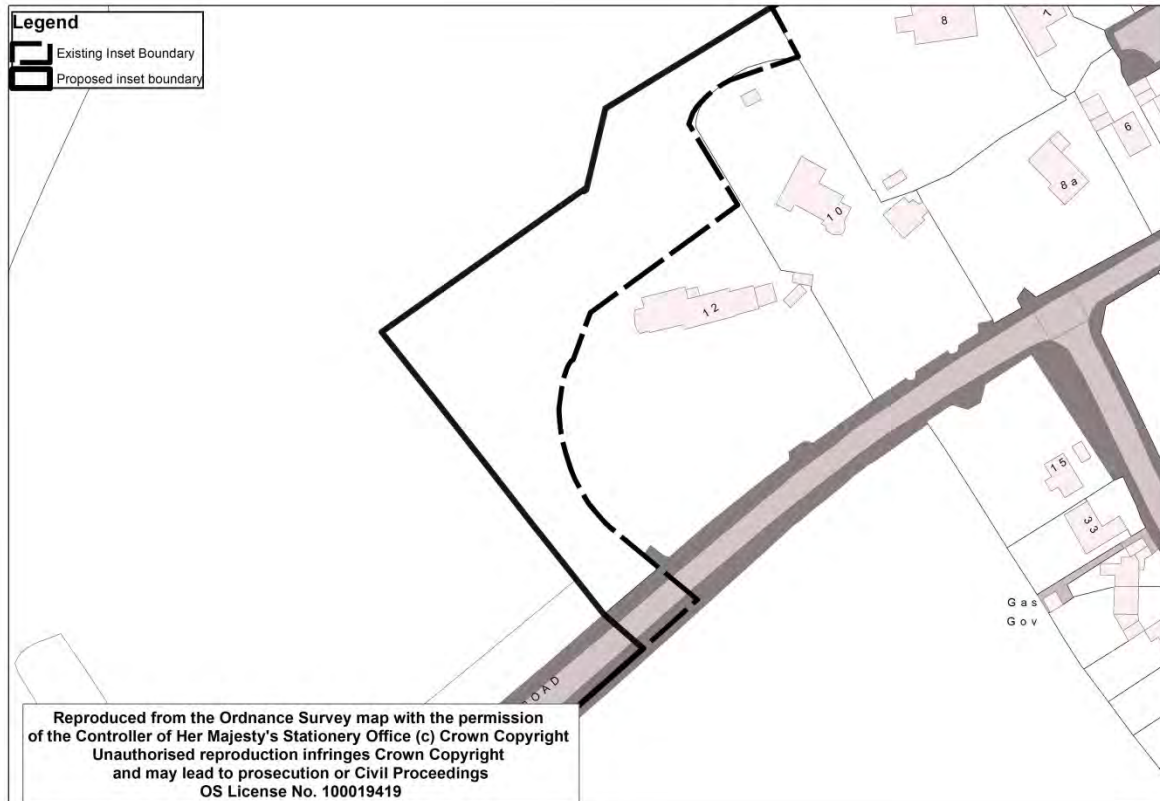


- 3.21 The present boundary passes through the middle of a rear garden and follows no identifiable features on the ground. It is proposed that the rear boundary of the property, which consists of a hedgerow, should be followed as a defensible boundary.
- 3.22 Crossdale Primary School and its grounds currently fall outside of the inset boundary for Keyworth. It is considered that this area of land does not contribute to the openness of the Green Belt. It is surrounded on three sides by development and the boundary to the north is well established hedgerow, scrub and poplar trees. It is therefore concluded that the school and its grounds should fall within the inset boundary for Keyworth.

Radcliffe on Trent

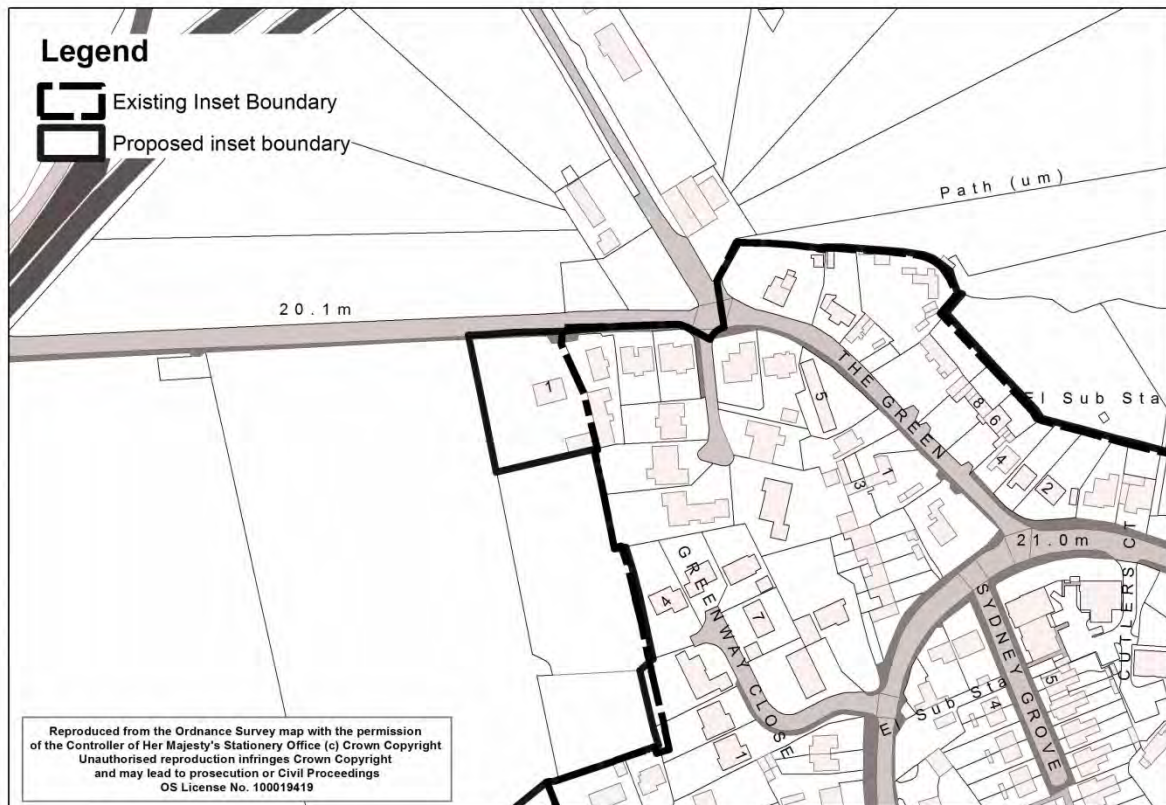
Recommended alterations

a) *Garden at 12 Nottingham Road*



3.23 The current Green Belt boundary follows no readily identifiable defensible boundary other than part of a minor driveway to the front of the property. Whilst having the character of a very large garden, the curtilage of the property does not contribute to the openness of the Green Belt. The boundary of the garden consists of a mixture of fencing and hedgerow and this is considered to be a more defensible boundary than that delineated at present.

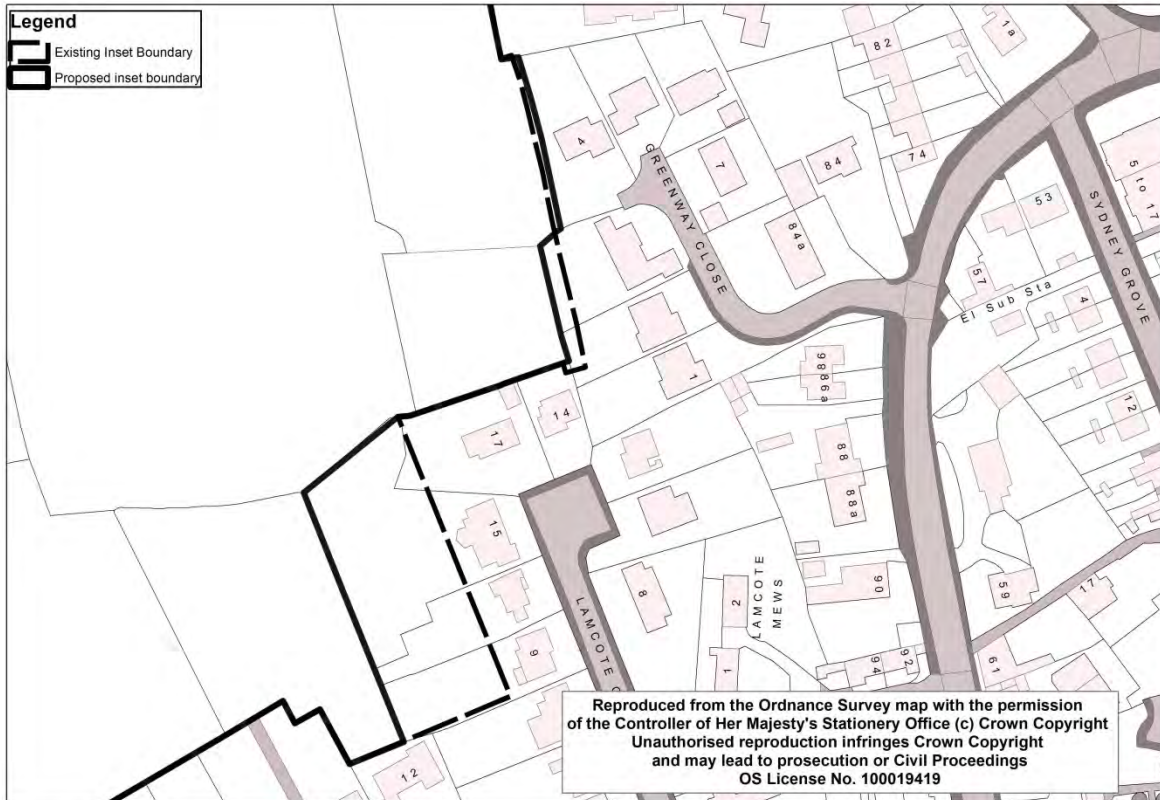
b) The Green and 1 Holme Lane



3.24 The existing Green Belt boundary is misaligned at a number of points and does not follow the boundaries of gardens. It is considered that minor adjustments could be made to the boundary so that it follows the boundaries of gardens more closely

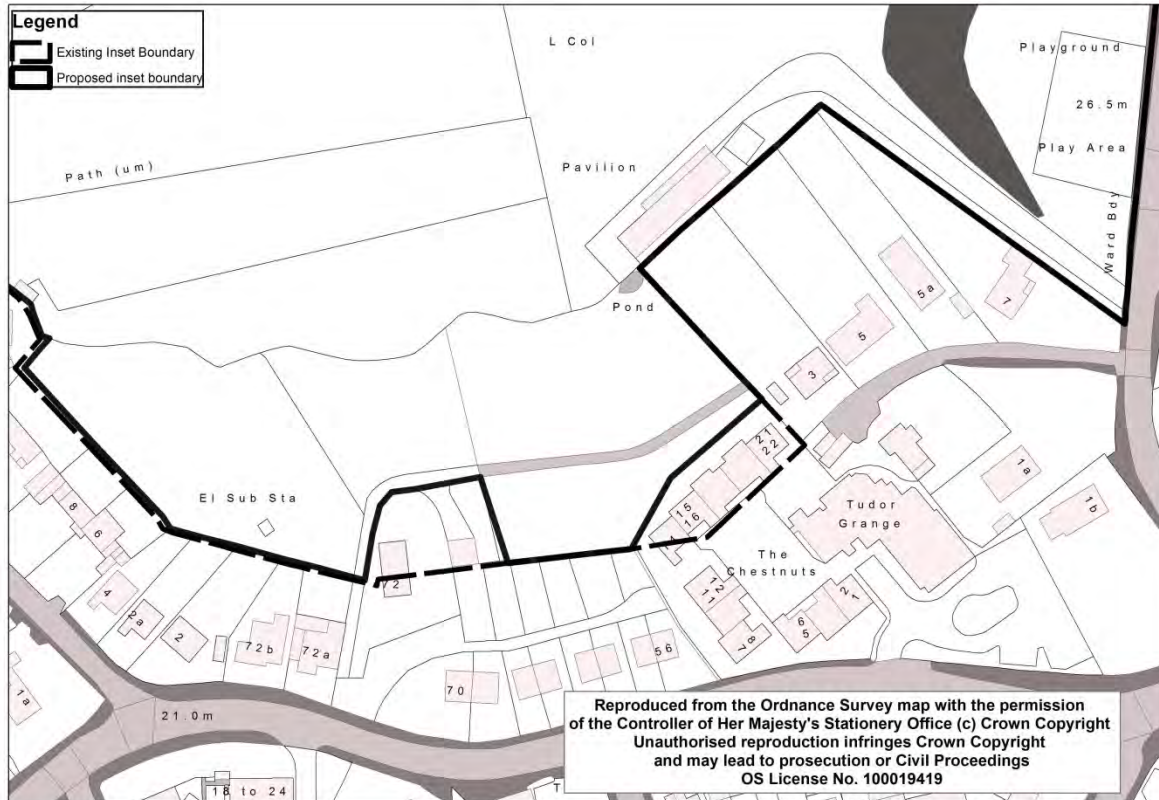
3.25 It is considered that the whole of the property at 1 Holme Lane could be contained within the inset boundary as the property relates more to the built up area of the village than the wider open countryside, and does not contribute to the openness of the Green Belt.

c) Gardens to the rear of 9-17 Lamcote Gardens and 3 Greenway Close



3.26 The current boundary passes through the middle of gardens. It is considered that minor amendments could be made to utilise defensible boundaries to the rear of the properties.

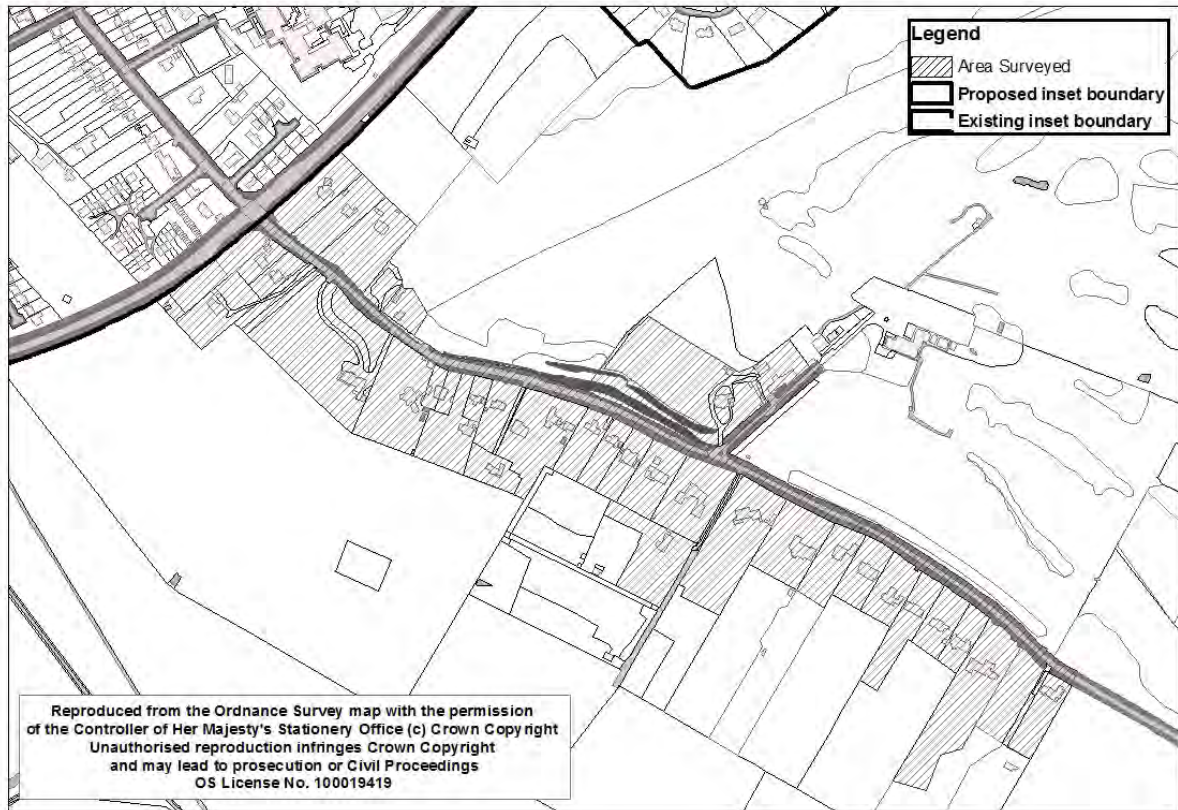
d) 72 Nottingham Road and 12-22 The Chestnuts



3.27 The current boundary of the Green Belt in these two locations does not follow any discernible feature and passes through the middle of buildings at 72 Nottingham Road and 12-22 The Chestnuts. It is considered that a more defensible boundary follows the boundaries of the properties, which consist of a mixture of hedgerows and different styles of fencing.

Areas considered but not recommended for alteration

e) Cropwell Road



- 3.28 The existing Green Belt boundary follows the southern side of the A52 (Grantham Road) and the rear of properties at Harlequin. These form a robust and a permanent boundary along the southern edge of Radcliffe on Trent which prevents urban sprawl and encroachment.
- 3.29 The removal of properties on Cropwell Road would result in a thin but significant intrusion into the Green Belt. This would weaken the strength of the southern boundary and the performance of the Green Belt either side of Cropwell Road against its purposes.
- 3.30 Unlike residential areas to the north of A52 and at Harlequin (both inset from the Green Belt), the properties on Cropwell Road are set back within substantial grounds, especially those closer to the junction with A52. These grounds contribute to the openness of the Green Belt.
- 3.31 If removed, the boundary would either follow the extensive rear gardens or no features at all (to avoid insetting larger open areas). Compared to the A52,

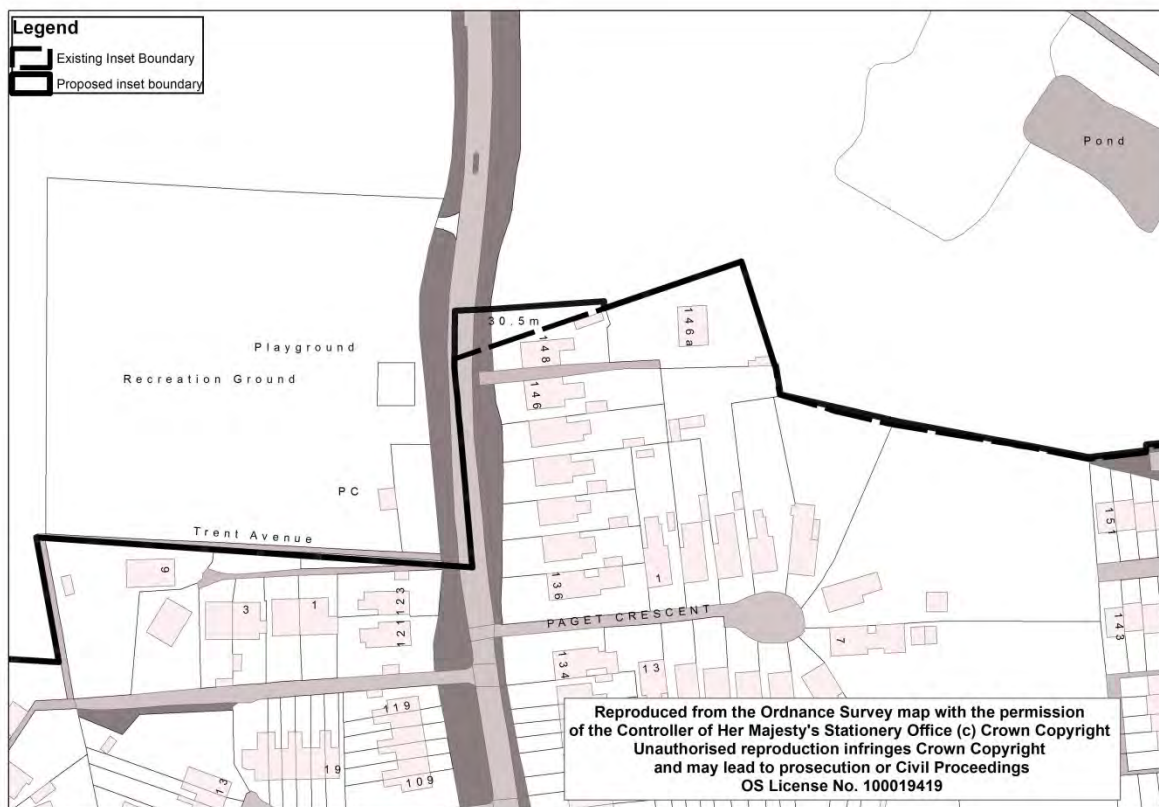
these are weaker boundaries and would be less effective at restricting sprawl and encroachment.

- 3.32 A more robust hedgerow does exist further beyond these properties. The use of this feature as the inset boundary would however remove land which contributes to the openness of the area.
- 3.33 Given the weakening of the Green Belt south of the A52, the low density distribution of homes and the contribution the grounds make to the openness of area, the properties on Cropwell Road will remain within the Green Belt.

Ruddington

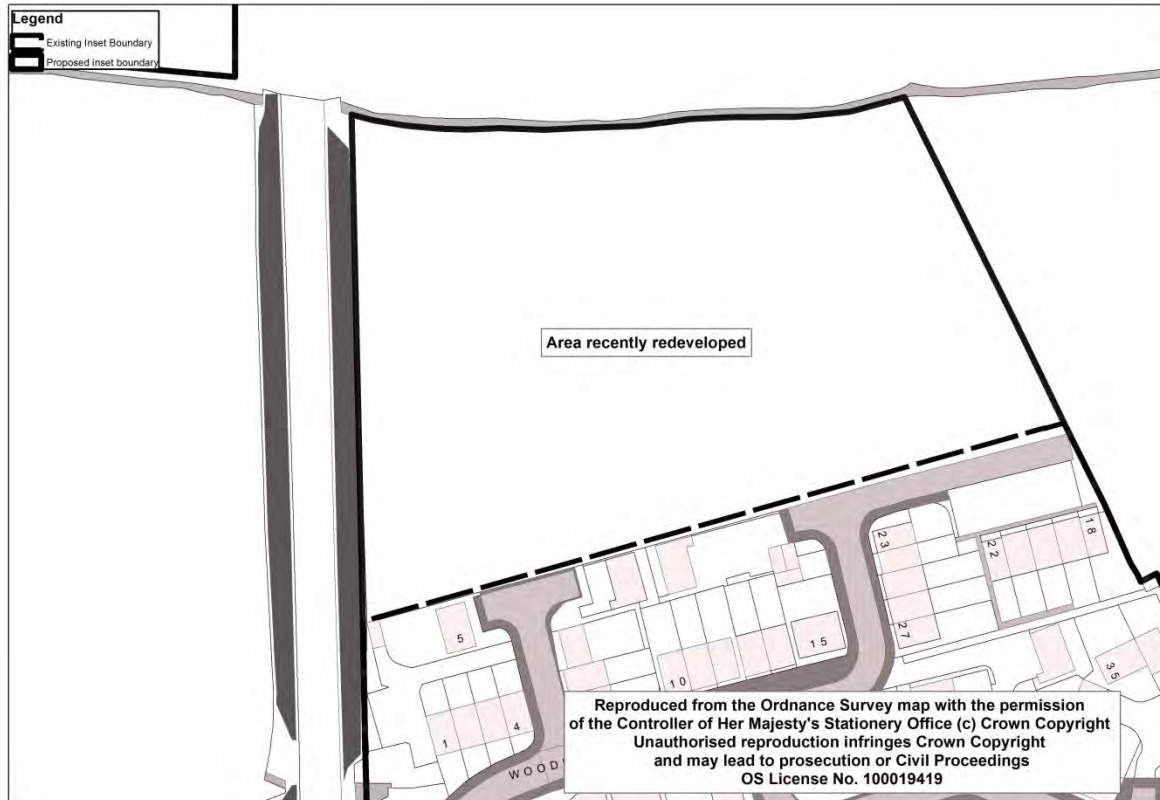
Recommended alterations

a) North of Paget Crescent



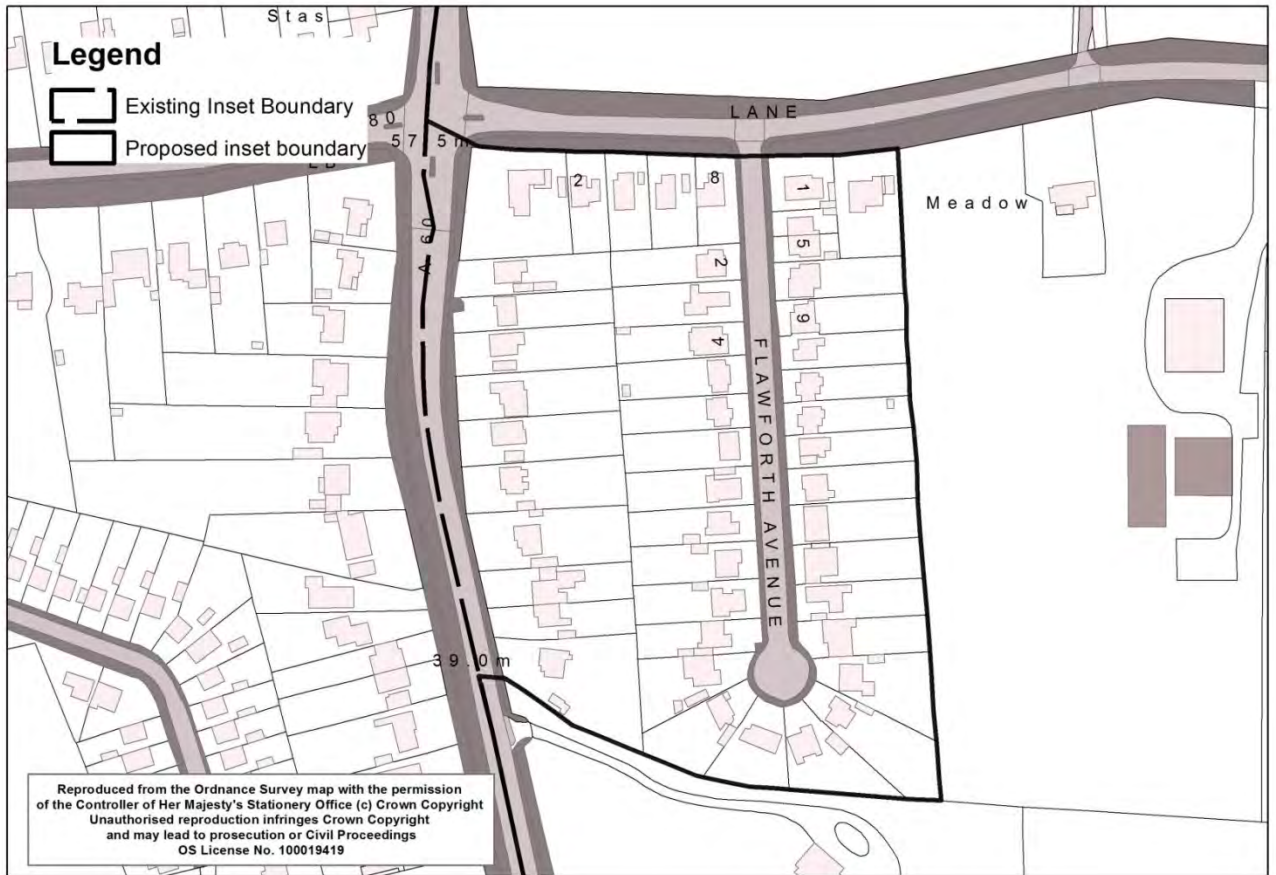
- 3.34 The current Green Belt boundary passes through the middle of the garden to 148 Wilford Road. In addition the boundary falls slightly within the boundary of 5 Paget Crescent and the boundaries of the development currently under construction. It is considered that a more defensible boundary would be to follow the boundaries of these properties.

b) Woodhouse Gardens



3.35 The area was previously used as a yard for industrial development. Planning Permission was granted for redevelopment of the area for 14 homes and informal open space, which have been developed. It is considered that the area no longer contributes to the openness of the Green Belt and the current field boundaries and dyke would form more permanent and defensible features.

c) Flawforth Avenue

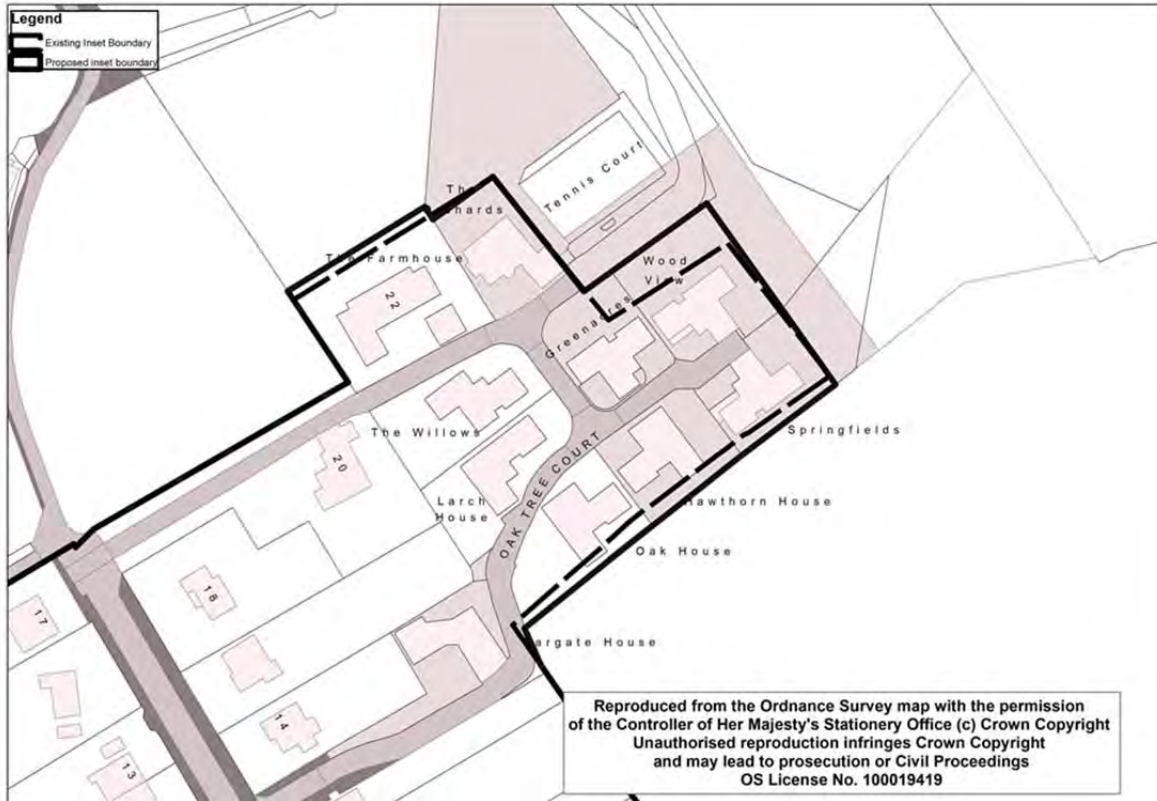


3.36 The area consists of a series of single and two storey properties. It is considered that this area does not contribute towards the openness of the Green Belt and should form part of the inset boundary. A suggested amendment to the boundary in this location would be to follow the boundary to the properties along Flawforth Avenue, which is predominantly established hedgerow.

Tollerton

Recommended alterations

a) *Oak Tree Court*



3.37 The area around Oak Tree Court was previously in light industrial use and has recently been redeveloped for residential purposes. The current Green Belt boundary is slightly misaligned with the extent of development and the boundaries to the properties. It is considered that minor amendments to the Green Belt in this location to follow the boundaries of the properties would be more appropriate which would not affect the openness of the Green Belt.

4. Key settlements review: Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington

Methodology

- 4.1 Stage 1(b) of the green belt review provided a high level assessment of settlements that are located within, or inset from the Green Belt within Rushcliffe, based on sustainability grounds and impact on the purposes of including land generally within the Green Belt.
- 4.2 The assessment identified that, in broad terms, Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington were all suitable for a detailed Green Belt review based upon broad Green Belt purposes and other sustainability considerations.
- 4.3 Stage 2 b (i) (the review of Key Settlements) has been undertaken in two stages, the first stage is a strategic review of broad areas around the key settlements identified for growth (north, south, east and west) according to identifiable boundaries (e.g. roads and railway lines) and second, a detailed review informed by stage 1, of parcels of land within these broad areas.

Green Belt Purposes

- 4.4 Both stages 1 and 2 of the review focus on whether the land complies with the purposes of Green Belt, as set out in paragraph 80 of the NPPF:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.5 No other planning considerations will inform the review as these will be considered through the Land and Planning Policies Development Plan.

Strategic Review (Stage 1)

- 4.6 This is primarily a desk based exercise, involving the use of ordnance survey maps, on-line mapping services, consideration of Core Strategy policies (notably the allocated strategic sites) and planning officers' local knowledge.

- 4.7 The conclusions on the Sustainable Locations for Growth Study (2010) and the Rushcliffe Green Belt Review (2013) will also feed into the strategic assessment of the Green Belt.

Key Settlements identified for growth

- 4.8 Whilst part 1 (b) of the Rushcliffe Green Belt Review included a strategic review of those settlements the Core Strategy identified for growth (Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington), the review concentrated on whether they should remain inset within the Green Belt and whether on sustainability grounds they could accommodate further development. The strategic value of the Green Belt around these settlements has not been addressed and was deferred to stage 2 (b).

Detailed Review (Stage 2)

- 4.9 The detailed review involved a desk based assessment, involving the use of ordnance survey maps, on-line mapping services, consideration of adopted Core Strategy policies (specifically the inseting of settlements and strategic sites), and planning officers' local knowledge. All the parcels of land were then visited and assessed against the criteria and matrix to determine their Green Belt importance.
- 4.10 The detailed reviews of specific parcels of land are based on potential sites submitted by landowners within the Strategic Housing Land Availability Assessment (SHLAA) (see <http://www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/strategiclandavailabilityassessment/>). Given the purpose of the review is to inform decisions regarding allocations within the forthcoming Land and Planning Policies Development Plan Document, the assessment focuses on sites that are likely to come forward if removed from the Green Belt.
- 4.11 Sites that are identified as '*could be suitable if policy changes*' within the SHLAA, will be assessed as these are Green Belt sites not included in the 15 year supply due to this existing policy constraint. In limited cases SHLAA sites considered undeliverable will be included in the review. For example there are inaccessible or outlying sites ruled out within the SHLAA that would become accessible if adjacent land were removed from the Green Belt and developed. SHLAA submissions in 2016 within the Green Belt have also been reviewed.
- 4.12 New SHLAA sites will be added to the review as the Land and Planning Policies Development Plan Document is progressed to examination. As SHLAA sites vary in size and often reflect land ownership rather than logical

development parcels, the review will in some cases split or merge sites. The separation of SHLAA sites will follow recognisable boundary features. In addition to meeting Green Belt purposes, the review will consider whether the boundaries submitted by landowners comply with paragraph 85 of the NPPF. The boundaries should be clearly defined, using physical features that are readily recognisable and likely to be permanent (e.g. hedgerows/field boundaries (which vary in their robustness), woodland, roads, railway lines, waterways and ridgelines).

4.13 In accordance with NPPF paragraph 83, when determining defensible boundaries, the review will also consider whether - in order to achieve permanence and identify potential developable land beyond the plan period - additional parcels of land that perform poorly against Green Belt purposes could be removed and safeguarded. Where the removal of a SHLAA site would result in neighbouring Green Belt land being isolated from the Green Belt, this land has been included within the site assessment as it would no longer serve Green Belt purposes.

Assessment Criteria

| Green Belt Purpose | Assessment Criteria |
|---|---|
| To check the unrestricted sprawl of large built-up areas | <ul style="list-style-type: none"> • The proximity and visual connectivity of the area/site to the settlement's clearly defined urban edge. • The extent to which the area/site is contained and whether its development would round off the urban edge. • The existence of clearly defined and robust boundaries. |
| To prevent neighbouring towns merging into one another ¹ | <ul style="list-style-type: none"> • The degree to which development would physically reduce the distance between the urban edge and neighbouring settlements. • The degree to which the development would result in the perception that distances between settlements have reduced. |
| To assist in safeguarding the countryside from encroachment | <ul style="list-style-type: none"> • The existence and scale of inappropriate development within the area/site. • The degree to which the character of the area/site is 'urban fringe' rather than 'open countryside'. |
| To preserve the setting and special character of historic towns | <ul style="list-style-type: none"> • The degree of harm that may be caused to the setting or special character of the existing built up area of settlement, taking into account the visual aspects of designated and non-designated heritage assets |

¹ Due to the existence of numerous villages within Rushcliffe's Green Belt, the review will also consider whether the area/site prevents merging with neighbouring smaller settlements.

| Green Belt Purpose | Assessment Criteria |
|--|---|
| | (conservation areas, listed buildings, historic parks and gardens, scheduled monuments or important heritage features). |
| To assist in urban regeneration, by encouraging the recycling of derelict and other urban land | <ul style="list-style-type: none"> 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>As all Green Belt broadly delivers this objective and urban regeneration can only be achieved in combination with other development plan policies an average score of 3 is used unless local circumstances indicate there are specific regeneration issues.</p> |

Assessment Matrix

| Score Purpose | 1 | 2* | 3 | 4* | 5 |
|--|---|----|--|----|---|
| Check unrestricted sprawl of settlements | The land has two or more boundaries adjoining the settlement or its development would round it off. The land is well contained by strong physical boundaries and does not extend over topographical features. | | The land has two or more boundaries adjoining the settlement, but is not well contained and there are weak or no features to act as defensible boundaries. | | The land does not adjoin a settlement, or only has one boundary, or forms a prominent intrusion into open countryside. There are weak or no defensible boundaries. The site is visually disconnected. |
| Prevent merging of settlements ² | Development would not reduce the distance between settlements, or would result in only very limited reduction. | | Development would result in a moderate reduction in the distance between settlements (or its perception) | | Development would result in a complete or virtually complete merging of settlements. |
| Assist in safeguarding the countryside from encroachment | The land includes a considerable amount of existing inappropriate developments which have already significantly encroached. The edge of the settlement is the overriding feature of the land. | | The land contains some inappropriate development that has encroached. The urban edge is visible but not an overriding feature. | | The land does not contain any inappropriate development. The settlement's edge is not prominent and land is open countryside. |

² The reduction in distance will be measured between physical settlement boundaries, not distances between Green Belt boundaries.

| Score Purpose | 1 | 2* | 3 | 4* | 5 |
|--|--|-----------|--|-----------|---|
| Preserve setting and special character of historic towns | The land does not contain or form the setting of a designated or non-designated heritage asset. | | The land contains or is in the setting for one or more heritage assets which will be adversely affected. | | The land contains or is in the setting of one or more heritage assets which will be significantly affected. |
| Assist in urban regeneration | No land will be scored 1 or 2, as all Green Belt land directs development towards non-Green Belt land within built up areas. | | As all Green Belt delivers this objective and urban regeneration can only be achieved in combination with other planning policies an average score of 3 is used. | | Local circumstances clearly indicate there are specific regeneration issues which the land, designated as Green Belt, would assist. |

*No criteria have been given for scores of 2 and 4. They reflect sites whose performance against purposes does not sit comfortably within 1, 3 and 5.

4.14 All scores will be justified within an individual form for each parcel of land, accompanied by a written conclusion determining the site's Green Belt value.

| Score | Green Belt value |
|--------------|-------------------------|
| 7 to 10 | Low |
| 11 to 15 | Low-medium |
| 16 to 20 | Medium-high |
| 21 to 25 | High |

4.15 A score of between 7³ and 10 would represent a site which scored poorly against Green Belt purposes. A score of between 11 and 15 indicates a site of low-medium performance. A score between 16 and 20 indicates a site of medium-high importance and a score of 21 to 25 indicates the land is of high Green Belt value. The overall scores for each broad area and individual parcel of land will be reflected in a conclusion of low, low-medium, medium-high and high Green Belt importance.

Fundamental Green Belt Constraints

4.16 When reviewing the parcels of land against Green Belt purposes, an overall low scoring site may still result in a conclusion that the site is of higher Green Belt value as it may perform very well against one purpose and its loss to development would be significantly detrimental to that purpose. For example land containing a scheduled monument or which is important to its setting may

³ No site can score lower than 7 as the minimum score for the first four purposes is 1 and the last (assisting urban regeneration) is 3.

warrant a high Green Belt value in the conclusion, and land if developed would effectively merge two settlements together.

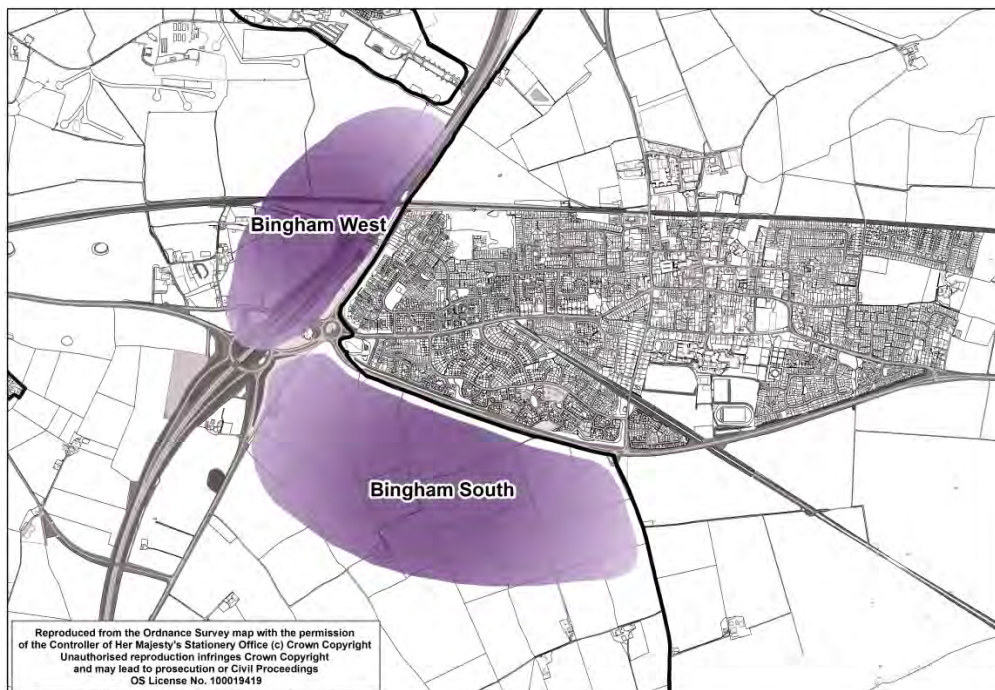
4.17 Alternatively a site may score well within one category, for example safeguarding against urban sprawl (due to the absence of encroaching development), but poorly against the remaining purposes. Scored within the low-medium category the final conclusion may determine the site is of low Green Belt importance overall.

Bingham

4.18 Bingham only adjoins the Green Belt on its southern and western boundaries. The southern boundary of the Green Belt ends at the junction of the A52 and Tithby Road.

4.19 The broad strategic Green Belt areas around Bingham have been identified as:

1. Bingham South (land south of the A52)
2. Bingham West (land west of B692)



Bingham's Strategic Green Belt Areas

Bingham South

Stage 1: Strategic Review

| Strategic Area | Bingham South | |
|--|---------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The removal of Green Belt land south of the A52 would break the settlement's strategic southern Green Belt boundary. It would constitute prominent intrusion into open countryside. |
| Prevent merging of settlements | 3 | Development south of the A52 would reduce the distance between Bingham and Cropwell Butler. |
| Assist in safeguarding the countryside from encroachment | 4 | The A52 is screened by an embankment and vegetation. Further west the A52/A46 interchange is a significant encroachment. Land south of the A52 is free from inappropriate development and the character of the area is open countryside. |
| Preserve setting and special character of historic towns | 1 | This area contains no heritage assets and doesn't form part of the historic setting of Bingham. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Bingham. |
| Strategic Green Belt Score | 16 | Medium-high |

Conclusion

- 4.20 The A52 provides a robust strategic boundary south of Bingham. Any development south of this major road would intrude into the Green Belt and lead to further unrestrained development within open countryside.
- 4.21 The area scored 16 (medium-high Green Belt value), this reflects the overall conclusion that land south of A52 is of **medium-high Green Belt importance**.
- 4.22 No SHLAA sites have been submitted within this strategic area, therefore no land is considered available for development.

Bingham West

Stage 1: Strategic Review

| Strategic Area | Bingham West | |
|--|--------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Land west of the B692 (Fosse Way) is tightly constrained by the A46. This provides a robust defensible boundary close to Bingham and prevents urban sprawl. The removal of land west of the A46 would break this strategic boundary in this area and weaken Bingham's western Green Belt boundary overall. There are limited opportunities to develop between the A46 and B692 without significant urban sprawl. |
| Prevent merging of settlements | 5 | The Green Belt designation west of the A46 prevents the merging of Bingham with Saxondale and Upper Saxondale, and the inset for the Strategic Allocation of Former RAF Newton. |
| Assist in safeguarding the countryside from encroachment | 2 | The A46 is prominent inappropriate development within this area. |
| Preserve setting and special character of historic towns | 1 | This area contains no heritage assets and doesn't form part of the historic setting of Bingham. |
| Assist in urban regeneration | 4 | There is a specific regeneration project at the strategic allocation at Former RAF Newton, which is located within this strategic direction. |
| Strategic Green Belt Score | 17 | Medium-high |

Conclusion

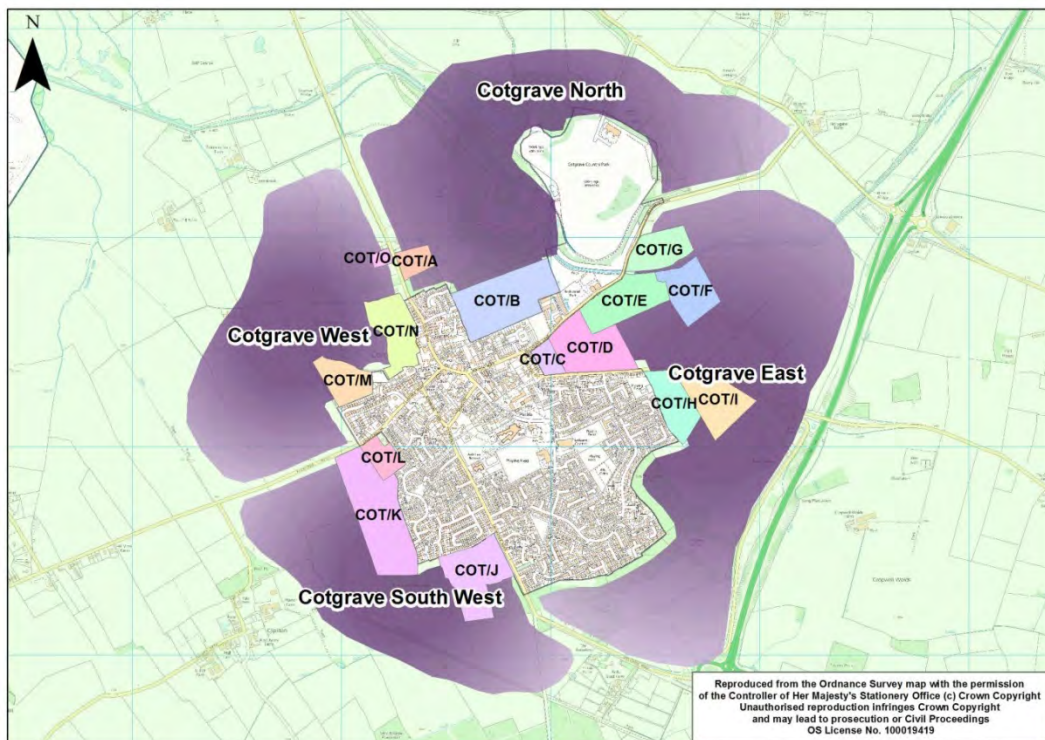
- 4.23 The B692 provides a robust strategic boundary west of Bingham. Any development west of this major highway would intrude into the Green Belt and lead to further unrestrained development within open countryside.
- 4.24 Removal of land from the Green Belt west of the A46 would result in merging of Saxondale, Bingham and the strategic allocation at Former RAF Newton.
- 4.25 The area scored 16 (medium-high Green Belt value), this reflects the overall conclusion that land south of A52 is of **medium-high Green Belt importance**.

4.26 No SHLAA sites have been submitted within this strategic area, therefore no land is considered available for development.

Cotgrave

4.27 The broad strategic Green Belt areas around Cotgrave have been identified as:

1. Cotgrave North – Land between the Main Road and Hollygate Lane (excluding the Country Park and land north of Hollygate Lane which are outside the Green Belt)
2. Cotgrave East – Land south of Hollygate Lane to Owthorpe Road
3. Cotgrave South West – Land between Owthorpe Road and Plumtree Road
4. Cotgrave West – Land between the Plumtree Road and Main Road



Cotgrave Strategic Green Belt Areas and SHLAA sites

Cotgrave North

Stage 1: Strategic Review

| Strategic Area | Cotgrave North | |
|--|----------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | The country park and former colliery (currently under redevelopment) removes a significant area of land from within this strategic area. Land west of the country park would extend along Main Road without effective containment. Land to the north and east of the former colliery would be unconnected to the settlement. |
| Prevent merging of settlements | 3 | Development north of Cotgrave would reduce the distance to Radcliffe on Trent and Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 3 | The land contains some inappropriate development, one residential dwelling and substation. |
| Preserve setting and special character of historic towns | 1 | Area does not contain and is not adjacent to a statutory or non-statutory heritage feature. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, the Cotgrave town centre regeneration project would not be jeopardised by the removal of Green Belt. |
| Green Belt Score | 12 | Low-medium |

Conclusion

- 4.28 At the broad strategic level land north of Cotgrave scored 12, indicating that the area is of low-medium Green Belt importance. Significant development north of the settlement would reduce the distance to Radcliffe on Trent which is visible in the distance. The former colliery and country park bisect the area and limit removal of Green Belt to locations that could not be contained or would constitute a significant intrusion into the countryside beyond the former colliery.
- 4.29 At a site level, land closer to Cotgrave between the settlement, the Country Park and developments along Hollygate Road may not perform as well against Green Belt purposes. This is assessed at Stage 2.
- 4.30 A score of 12 reflects the overall conclusion that the broad strategic area north of Cotgrave is of **low-medium Green Belt importance**.

Stage 2: Detailed Review of SHLAA sites

COT/A: Land at Main Road



COT/A: View east from Main Road

4.31 COT/A occupies the same area and boundaries as SHLAA site 45

| | | |
|--|--------------------------|--|
| Site Name | Land at Main Road | |
| Green Belt Site Reference | COT/A | |
| SHLAA Reference | 45 | |
| Strategic Green Belt Area | Cotgrave North | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | This site is disconnected from the urban edge of Cotgrave. Development would intrude into the open countryside. |
| Prevent merging of settlements | 2 | Due to the scale of the site, its development would not constitute a significant merging of Cotgrave with Radcliffe on Trent or Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 5 | The site does not contain inappropriate development and would be considered open countryside, rather than urban fringe. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the development at Former Cotgrave Colliery should not be jeopardised by the removal of this site from the |

| | | |
|-------------------------|-----------|--------------------|
| | | Green Belt. |
| Green Belt Score | 16 | Medium-high |

Conclusion

4.32 COT/A scored well against Green Belt purposes, only scoring 2 or lower due to the site’s small scale and the absence of historic assets.

4.33 The removal of this site for development would represent urban sprawl in an outlying location beyond the settlement boundary.

4.34 The site scored 16, placing the site within the medium-high category of Green Belt importance. 2 points higher than the score for the area as a whole, mainly due to encroachment into the countryside, this reflects the overall conclusion that the site is of **medium-high Green Belt importance**.

COT/B: Land behind Mill Lane/The Old Park



COT/B: View south from public footpath

4.35 COT/B occupies the same area and boundaries as SHLAA site 359

| | | |
|----------------------------------|---|--|
| Site Name | Land behind Mill Lane/The Old Park | |
| Green Belt Site Reference | COT/B | |
| SHLAA Reference | 359 | |
| Strategic Green Belt Area | Cotgrave North | 13 low-medium Green Belt Importance |
| Green Belt Purpose | Score | Justification |

| | | |
|--|----------|---|
| Check unrestricted sprawl of settlements | 1 | This site shares three boundaries with Cotgrave, the forth is a well-established tree belt which is part of the Country Park. The land is well contained. Development would round off Cotgrave's northern urban edge. |
| Prevent merging of settlements | 1 | Development would not reduce the distance between Cotgrave and Radcliffe on Trent or Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the site does not contain any inappropriate development, the settlement edge is prominent (housing to the west, south and industrial units east) and the character of the site is urban fringe |
| Preserve setting and special character of historic towns | 1 | The site does not contain and is not adjacent to a heritage asset. |
| Assist in urban regeneration | 3 | Provided policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 9 | Low |

Conclusion

4.36 This site was scored low against those Green Belt purposes which restrict urban sprawl, prevent the merging of settlements and preserve the setting of historic assets. Whilst the site does not contain inappropriate development, the site's close relationship with Cotgrave (surrounding on three sides by development and contained from the wider countryside by the former colliery spoil heap) gives the perception that the site relates to the settlement of Cotgrave rather than the wider countryside.

4.37 An overall score of 9 places this site within the low category. Given the poor performance against three of the five purposes, it is concluded that the site is of **low Green Belt importance**.

Cotgrave East

Stage 1: Strategic Review

| Strategic Area | Cotgrave East | |
|--|----------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | Whilst the A46 offers a strong strategic boundary, the use of this strategic highway as the inner Green Belt boundary would remove a significant area from the Green Belt within which development would be harder to constrain. The topography undulates significantly in this open area, increasing perceptions of urban sprawl. Land either side of Colston Gate is arable and not well contained by established and robust field boundaries. Within the southern area the |

| | | |
|--|-----------|--|
| | | urban edge is contained by woodland. Development beyond this tree belt would not be connected to the settlement edge. |
| Prevent merging of settlements | 2 | Development to the east of Cotgrave would reduce the distance between the settlement and Cropwell Bishop. |
| Assist in safeguarding the countryside from encroachment | 3 | This large strategic area contains National Grid power lines, business units, equestrian facilities and scattered residential dwellings. |
| Preserve setting and special character of historic towns | 1 | Whilst the Green Belt extends close to the centre of Cotgrave, there are no designated or non-designated heritage assets |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, the Cotgrave town centre regeneration project or the regeneration of Former Cotgrave Colliery should not be jeopardised by the removal of Green Belt. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 4.38 At the broad strategic level, land east of Cotgrave performed well against Green Belt purposes. If the inner Green Belt boundary were amended, the open topography and restrictive woodland may, if unconstrained by policies in the Local Plan, result in urban encroachment. Whilst elements of inappropriate development do exist, the open arable landscape is predominantly rural in character rather than urban fringe.
- 4.39 However land adjacent to Cotgrave between Colston Gate and Hollygate Lane may provide opportunities to round the settlement off without encroaching into the open countryside. This will be assessed within Stage 2 of the review.
- 4.40 The area scored 13 overall, representing a site of low-medium value. This reflects the overall conclusion that the area is of **low-medium Green Belt importance**. At a site/field level - land to the south of Colston Gate is likely to be of higher Green Belt value.

Stage 2: Detailed Review of SHLAA sites

COT/C: Land at Hollygate Lane (West)



COT/C: View west of urban edge from Hollygate Lane

4.41 COT/C occupies the same area and boundaries as SHLAA site 375

| | | |
|--|--------------------------------------|---|
| Site Name | Land at Hollygate Lane (West) | |
| Green Belt Site Reference | COT/C | |
| SHLAA Reference | 375 | |
| Strategic Green Belt Area | Cotgrave East | 13 low-medium Green Belt Importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | This site is contained by development on 3 sides. The fourth boundary, on what would be the re-aligned urban edge, consists of a well-established, mature hedgerow. Development of this site would contribute to the rounding off of the settlements urban edge. |
| Prevent merging of settlements | 1 | There are no issues in relation to the merging of settlements. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the site does not contain inappropriate development the prominence of the settlement edge results in an urban fringe character. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the regeneration of the strategic allocation at Former |

| | | |
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| | | Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 9 | Low |

Conclusion

- 4.42 This site scored poorly against those Green Belt purposes which restrict urban sprawl, prevent the merging of settlements and preserve the setting of historic assets. Whilst the site did score well against safeguarding encroachment (it contains no inappropriate development), the site's close relationship with the urban edge of Cotgrave (surrounding on three sides) means the site will not intrude into the open countryside and gives the perception that the site is urban fringe rather than open countryside.
- 4.43 Removal of land east of this site would necessitate the removal of this site (see assessment of land south of Hollygate Lane (SHLAA site 42) below).
- 4.44 An overall score of 9 places this site within the low category. Given the poor performance against three of the 5 purposes, it is concluded that the site is of **low Green Belt importance**.

COT/D: Land South of Hollygate Lane



COT/D: View south east from Hollygate Lane

4.45 SHLAA site 42 (Land South of Hollygate Lane) has been subdivided into two Green Belt sites. COT/D is adjacent to COT/C and extends east to Hollygate House. It represents a logical area for individual assessment.

| | | |
|--|-------------------------------------|--|
| Site Name | Land south of Hollygate Lane | |
| Green Belt Site Reference | COT/D | |
| SHLAA Reference | 42 | |
| Strategic Green Belt Area | Cotgrave East | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | This site is contained on two sides by existing developments on Hollygate Lane and Colston Gate. COT 4 would form an extension beyond COT-3 if required to meet development needs as development would round off the boundary of Cotgrave. Two roads and well established hedgerows provide strong defensible boundaries. |
| Prevent merging of settlements | 1 | Development would result in only a limited reduction in the distance between Cotgrave and Cropwell Bishop. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the site does not contain inappropriate development the prominence of the settlement edge creates the perception that the site is urban fringe in character. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 9 | Low |

Conclusion

4.46 Due to the enclosed nature of the land, its strong defensible boundaries, the presence of the bungalow and the character of the land which is urban fringe, the site scored 9 against Green Belt purposes, representing a site of low value.

4.47 The low score reflects the final conclusion that the site is of **low green belt importance**.

COT/E: Hollygate House



COT/E: View south east from Hollygate Bridge (Grantham Canal)

4.48 COT/E covers the remaining half or SHLAA site 42 (Land South of Hollygate Lane). It includes Hollygate House, stables and intervening land between the stables and Grantham Canal (excluding the pond at the back of the SHLAA site).

| | | |
|--|------------------------|--|
| Site Name | Hollygate House | |
| Green Belt Site Reference | COT/E | |
| SHLAA Reference | 42 | |
| Strategic Green Belt Area | Cotgrave East | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | The site has one existing boundary adjoining Cotgrave. This would increase to two if COT-4 were removed from the Green Belt and developed. Whilst opposite new residential units on Cotgrave Colliery, development would intrude into open countryside along the Grantham Canal. |
| Prevent merging of settlements | 1 | Development would result in only a limited reduction in the distance between Cotgrave and Cropwell Bishop. |
| Assist in safeguarding the countryside from encroachment | 1 | Significant developments within the site include Hollygate House and the equestrian buildings. These reduce the lands ability to safeguard the site from further encroachment. |
| Preserve setting and special character of historic towns | 2 | Development adjacent to Grantham Canal would adversely affect the setting of this historical feature and the recreational enjoyment it provides. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery |

| | | |
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| | | should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 10 | Low |

Conclusion

4.49 Due to the land’s location in the open countryside south of Hollygate Lane and the adverse effects upon the setting of the Grantham Canal COT/E scored less favourably against Green Belt purposes than the neighbouring site COT/D.

4.50 As the site contains significant elements of urban encroachment and would not result in a significant reduction in the Green Belt between Cotgrave and settlements north and east, the land scored 10 (low Green Belt value) against Green Belt purposes and overall the land is assessed as being of **low Green Belt importance**.

COT/F: Land south of Grantham Canal



COT/F: View of external boundary (views of land within site are screened by the hedgerow adjacent to the canal)

4.51 COT/F comprises the eastern third of SHLAA site 42. It has been separated from the COT/E (the remaining two thirds of SHLAA site 42) as it represents a distinct parcel of Green Belt land and is divided from COT/E by a significant hedgerow. It also constitutes a separate intrusion into the Green Belt along the Grantham Canal.

| | | |
|--|-------------------------------------|---|
| Site Name | Land south of Grantham Canal | |
| Green Belt Site Reference | COT/F | |
| SHLAA Reference | 42 | |
| Strategic Green Belt Area | Cotgrave East | 13 Low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | The land is separated from the edge of Cotgrave by COT/E and is in an isolated outlying location within the Green Belt. Its removal would necessitate the removal of COT/C, COT/D, and COT/E and create a significant intrusion into the Green Belt. Land is contained by established hedgerows on all sides and the Grantham Canal to the north. It is also screened by topography. |
| Prevent merging of settlements | 1 | The distance between Cotgrave and Cropwell Bishop would be reduced by approximately 400m. Any perception of merging is reduced by rising topography (notably the Cropwell Wolds) and the absence of any direct links between the site and Cropwell Bishop (other than the Canal). |
| Assist in safeguarding the countryside from encroachment | 5 | The land does not contain in appropriate development and the edge of Cotgrave is not visible. Land is open countryside in character. |
| Preserve setting and special character of historic towns | 2 | Whilst screened by a hedgerow, development adjacent to Grantham Canal is likely to adversely affect the setting of this historical feature and recreational enjoyment it provides. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 15 | Low-medium |

Conclusion

4.52 Due to the land's significant intrusion into the open countryside and Green Belt along the Grantham Canal and the adverse effects upon the setting of the Grantham Canal, COT/F scored less favourably against Green Belt purposes than the neighbouring site COT/E, which is adjacent to the village.

4.53 Apart from the merging of settlements (the removal of the land would not result in a significant reduction in the Green Belt between Cotgrave and settlements north and east), the land scored well against the Green Belt purposes. This is reflected in a score of 15 and the conclusion that the land is of **low-medium Green Belt importance**.

COT/G: Land east of Hollygate Lane



COT/G: View north with the Hollygate Park development visible opposite the site.

4.54 COT/G covers the same area as SHLAA site 862.

| | | |
|--|------------------------------------|---|
| Site Name | Land east of Hollygate Lane | |
| Green Belt Site Reference | COT/G | |
| SHLAA Reference | 862 | |
| Strategic Green Belt Area | Cotgrave East | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>Whilst the land shares one boundary with Cotgrave at Hollygate Park, the removal of this site would extend development north beyond the Grantham Canal and east of Hollygate Lane, both of which are strong defensible boundaries.</p> <p>Although development would be prominent in the local area, especially from Hollygate Lane and the Canal, the site is screened from long distance views by topography which slopes up to the north.</p> <p>The natural burial ground forms a robust northern boundary. However eastern boundary is a weaker hedgerow.</p> |
| Prevent merging of settlements | 1 | Located opposite the redeveloped colliery, which is located beyond the Canal, the removal of this land would not reduce the distance between Cotgrave and Cropwell Bishop, or any other villages to the north and east. |
| Assist in safeguarding the | 4 | The land does not contain any inappropriate development. |

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| countryside from encroachment | | The edge of Hollygate Park is prominent, but it is not an overriding feature of the land which is open countryside. The main area of Cotgrave is not visible beyond the Canal. |
| Preserve setting and special character of historic towns | 2 | Development adjacent to Grantham Canal would adversely affect the setting of this historical feature and the recreational enjoyment it provides. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 14 | Low-medium Green Belt importance |

Conclusion

4.55 The land is located north of the Grantham Canal and east of Hollygate Lane, both of which are robust defensible boundaries. Development in this location would constitute prominent sprawl into open countryside.

4.56 Adjacent to the Grantham Canal, the sites provides a rural setting to this local historical feature.

4.57 Given the sprawl that would occur, the safeguarding of open countryside and the importance of the site to the setting of the canal, the land scored 14. This reflects land of low-medium Green Belt importance.

COT/H: Land South of Colston Gate (1)



COT/H: View South from Colston Gate

4.58 COT/H covers the same area as SHLAA site 705.

| | | |
|--|---------------------------------------|---|
| Site Name | Land South of Colston Gate (1) | |
| Green Belt Site Reference | COT/H | |
| SHLAA Reference | 705 | |
| Strategic Green Belt Area | Cotgrave East | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | This land adjoins Cotgrave on one boundary. It is a flat and open site, which, if developed would be a prominent intrusion into the countryside. The site has two robust defensible boundaries (Colston Gate and woodland to the rear). However the most important eastern boundary is a hedgerow with significant gaps. |
| Prevent merging of settlements | 1 | The land is 150m wide and would only result in a minor reduction in the distance between Cotgrave and Cropwell Bishop. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst inappropriate development has not encroached within the area, the proximity and prominence of properties on Firdale is an overriding feature which results in the land being urban fringe in character. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 12 | Low-medium |

Conclusion

4.59 Site COT/H is in a prominent location and its Green Belt designation restricts development that would have a significant effect upon the land's openness.

4.60 The removal of this site and its development would result in further intrusive development along Colston Gate into open countryside.

4.61 Whilst the removal of this land would not significantly reduce the distance between Cotgrave and Cropwell Bishop, the intrusion into open countryside results in an overall conclusion that the land is of **low-medium Green Belt importance**.

COT/I: Land South of Colston Gate (2)



COT/I: View South West from Colston Gate

4.62 COT/I covers the same area as SHLAA site 706.

| | | |
|--|---------------------------------------|---|
| Site Name | Land South of Colston Gate (2) | |
| Green Belt Site Reference | COT/I | |
| SHLAA Reference | 706 | |
| Strategic Green Belt Area | Cotgrave East | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The removal of this site would force the removal of COT/H and, if developed, constitute a significant urban intrusion into the open countryside. The sloping topography increases the site's prominence and sense of encroachment. Whilst the landowner has proposed the establishment of woodland behind the site on the higher ground, at present there is no defensible southern boundary. |
| Prevent merging of settlements | 2 | The removal of this site would reduce the distance between Cotgrave and Cropwell Bishop by 350m. |
| Assist in safeguarding the countryside from encroachment | 5 | Whilst the land contains National Grid Pylons, the land does not adjoin Cotgrave and is open arable countryside. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery |

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| | | should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 16 | Medium-high |

Conclusion

4.63 Due to its size, outlying location, open countryside character and prominent topography, COT/I scored highly against Green Belt purposes which restrict settlement sprawl and safeguard the countryside from encroachment.

4.64 Whilst the removal of this land would not significantly reduce the distance between Cotgrave and Cropwell Bishop, and the land does not preserve the historic setting of the settlement, this does not outweigh the overall conclusion that the land is of **medium-high Green Belt importance**.

Cotgrave South West

Stage 1: Strategic Review

| Strategic Area | Cotgrave South West | |
|--|----------------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Land west of Cotgrave provides opportunities to round of the urban edge most notably around The Brickyard. This area is also contained by The Brickyard Plantation and Scotton's Hill woodland. Land adjacent to Plumtree Road is open countryside consisting of large arable fields which offer fewer opportunities to restrict urban sprawl. The topography however slopes down towards the urban edge screening the land from the west. |
| Prevent merging of settlements | 3 | The extension of development west would, in conjunction with the Strategic Allocation of East Gamston/North Tollerton, result in moderate reduction in the distance between Cotgrave and Nottingham's main urban area. Development would also significantly reduce the distance between Cotgrave and Clipston on the Wolds |
| Assist in safeguarding the countryside from encroachment | 4 | The area contains one dwelling at The Brickyard. The overall character of the area is open countryside. |
| Preserve setting and special character of historic towns | 1 | Provided development does not extend beyond the parish boundary, development would be unlikely to affect the historic park and gardens around Manor Farm, Clipston. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery would not be jeopardised by the removal of Green Belt. |
| Green Belt Score | 14 | Low-medium |

Conclusion

- 4.65 Whilst land west of Cotgrave performed average against Green Belt purposes, it scored higher than the other strategic areas around the settlement. Predominantly large arable fields, these provide fewer opportunities to constrain development. The character of the land is open countryside rather than urban fringe. The extension of development towards Tollerton and the strategic allocation would reduce the distance between Cotgrave and the edge of Nottingham's main urban area.
- 4.66 Opportunities to round off the settlement in and around The Brickyard without significant urban sprawl may exist due to topography and tree cover.
- 4.67 The area scored 14, reflecting the overall conclusion that land south and west of Cotgrave is of **low-medium Green Belt importance**. Land further west would be considered of higher Green Belt value due to the rising topography towards Clipston and the increased intrusion into open countryside.

Stage 2: Detailed Review of SHLAA Sites

COT/J: The Brickyard



COT/J: View east from amenity space of Daleside

- 4.68 COT/J occupies the same area and boundaries as SHLAA site 437

| | | |
|--|----------------------|--|
| Site Name | The Brickyard | |
| Green Belt Site Reference | COT/J | |
| SHLAA Reference | 437 | |
| Strategic Green Belt Area | South West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | The site has two boundaries adjoining Cotgrave and would be constrained by woodland/scrub to the south and west. The topography of the site also reduces prominent views both out of and into the settlement. |
| Prevent merging of settlements | 1 | Development would not reduce the distance between Cotgrave and other settlements. |
| Assist in safeguarding the countryside from encroachment | 3 | Site contains a residential property. |
| Preserve setting and special character of historic towns | 3 | The Brickyard building is identified as a property of local interest. Development of land around the building may affect its setting. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 11 | Low-medium |

Conclusion

4.69 The site is of low importance when assessed against Green Belt purposes which seek to restrict sprawl and prevent the merging of settlements, consequently it scored 3 points less the wider strategic area.

4.70 The presence of The Brickyard has reduced the ability of the Green Belt to safeguard the land from encroachment. It is also a local interest building which may be of importance to the special character of the area.

4.71 The Green Belt score of 11 reflects the overall conclusion that the site is of **low-medium Green Belt importance**.

COT/K: Plumtree Road



COT/K: View north east from centre of the site

4.72 COT/K covers the same area as SHLAA site 843.

| | | |
|--|----------------------|---|
| Site Name | Plumtree Road | |
| Green Belt Site Reference | COT/K | |
| SHLAA Reference | 843 | |
| Strategic Green Belt Area | West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>The land shares one boundary with Cotgrave, however 1/3 of this boundary does not adjoin Cotgrave and is separated from the settlement by COT/L. Removal of COT/K would necessitate removal of COT/L.</p> <p>Given the size of the site (600m x 200m), the removal and development would constitute a significant intrusion into the countryside.</p> <p>The land is well contained by established and clearly defined hedgerow boundaries along the right of way on the sites exterior boundary. Plumtree Road and Brickyard Plantation form robust and permanent boundaries to the north and south.</p> <p>An incomplete hedge provides a weaker interior boundary, splitting the site north and south.</p> <p>Land rises towards Brickyard Plantation, increasing the lands prominence towards the southern half of the site.</p> |

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|--|-----------|---|
| Prevent merging of settlements | 3 | Development would significantly reduce the distance between Cotgrave and Clipston from 700m to 500m. A perception of merging would be increased as development extends up the ridge where Clipston is located. Especially for residents using the rights of way that link these settlements. |
| Assist in safeguarding the countryside from encroachment | 3 | Land does not contain inappropriate development. Dwellings off White Furrows and Daleside are prominent. Land is urban fringe in character |
| Preserve setting and special character of historic towns | 1 | Site does not contain and is not adjacent to any heritage asset. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 14 | Low-medium |

Conclusion

4.73 This area of Green Belt prevents the expansion of Cotgrave west and this is reflected in a score of 4 against this objective (a higher score was avoided due to the presence of robust boundaries). Medium scores of 3 were achieved against 3 of the 4 remaining purposes as the Green Belt prevents the merging of Cotgrave with Clipston and the land, though free from inappropriate development, is visually affected by the prominence of the edge of the village.

4.74 Whilst identified as being of **low-medium Green Belt importance**, the prevention of sprawl and subsequent score of 14 indicates the site is of medium rather than low Green Belt importance.

COT/L: Bakers Hollow



COT/L: View south east (adjacent to Plumtree Road)

4.75 COT/L covers the same area as SHLAA site 683.

| | | |
|--|----------------------|---|
| Site Name | Bakers Hollow | |
| Green Belt Site Reference | COT/L | |
| SHLAA Reference | 683 | |
| Strategic Green Belt Area | West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | The land is contained on three sides by significant hedgerows and the settlement edge. Whilst site extends beyond development on White Furrows, it does not extend beyond development on Bakers Hollow. However the western boundary follows power lines which do not provide a robust defensive boundary against further settlement encroachment. This prevents a lower score. |
| Prevent merging of settlements | 1 | Development would not extend beyond the existing development on Bakers Hollow. |
| Assist in safeguarding the countryside from encroachment | 3 | The site itself does not contain any elements of inappropriate development. The settlement's edge is the prominent feature of the site resulting in a site that is urban fringe in character. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from |

| | | |
|-------------------------|-----------|-----------------|
| | | the Green Belt. |
| Green Belt Score | 10 | Low |

Conclusion

4.76 This area of Green Belt land is contained by development on Bakers Hollow and White Furrows. Its removal and development would not result in a prominent intrusion into the Green Belt, or a reduction in the distance between Cotgrave and Clipston on the Wolds.

4.77 However, due to the weak defensive boundary, the complete removal of this field from the Green Belt should be considered. This would create a larger intrusion and greater settlement sprawl across more open countryside.

4.78 Overall, if restricted to the SHLAA site, the Green Belt land within this area is considered being of low Green Belt importance.

Cotgrave West

Stage 1: Strategic Review

| Strategic Area | Cotgrave West | |
|--|----------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | Land closer to the settlement contains more compact fields and opportunities to round off the settlement. The urban edge could be extending provided it doesn't extend beyond built developments on Plumtree Road and Main Road into the open countryside. Further development along Plumtree Road and Main Road would constitute ribbon development and prominent intrusions into the countryside (see review of Cotgrave North above). |
| Prevent merging of settlements | 3 | The extension of development west would, in conjunction with the Strategic Allocation of East Gamston/North Tollerton, result in moderate reduction in the distance between Cotgrave and Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 3 | The area includes the settlement's sewage treatment works. |
| Preserve setting and special character of historic towns | 2 | The Green Belt is adjacent to Cotgrave's historic core, which includes the listed church and several buildings of local interest. |
| Assist in urban regeneration | 3 | Provided policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project should not be jeopardised by the removal of Green Belt. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 4.79 The Green Belt shares two boundaries with Cotgrave in the North West of the settlement, providing an opportunity to round the settlement off without intruding into the open countryside beyond developments along Plumtree Road and Main Road. If restricted it would not constitute significant urban sprawl.
- 4.80 However developments within this area would have a negative impact on the setting of Cotgrave's historic core.
- 4.81 As with developments south of Plumtree Road, the expansion of Cotgrave west would reduce the distance between the settlement and the main urban area. This distance will be reduced further as the strategic allocation at Tollerton is brought forward for development.
- 4.82 The area contains the settlement's sewage treatment works. Located off Woodgate land, this facility weakens the open countryside character of the area.
- 4.83 The area scored 13 against Green Belt purposes, presenting a site of low-medium value. Overall the area is considered to be of **low-medium Green Belt importance**. Green Belt land beyond the sewage treatment works and along Plumtree Lane and Main Road would be considered higher Green Belt importance.

Stage 2: Detailed Review of SHLAA Sites

COT/M: Land off Woodgate Lane



COT/M: View north east from Woodgate Lane

4.84 COT/M occupies the same area and boundaries as SHLAA site 44.

| | | |
|--|-------------------------------|--|
| Site Name | Land off Woodgate Lane | |
| Green Belt Site Reference | COT/M | |
| SHLAA Reference | 44 | |
| Strategic Green Belt Area | West | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | This site adjoins Cotgrave on one boundary and although located between the urban edge and the sewage treatment works it would constitute an urban intrusion into the open countryside. Woodgate Lane and mature hedgerows provide strong defensible boundaries. |
| Prevent merging of settlements | 2 | Development would result in a minor reduction in the distance between Cotgrave and the main urban area of Nottingham (as now defined by the strategic allocation at Tollerton). |
| Assist in safeguarding the countryside from encroachment | 4 | The site does not contain inappropriate developments and whilst the edge of Cotgrave is prominent the land is considered open countryside, rather than urban fringe. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or preserve the setting of any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration |

| | | |
|-------------------------|-----------|---|
| | | project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 14 | Low-medium |

Conclusion

- 4.85 Whilst the sewage treatment works would physically contain the site to the north, this facility is not prominent and development would constitute an urban intrusion into the countryside along Woodgate Lane.
- 4.86 There are no elements of inappropriate development, when viewed from the urban edge the land is open countryside in character.
- 4.87 Due to the scale of the site, its removal from the Green Belt would not significantly reduce distance between Cotgrave and Nottingham’s main urban area. However this does not outweigh the intrusive location.
- 4.88 The land scored 14 against Green Belt purposes, reflecting the overall conclusion that it is of **low-medium Green Belt importance**.

COT/N: Land to the west of Main Road



COT/N: View of Cotgrave from within the site

4.89 COT/N occupies the same area and boundaries as SHLAA site 364.

| | | |
|--|--------------------------------------|--|
| Site Name | Land to the west of Main Road | |
| Green Belt Site Reference | COT/N | |
| SHLAA Reference | 364 | |
| Strategic Green Belt Area | West | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | Adjoining Cotgrave on two boundaries, the land is well contained within 2 small fields, hedgerows and brook to the north. The land is flat and can therefore be viewed from some distance however. |
| Prevent merging of settlements | 1 | Development would result in a minor reduction in the distance between Cotgrave and the main urban area of Nottingham (as now defined by the strategic allocation at Tollerton). |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst inappropriate development has not encroached, the edge of Cotgrave (along Main Road and the historic core) is a prominent feature. The overriding character is therefore settlement fringe. |
| Preserve setting and special character of historic towns | 4 | The land is adjacent to Cotgrave's historic core, which includes the listed church and several buildings of local interest. |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of this site from the Green Belt. |
| Green Belt Score | 13 | Low-medium |

Conclusion

4.90 Adjoining Cotgrave on two boundaries, removal of this site would round of the North West edge of the settlement without intruding beyond existing development along Main Road. It would not result in a reduction in the distance between Radcliffe on Trent or Nottingham's main urban area.

4.91 However, the absence of encroaching development and close proximity to the historic centre of Cotgrave increase the land's overall performance against Green Belt purposes.

4.92 Overall the site is determined to be of **low-medium Green Belt importance**.

COT/O: Land of Main Road south of Gozen Lodge



COT/O: View North West from access gate on Main Road

4.93 COT/O shares the same boundary as SHLAA site 864.

| | | |
|--|---|--|
| Site Name | Land of Main Road south of Gozen Lodge | |
| Green Belt Site Reference | COT/O | |
| SHLAA Reference | 864 | |
| Strategic Green Belt Area | Cotgrave West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | <p>The land does not adjoin the settlement and would if removed from the Green Belt and development result in an outlying, visually disconnected development on Main Road.</p> <p>The site could not be removed in isolation and it would necessitate the removal additional land south of the site, between Gozen Lodge and the settlement of Cotgrave. This would significantly increase intrusion into the countryside.</p> <p>Whilst the mature hedgerows on its south and east boundaries, Gozen Lodge to the north, and the solar farm to the west provide reasonably robust boundaries, the site is in an elevated location where development would be prominent.</p> |
| Prevent merging of settlements | 1 | Whilst the site is located 260 metres north Cotgrave's Green Belt boundary, there would only be very limited reduction in the distance between Cotgrave and Radcliffe on Trent. |
| Assist in safeguarding the | 4 | The land does not contain any inappropriate development. |

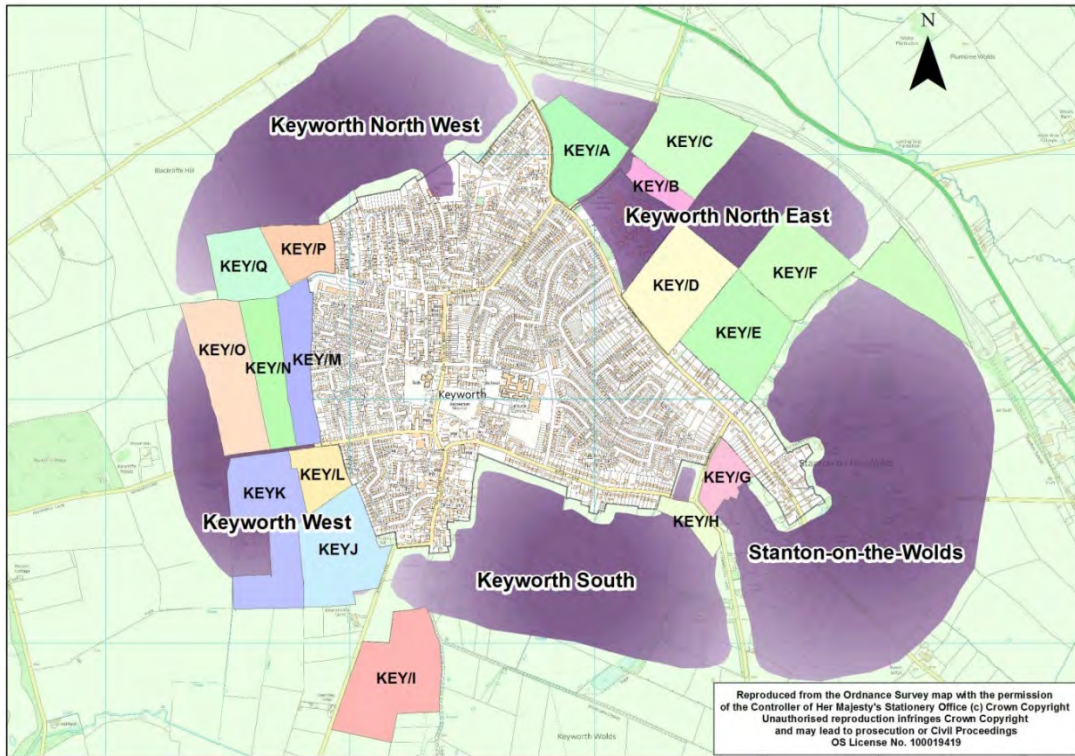
| | | |
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| countryside from encroachment | | Gozen Lodge and solar panels are visible from within the site, however Gozen Lodge is an isolated property in the Green Belt and doesn't form part of Cotgrave's settlement edge and solar farms are not urban features. The lands character is consequently open countryside, rather than urban edge. |
| Preserve setting and special character of historic towns | 1 | The land does not contain or form the setting of a designated heritage asset. However, as removal would necessitate the removal of land south of the site which is important to the setting of Cotgrave's historic core (see Green Belt assessment of COT/N). |
| Assist in urban regeneration | 3 | Provided Local Plan policies restrict retail uses outside the town centre, Cotgrave's town centre regeneration project or the redevelopment of Former Cotgrave Colliery should not be jeopardised by the removal of the site from the Green Belt. |
| Green Belt Score | 14 | Low-medium |

Conclusion

- 4.94 The site is in an outlying location approximately 260 metres north of the current Green Belt boundary. The site could not be removed in isolation as this would weaken the Green Belt north of the village and necessitate the removal of more Green Belt land.
- 4.95 Its removal from the Green Belt would result in intrusive development in a prominent location.
- 4.96 Although the removal of the land would not significantly reduce between Cotgrave and villages to the north, and it does not contribute to the setting of the historic centre of Cotgrave, given the site's isolated location in a prominent position, and its open countryside character, the site scored 15. This reflects the lands **low-medium Green Belt importance**.

Keyworth

- 4.97 The broad strategic Green Belt areas around Keyworth have been identified as:
1. Keyworth North East (Station Road to Stanton on Wolds Golf Club)
 2. Stanton-on-the-Wolds (Golf Club to Widmerpool Lane)
 3. Keyworth South (Widmerpool Lane to Wysall Lane)
 4. Keyworth West (Wysall Lane to hedgerow running west from Rancliffe Avenue)
 5. Keyworth North West (hedgerow running west Debdale Lane to Station Road)



Keyworth Strategic Green Belt Areas and SHLAA sites

Keyworth North East

Stage 1: Strategic Review

| Strategic Area | Keyworth North East | |
|--|---------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | <p>The broad area is contained by the golf course, railway line and Station Road. These provide strong defensible boundaries. Within the site hedgerows provide strong boundaries, however these are less robust adjacent to the settlement, between the British Geological Survey/Barnfield Farm and The Cottage on Nicker Hill.</p> <p>The topography drops gently to the north away from Keyworth across the Normanton Wolds. East of Platt Lane the topography steepens to the road. As a consequence development within this area would form a prominent intrusion in open countryside.</p> <p>However longer distance views from the northeast (Melton Road) are screened by topography.</p> |
| Prevent merging of settlements | 5 | Land within the northern half of this area forms an important buffer between Keyworth and Plumtree/Normanton-on-the-Wolds. |
| Assist in | 2 | The British Geological Survey Centre is a significant |

| | | |
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| safeguarding the countryside from encroachment | | intrusion into the Green Belt. These building's break the strategic Green Belt boundary along Nicker Hill. The remaining area is free from inappropriate encroachment. |
| Preserve setting and special character of historic towns | 2 | The cottages on Platt lane are identified as Local Interest Buildings, as are some of British Geological Survey buildings. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Strategic Green Belt Score | 14 | Low-medium |

Conclusion

- 4.98 The area is contained by strong defensible boundaries. These however are located a considerable distance from the edge of the settlement and would allow a considerable urban expansion, particularly between the British Geological Survey and the golf course.
- 4.99 Whilst the extension of development north and east would break the ridgeline (on Nicker Lane), views of Keyworth from the north and east (Melton Road) are screened by topography. The hill east of Platt Lane however is more prominent and development would extend over this topographical feature.
- 4.100 Green Belt land east of Station Road prevents the merging of Keyworth and Plumtree/Normanton-on-the-Wolds. As Cotgrave is approximately 4km northeast of Keyworth, the removal of land south of Platt Lane would only result in a minor reduction in the distance between these two settlements.
- 4.101 Although, the British Geological Survey buildings are a prominent intrusion within the Green Belt, overall the Green Belt has restricted urban encroachment.
- 4.102 Whilst the area when considered as a whole would be of high green belt value, especially in terms of potentially merging Keyworth and Plumtree if looking beyond the railway embankment, overall the area is considered to be of **low-medium green belt value**.

Stage 2: Detailed Review of SHLAA sites

KEY/A: Land at Platt Lane



KEY/A: View from gate on Station Road

4.103 KEY/A occupies the same area and boundaries as SHLAA site 149.

| | | |
|--|----------------------------|--|
| Site Name | Land at Platt Lane | |
| Green Belt Site Reference | KEY/A | |
| SHLAA Reference | 149 | |
| Strategic Green Belt Area | Keyworth North East | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | Whilst the British Geological Survey (BGS) is located within the Green Belt, it forms the physical and recognised edge of Keyworth. This review recommends the removal of BGS from the Green Belt. The removal of KEY 1 would create an opportunity to round off the north eastern settlement boundary of Keyworth. The site has robust hedgerow boundaries on Platt Lane and Station Road. |
| Prevent merging of settlements | 1 | Due to the British Geological Survey's intrusion into the Green Belt, the development of this site would not reduce the distance between Keyworth and Normanton-on-the-Wolds/Plumtree. The railway line beyond the site provides an additional barrier which separates Keyworth from Plumtree and Normanton, reducing the perception of |

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| | | merging. |
| Assist in safeguarding the countryside from encroachment | 3 | The Green Belt designation has prevented the encroachment of inappropriate development within the site. Whilst residential dwellings on Nicker Hill and Platt Lane are visible and properties on Station Road and the British Geological Survey are partially screened by mature trees and hedgerow, they are not overriding features. Nor is the sports pavilion. |
| Preserve setting and special character of historic towns | 2 | Cottages opposite the site have been identified as Local Interest Buildings. Whilst non-statutory, their setting would be adversely affected by the removal of Green Belt opposite and its development |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 4.104 The visibility of residential developments on Station Road, the British Geological Survey buildings and sports pavilion adjacent to the site has reduced the Green Belt value of this area. This effect is limited by screening. The site has strong defensible boundaries (and the railway beyond) and there is an opportunity to round of the north east corner of Keyworth without facilitating unrestricted urban sprawl and reducing the distance between Keyworth and Normanton on the Wolds and Plumtree.
- 4.105 Given the site's low scores against three Green Belt purposes, the score of 11 reflects the final conclusion that it is of **low-medium Green Belt value**.

KEY/B: Hill Top Farm, Platt Lane



KEY/B: View of site (agricultural buildings) from Platt Lane

4.106 This Green Belt site occupies the same area and boundaries as SHLAA site 543.

| | | |
|--|----------------------------------|---|
| Site Name | Hill Top Farm, Platt Lane | |
| Green Belt Site Reference | KEY/B | |
| SHLAA Reference | 543 | |
| Strategic Green Belt Area | Keyworth North East | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Although the site only shares one boundary with the British Geological Survey and the removal of this site from the Green Belt would increase urban intrusion north east towards Normanton-on-the-Wolds, it is however screened by topography, tree belts, and cottages on Platt Lane. It also has strong defensible hedgerow boundaries. |
| Prevent merging of settlements | 2 | Located within a strategically important area of Green Belt which separates Keyworth from Normanton-on-the-Wolds, the removal of this site would reduce in the distance between these settlements. This reduction would however be minimal. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the site contains significant agricultural buildings, the site is considered predominantly open countryside in character. Though partially screened by established trees, the British Geological Survey buildings are visible. |
| Preserve setting and special character of historic towns | 2 | Cottages in front of the site have been identified as Local Interest Buildings. Whilst non-statutory, their setting would be adversely affected by the removal of Green Belt |

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| | | behind and its development. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 13 | Low-medium |

Conclusion

4.107 This site scored within the mid-range for all Green Belt purposes reflecting the site's overall score of 13 and the final conclusion that the site is of **low-medium Green Belt importance**.

KEY/C Shelton Farm, Platt Lane



KEY/C: View South East from Platt Lane

4.108 SHLAA site 545 forms outline for KEY/C, however the SHLAA site also contained land within KEY/B. This land has been assessed previously.

| | | |
|--|---------------------------------|---|
| Site Name | Shelton Farm, Platt Lane | |
| Green Belt Site Reference | KEY/C | |
| SHLAA Reference | 545 | |
| Strategic Green Belt Area | Keyworth North East | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The site is not physically connected to Keyworth and its removal from the Green Belt would form a prominent outlying intrusion into the countryside if considered in isolation. This intrusion would be enhanced by the topography of the site as development would sprawl up |

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| | | the slope and break the ridgeline. |
| Prevent merging of settlements | 4 | The removal of this site within the strategically important area of the Green Belt would result in Keyworth extending to the railway line and a significant reduction in the distance between Keyworth and Normanton on the Wolds, although railway embankment provides some containment. |
| Assist in safeguarding the countryside from encroachment | 4 | Inappropriate development has not encroached, however the British Geological Survey is visible through trees, reducing the open countryside character of the site. |
| Preserve setting and special character of historic towns | 1 | The site does not contain any statutory or non-statutory heritage assets. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 17 | Medium-high |

Conclusion

4.109 The removal of this site would, if developed, result in a prominent intrusion into an area of Green Belt which is strategically important. Due to the topography of the site this intrusion would be magnified as development would be conspicuous on the hill side and break the ridgeline.

4.110 The reduction in the distance between Keyworth and Normanton on the Wolds would be significant as development would reach the railway line.

4.111 Whilst the site does not contain any heritage assets or affect their setting, the land is considered to be of **medium-high Green Belt importance**.

KEY/D: Land off Barnfield Farm, Nicker Hill



KEY/D: View south west from within the site

4.112 KEY/D contains most of SHLAA site 544 and a quarter of SHLAA site 152. The remaining southern section of SHLAA site 544 and further quarter of site 152 is identified and assessed as KEY18 in this review (see below). The previous KEY/D Green Belt area within the draft review has been separated into two as this creates more logical and distinct areas of Green Belt and also reflects the scale of other sites around Keyworth. To avoid isolated areas of Green Belt remaining, one area of land adjacent to Nicker Hill has been included.

| | | |
|--|---|---|
| Site Name | Land off Barnfield Farm, Nicker Hill | |
| Green Belt Site Reference | KEY/D | |
| SHLAA Reference | 544 | |
| Strategic Green Belt Area | Keyworth North East | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | <p>The land shares two boundaries with Keyworth (Nicker Hill and the British Geological Survey) This area of land prevents further development extending north east of Keyworth.</p> <p>The protrusion of the British Geological Survey into the countryside reduces the perception that development of this land would be a prominent intrusion into the Green Belt.</p> <p>Due to the sloping topography, land adjacent to Nicker Hill is elevated and prominent. However areas of the site</p> |

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| | | adjacent to Barnfield Farm, the British Geological Survey and land within the bottom field are screened by topography and the British Geological Survey. External boundaries consist of prominent hedgerows and ditches to the north east. Internally the land contains weak fencing and hedgerow boundaries. |
| Prevent merging of settlements | 2 | Located south of sites KEY/B and KEY/C this land does not form part of the buffer between Keyworth and Normanton on the Wolds. The land does not extend beyond the British Geological Survey. However there is limited residential development north of Nicker Hill and consequently a perception of merging may occur. |
| Assist in safeguarding the countryside from encroachment | 3 | Inappropriate development has not encroached. The British Geological Survey, Barnfield Farm and edge of Keyworth (on Nicker Hill) are visible but not prominent overriding features within the majority of the site. Nicker Hill is not visible from the lower field. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory sites within the site or within adjacent areas. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 4.113 Due to the site's proximity to British Geological Survey, the screening of the majority of the site by topography, and the established hedgerow and ditch boundaries a lower score for restricting urban sprawl was recorded.
- 4.114 As the land does not extend beyond The British Geological Survey, it does not prevent the merging of Keyworth or Normanton on the Wolds. The scale of removal, north of Nicker Hill, would however give a perception of extending development in the direction of Normanton on the Wolds.
- 4.115 The site scored 11, this is the lowest score within the low-medium grouping and reflects the overall conclusion that the site is of **low-medium Green Belt importance**.

KEY/E: Land north of Nicker Hill



KEY/E: View north east across site

4.116 KEY/E consists of the southern section of SHLAA site 544 and a quarter of the larger SHLAA site 152. The previous KEY/D Green Belt area within the draft review has been separated into two as this creates more logical and distinct areas of Green Belt and also reflects the scale of other sites around Keyworth. To avoid isolated areas of Green Belt remaining, the area of paddock behind the properties on Nicker Hill, but not within the SHLAA, has been included.

| | | |
|--|----------------------------------|---|
| Site Name | Land north of Nicker Hill | |
| Green Belt Site Reference | KEY/E | |
| SHLAA Reference | 544 | |
| Strategic Green Belt Area | Keyworth North East | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>The land only shares one boundary with Keyworth, and its development would constitute a significant intrusion into the Green Belt. The elevation of the site and sloping topography away from the settlement increases the prominence of the land which is closer to Keyworth itself. This land is visible over a wide area to the north east.</p> <p>Land is contained by a hedge and ditch (on the lower section) of its north western boundary and by a ditch only along its north eastern boundaries. This ditch along the bottom of land, on its external boundary, is not an obvious feature and is considered a weak boundary. The Stanton-</p> |

| | | |
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| | | on-the-Wolds Golf Course however provides a robust south eastern boundary. |
| Prevent merging of settlements | 3 | Land is directly adjacent to the parish of Stanton-on-the-Wolds. Whilst it would not reduce the distance between Keyworth and Stanton – these are already merged – the removal of this site directly adjacent to the parish boundary would increase this merging. |
| Assist in safeguarding the countryside from encroachment | 4 | No inappropriate development has encroached and the edge of Keyworth, though visible, is screened by well-established garden hedgerows. |
| Preserve setting and special character of historic towns | 1 | The land does not contain or provide the setting of any statutory or non-statutory heritage features. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth |
| Green Belt Score | 15 | Low-medium |

Conclusion

4.117 KEY/E is located adjacent to KEY/D and shares one boundary with Keyworth along Nicker Hill. It is in a prominent position and as such prevents significant and visually intrusive development. As a consequence the site scored well against preventing urban sprawl.

4.118 The absence of inappropriate development within the site and the screening of properties on Nicker Hill also result in a high score against safeguarding the countryside from encroachment.

4.119 The land is adjacent to parish boundary and the removal of it from the Green Belt would increase the merging of Keyworth with Stanton-on-the-Wolds.

4.120 Although the site scored 15 (within the low-medium category of Green Belt performance) as a result of the site's Green Belt performance against 4 of the 5 Green Belt purposes, the Green Belt designation is deemed to be important to the protection of the open countryside.

KEY/F: Land behind Stanton on the Wolds Golf Course



KEY/F: View of site from Nicker Hill (site is on the far ridgeline)

4.121 This Green Belt site is the remainder of SHLAA site 152 which was not assessed as part of KEY/D.

| | | |
|--|---|--|
| Site Name | Land behind Stanton-on-the-Wolds Golf Course | |
| Green Belt Site Reference | KEY/F | |
| SHLAA Reference | 152 | |
| Strategic Green Belt Area | Keyworth North East | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | This is an outlying and isolated site within the Green Belt. The removal of this area of land from the Green Belt would, if developed, result in significant intrusion into the countryside. The topography includes a ridgeline which, when developed, would be prominent. Development behind the golf course would be visible from the A606 Melton Road. |
| Prevent merging of settlements | 5 | The site would merge Keyworth with residential development along the Melton Road, which is within Stanton on the Wolds. |
| Assist in safeguarding the countryside from encroachment | 5 | Inappropriate development has not encroached and the character is open countryside. |
| Preserve setting and special character of historic towns | 1 | The land does not contain or form the setting of a statutory or non-statutory heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |

| | | |
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| Green Belt Score | 19 | Medium-high |
|-------------------------|-----------|--------------------|

Conclusion

- 4.122 Due to: the site's isolated location within the Green Belt; its considerable scale and prominence; and resultant merging of Keyworth and Stanton on the Wolds, this area scores highly against Green Belt purposes.
- 4.123 Whilst this area of Green Belt does not preserve a heritage asset or the historic setting of Keyworth, this does not outweigh the final conclusion that the land is of **medium-high Green Belt importance**.

Stanton on the Wolds

Stage 1: Strategic Review

| Strategic Area | Stanton-on-the-Wolds | |
|--|-----------------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | The golf course covers a considerable area and provides a strong boundary to the north. The Melton Road and properties at Hill Crest form a robust strategic boundary to the east. Within the strategic area, established hedgerows provide robust defensible boundaries. Compact fields between Widmerpool Lane and Stanton Lane would ensure development could be contained. This area is also screened by residential properties. Land either side of Browns Lane is more open and less contained. |
| Prevent merging of settlements | 4 | There are no settlements east or south of Stanton on the Wolds. Development between Widmerpool Lane and Stanton Lane would increase merging between Keyworth and Stanton on the Wolds and the dwellings on Stanton Lane which are inset from the Green Belt. |
| Assist in safeguarding the countryside from encroachment | 3 | The area contains a number of developments which have encroached, including a school, golf course clubhouse, business park, telecommunications masts and residential developments. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage features within this broad Green Belt area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Strategic Green Belt Score | 13 | Low-medium |

Conclusion

- 4.124 There are a number of residential properties within the Green Belt which, alongside the Business Park on Browns Lane, telecommunications masts, golf course club house and school, increase the perception that the area is on settlement's urban edge.
- 4.125 The golf course provides strong defensible boundaries and land between Widmerpool Lane and Stanton Lane is contained by developments, topography and hedgerows. However this containment is reduced along Browns Lane, and further out on Widmerpool Lane and Thurlby Lane as field sizes increase.
- 4.126 Whilst contained, this area of Green Belt prevents further merging of Keyworth with Stanton on the Wolds.
- 4.127 Due to the area's containment, its strong defensible boundaries and the existing levels of encroachment, this area did not perform highly against Green Belt purposes. Scoring 12, it falls within the lower range of sites that are low-medium value. Given the areas importance as a buffer against the further merging of Stanton-on-the-Wolds and Keyworth however, the area is considered of **medium-high Green Belt importance**.

Stage 2: Detailed Review of SHLAA sites

KEY/G: Land east of Willow Brook, Stanton on the Wolds



KEY/G: View through gate on Willow Brook

4.128 This Green Belt site includes SHLAA sites 151 and 368. Willow Brook Primary School and neighbouring chapel are located between them so included within the parcel of land. The school and chapel's inclusion does not infer their loss to development, rather it is a logical Green Belt area contained between Widmerpool Lane and Stanton Lane.

| | | |
|--|--|---|
| Site Name | Land east of Willow Brook, Stanton on the Wolds | |
| Green Belt Site Reference | KEY/G | |
| SHLAA Reference | 151 and 368 | |
| Strategic Green Belt Area | Stanton-on-the-Wolds | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | This land is adjoins Keyworth/Stanton on the Wolds on two sides and is well contained by a residential property (on Widmerpool Lane), fencing and established hedgerows behind. |
| Prevent merging of settlements | 5 | The land forms an important buffer between Keyworth and Stanton-on-the-Wolds. Its removal from the Green Belt would further merge these settlements |
| Assist in safeguarding the countryside from encroachment | 1 | Residential properties, Willow Brook Primary School and the chapel are prominent elements of inappropriate developments. The land is 'urban fringe' in character. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or form the setting of a heritage feature. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 11 | Low-medium |

Conclusion

4.129 Due to the site's enclosed location, its proximity and close relationship with the edge of Stanton on the Wolds and Keyworth it scored poorly against the first and third Green Belt purposes. In addition the land does not preserve features of historic interest of the historical setting of the settlement.

4.130 However given the land's location within a strategically important area of Green Belt – which separates Keyworth from Stanton-on-the-Wolds – it scored highly when considered against this purpose.

4.131 The site is within the **low-medium** range of Green Belt importance. Whilst the land scored poorly against 3 of the 5 Green Belt purposes, due to the sites strategic value in preventing settlements merging, the land is considered to be fundamentally constrained.

Keyworth South

Stage 1: Strategic Review

| Strategic Area | Keyworth South | |
|--|-----------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | The wider strategic area is contained by strong defensible boundaries along Widmerpool Lane, Wolds Lane and Lings Lane. However due to Keyworth's location on the ridgeline, development in this area would break the ridgeline and result in prominent intrusion into the countryside. |
| Prevent merging of settlements | 1 | There are no inset settlements south of Keyworth. Widmerpool is 2km south and outside the Green Belt. |
| Assist in safeguarding the countryside from encroachment | 4 | The area contains number residential developments on Lings Lane. As Keyworth is below the ridgeline, the overall character of the land is open countryside. |
| Preserve setting and special character of historic towns | 5 | This area of Green Belt is adjacent to Keyworth's Conservation area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Strategic Green Belt Score | 17 | Medium-high |

Conclusion

4.132 Whilst this Green Belt area does not prevent the merging of settlements, its prominence in the landscape and importance to the setting of Keyworth's Conservation Area mean it is considered to be of **medium-high Green Belt importance**. This is reflected in the overall score of 17.

Stage 2: Detailed Review of SHLAA sites

KEY/H: Land South of Selby Lane, Keyworth



KEY/H: View North from Widmerpool Lane

4.133 This Green Belt site occupies the same area and boundaries as SHLAA site 367.

| | | |
|--|--|--|
| Site Name | KEY/H: Land South of Selby Lane, Keyworth | |
| Green Belt Site Reference | KEY/H | |
| SHLAA Reference | 367 | |
| Strategic Green Belt Area | Keyworth South | 17 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The land is in a prominent open location on the edge of Keyworth. Its development would form an intrusion into open countryside along Widmerpool Lane. The SHLAA site boundary cuts across two fields and doesn't follow a defensible boundary. Consequently a larger area would need to be removed to ensure a robust and permanent boundary is established. Located beyond the allotments on the south of Widmerpool Lane, the land would appear visually disconnected from Keyworth, particularly when viewed from the north and east. |
| Prevent merging of settlements | 2 | There are no settlements south of Keyworth which are within the Green Belt. However the loss of this site, which includes land east of the junction of Selby Lane, Willow Brook and Widmerpool Lane, would increase the perception that Keyworth and Stanton on the Wolds are merging |

| | | |
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| Assist in safeguarding the countryside from encroachment | 4 | Inappropriate development has not encroached upon the land. The edge of Keyworth is prominent in the north western corner of the site. However the majority of the land, south of the allotments and adjacent to Widmerpool lane is further from Keyworth and open countryside in character. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or form the setting of a heritage feature. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 15 | Low-medium |

Conclusion

- 4.134 This Green Belt land prevents the expansion of Keyworth along Widmerpool Lane and intrusion of development into the countryside. If removed, the lack of a defensible boundary would weaken the Green Belt in this area and isolate the allotments and land between Widmerpool Lane and Stanton Lane. These areas are within the Green Belt.
- 4.135 Land south of Keyworth rises to the settlement's edge with development predominantly on the ridge line. The extension of development below the ridgeline would result in a conspicuous extension of the settlement.
- 4.136 The site scored 15, indicating that it is of medium rather than low Green Belt importance. A higher score was not achieved due to absence of Green Belt settlements south Keyworth and the heritage assets.
- 4.137 Due to the site's limited contribution to the prevention of merging and preservation of historic assets it is determined to be of **low-medium Green Belt importance**.

KEY/I: Land at Lings Lane



KEY/I: View of site from Lings Lane (land on the first ridge opposite, excluding land in the foreground)

4.138 This site contains all of SHLAA site 153. Additional area of land opposite Lings Lane has been included to create a more logical block.

| | | |
|--|---|---|
| Site Name | Land at Lings Lane | |
| Green Belt Site Reference | KEY/I | |
| SHLAA Reference | 153 plus additional land between settlement and SHLAA submission | |
| Strategic Green Belt Area | Keyworth South | 17 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | This is an outlying parcel of land which is visually disconnected from Keyworth. It is in a prominent position on a ridgeline and development in this location would constitute significant sprawl. Its removal would weaken the Green Belt boundary on Wysall Lane and necessitate the removal of further Green Belt land between the site and the edge of Keyworth. |
| Prevent merging of settlements | 1 | There are no settlements south of Keyworth within the Green Belt. |
| Assist in safeguarding the countryside from encroachment | 5 | No inappropriate development has encroached. Whilst residential properties are visible from the site, the overriding character is open countryside. |
| Preserve setting and special character of historic towns | 4 | This land contributes to the setting for Keyworth's Conservation Area and historic core. |
| Assist in urban | 3 | There are no specific urban regeneration projects within |

| | | |
|-------------------------|-----------|--------------------|
| regeneration | | Keyworth. |
| Green Belt Score | 18 | Medium-high |

Conclusion

4.139 Due to the site's prominent location on the ridgeline and its outlying location beyond Keyworth's settlement boundary the site scored maximum points against Green Belt purposes which prevent urban sprawl and safeguard the countryside from encroachment.

4.140 The land also forms the setting of Keyworth's Conservation Area when approaching the settlements from the south.

4.141 The site scored 18 overall reflecting the final conclusion that the land is of **medium-high Green Belt importance**.

Keyworth West

Stage 1: Strategic Review

| Strategic Area | Keyworth West | |
|--|----------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | Separating this broad area north and south of Bunny Lane, the area north consists of compact strip fields which are well contained by established hedgerows and a ditch along Debdale Lane. The topography of the area is dominated by the ridge upon which Keyworth is located and the Green Belt designation prevents further expansion of Keyworth which would be visible over a wide area to the north and south. However, provided development is contained on the ridge and is integrated with Keyworth (itself already visible) intrusion into the countryside could be reduced. Land south of Bunny Lane and west of Hillside Farm is similar. The topography slopes south and west towards the Sewage Treatment Works. The removal of land within this area would facilitate development which would intrude prominently into the countryside when viewed from the south and along Wysall Lane. |
| Prevent merging of settlements | 3 | The Core Strategy has identified Bunny as an inset village within the Green Belt. Development west of Keyworth would result in a reduction in the distance between these settlements. |
| Assist in safeguarding the countryside from encroachment | 4 | Whilst the Sewage Treatment Works and two residential units are located west of Keyworth, the area does not contain significant levels of inappropriate encroachment. The overall character is open countryside. |

| | | |
|--|-----------|--|
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage features within this broad Green Belt area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Strategic Green Belt Score | 15 | Low-medium |

Conclusion

4.142 Land west of Keyworth contains areas which are likely to score well against Green Belt purposes, especially areas which slope away from the top of the ridge upon which Keyworth is located to the north, west and south. The ridge and Keyworth itself is visible from a considerable distance, including locations within Nottingham’s main urban area.

4.143 The area is free from intrusive encroachment and is considered open countryside in character.

4.144 The area scored 15, reflecting an overall conclusion that the land west of Keyworth is of **low-medium Green Belt value**.

Stage 2: Detailed Review of SHLAA sites

KEY/J: Land at West of Wysall Lane



KEY/J: View from Bunny Lane (land is below the far ridgeline)

4.145 This Green Belt site comprises the south east quadrant of SHLAA site 434. This smaller site forms a more logical parcel of land.

| | | |
|--|---------------------------------|---|
| Site Name | Land at West Wysall Lane | |
| Green Belt Site Reference | KEY/J | |
| SHLAA Reference | 434 | |
| Strategic Green Belt Area | Keyworth West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | Whilst the site is contained by strong defensible hedgerow boundaries, it is in a prominent location on the south west edge of Keyworth. The site is visible across a wide area and development in this location would be conspicuous intrusion into the countryside. |
| Prevent merging of settlements | 2 | Development would reduce the distance between Keyworth and Bunny. However, this reduction would not be significant. |
| Assist in safeguarding the countryside from encroachment | 4 | The land does not contain any inappropriate development. The settlement edge is prominent on the ridgeline. |
| Preserve setting and special character of historic towns | 3 | Green Belt land adjacent to Wysall Lane forms the setting of Keyworth's conservation area when approaching from the south. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 16 | Medium-high |

Conclusion

4.146 Green Belt land adjacent to Wysall Lane forms the setting of Keyworth and its Conservation Area. Development west of Wysall Lane below the ridgeline north would be conspicuous across a wide area of open Green Belt. As a consequence this parcel of land scored poorly against the Green Belt's purpose of preventing urban sprawl.

4.147 Given the distance to Bunny and the intervening topography, the removal of this site would not significantly reduce the distance between Keyworth and Bunny.

4.148 However, this low score does not outweigh the overall conclusion that – due to the land's prominence and the urban intrusion that would occur if the land were developed – it is considered of **medium-high Green Belt importance**.

KEY/K: Land west of Hillside Farm, Bunny Lane



KEY/K: View South from Bunny Lane

4.149 This parcel of Green Belt land encompasses the western half of SHLAA sites 434, south of Bunny Lane.

| | | |
|--|---|--|
| Site Name | Land west of Hillside Farm, Bunny Lane | |
| Green Belt Site Reference | KEY/K | |
| SHLAA Reference | 434 | |
| Strategic Green Belt Area | Keyworth West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The removal of this large area of land from the Green Belt would form a prominent intrusion into the open countryside. This intrusion would be increased by the undulating topography of the site. Consisting of large fields, opportunities to constrain development are limited. As the southern boundary of the site cross two fields without following a defensible feature, both fields would have to be removed from the Green Belt in their entirety. |
| Prevent merging of settlements | 2 | Development would reduce the distance between Keyworth and Bunny. However, this reduction would not be significant. |
| Assist in safeguarding the countryside from encroachment | 5 | Inappropriate development has not encroached (farm buildings and dwelling with agricultural occupancy condition (Lynwood) are appropriate development in the Green Belt). The Sewage Treatment Works is visible but not prominent. The area is separate from Keyworth when considered in isolation and is open countryside in character. |

| | | |
|--|-----------|--|
| Preserve setting and special character of historic towns | 1 | The site does not contain or form the setting of a heritage feature. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 16 | Medium-high |

Conclusion

4.150 This large parcel of land scored highly against two Green Belt purposes which seek to restrict sprawl and safeguard the countryside from encroachment. As the land slopes away to the south from Bunny and rises behind the Sewage Treatment Works, the expansion of Keyworth into open countryside would be conspicuous.

4.151 The removal of this land would also reduce the distance between Keyworth and Bunny.

4.152 Due to the size of the site and prominent intrusion into the Green Belt the land is of **medium-high Green Belt importance**.

KEY/L: Hillside Farm, Bunny Lane



KEY/L: View East from Bunny Lane

4.153 This parcel of Green Belt land is SHLAA site 376 and is located between Hillside Farm (with former farmhouse included within this site) and Keyworth.

| | | |
|--|----------------------------------|---|
| Site Name | Hillside Farm, Bunny Lane | |
| Green Belt Site Reference | KEY/L | |
| SHLAA Reference | 434 | |
| Strategic Green Belt Area | Keyworth West | Low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | The site shares one boundary with Keyworth but is well contained between Hillside Farm and Keyworth. The site is below KEY/M and Plumtree Lane and is screened by topography when approaching from the west along Bunny Lane and viewpoints to the north. Hedgerows to the south provide strong boundaries to the south and west. |
| Prevent merging of settlements | 1 | The removal of this land would result in only a minor reduction in the distance between Keyworth and Bunny. |
| Assist in safeguarding the countryside from encroachment | 2 | The presence of an open market dwelling (resulting from a removal of an agricultural occupancy restriction) means some inappropriate development is present on the land. Of greater significance is the proximity and visibility of Keyworth's settlement edge. This is an overriding feature within the site. |
| Preserve setting and special character of historic towns | 1 | The site does not contain or form the setting of a heritage feature. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 9 | Low |

Conclusion

- 4.154 Located between KEY/K and the edge of Keyworth, overall this site scored less than its neighbouring Green Belt site due to its physical connection to Keyworth, its smaller size, the minor merging with Bunny, robust boundaries which would contain development and the presence of inappropriate residential development.
- 4.155 As with KEY/J, the site's topography would increase its prominence when viewed from the south west and the perception of settlement intruding beyond the ridge on which Keyworth is located.
- 4.156 The site scored 9 against Green Belt purposes, this reflects the overall conclusion that the site is of **low Green Belt importance**.

KEY/M: Land North of Bunny Lane (1)



KEY/M: View North towards Nottingham from the end of Croft Road

4.157 This Green Belt site is adjacent to Keyworth's settlement edge and is one third of the larger SHLAA site 150 (which is part of SHLAA site 434).

| | | |
|--|-------------------------------------|--|
| Site Name | Land North of Bunny Lane (1) | |
| Green Belt Site Reference | KEY/M | |
| SHLAA Reference | 150 (434) | |
| Strategic Green Belt Area | Keyworth West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | The site borders Keyworth on one side only and removal from the Green Belt would facilitate a wide intrusion into the countryside between Bunny Lane and Debdale Lane. Located on the ridge, development would be less intrusive within the centre of the site. It would however be visible over a longer distance from the north and south. The site is however contained by robust hedgerow boundaries. |
| Prevent merging of settlements | 1 | At 100m wide the removal of the Green Belt would only result in a minor reduction in the distance between Keyworth and Bunny/Bradmore. |
| Assist in safeguarding the countryside from encroachment | 3 | Inappropriate development has not encroached onto the site. The settlement edge is however a prominent feature of the site. |

| | | |
|--|-----------|---|
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage assets within or in close proximity to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 12 | Low-medium |

Conclusion

4.158 Adjacent to Keyworth and positioned on the settlement ridge, this land prevents further prominent encroachment of Keyworth especially when viewed from the north (along Bradmore Lane) and south (towards Wysall). As its loss to development would only reduce the distance between Keyworth and villages to the west by 100m the land scored less against the Green Belt purpose of preventing the merging of settlements.

4.159 It is well contained by established hedgerows, which would provide defensible boundaries.

4.160 Overall the site scored 12, which is within the lower range of low-medium Green Belt sites. In conclusion the site is of **low-medium Green Belt importance**. However land within the centre may be of lesser Green Belt importance and land within the northern field higher.

KEY/N: Land North of Bunny Lane (2)



KEY/N: View south across the site

4.161 This Green Belt site is adjacent to KEY/M and is the central third of SHLAA site 150 (itself part of the larger SHLAA site 434).

| | | |
|--|-------------------------------------|---|
| Site Name | Land North of Bunny Lane (2) | |
| Green Belt Site Reference | KEY/N | |
| SHLAA Reference | 150 (434) | |
| Strategic Green Belt Area | Keyworth West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The removal of this site would necessitate the removal of KEY/L and result in a significant intrusion into the Green Belt. As with KEY/M, whilst land is less prominent within the centre (where it is on the plateau and screened by trees and hedgerow) the area is visible over a considerable distance to the north and south. This is evident in the visibility of Keyworth itself, and Greenhays Farm and the dwelling on Bunny Lane. |
| Prevent merging of settlements | 2 | Development would reduce the distance between Keyworth and Bunny/Bradmore. However, this reduction would not be significant. |
| Assist in safeguarding the countryside from encroachment | 4 | Although the land is open countryside in character, the existence of a residential unit adjacent to the farm on Bunny Lane prevents a maximum score of 5 |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage assets within or in close proximity to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 15 | Low-medium |

Conclusion

4.162 This site is an extension of KEY/M and intrudes further along Bunny Lane across land which is detached from Keyworth and open countryside in character. Whilst the land within the centre of the site (on the plateau) may be less prominent and partially screened by hedgerows the scale of intrusion results in an overall score of 15. This is within the higher range of low-medium sites.

4.163 It is concluded that the site is considered **low-medium Green Belt importance**. However land within the field to the north, where the land drops below the ridge (see photo above), may be of higher Green Belt importance.

KEY/O: Land North of Bunny Lane (3)



KEY/O: View from gate on Bunny Lane looking west.

4.164 This Green Belt site is adjacent to KEY/O and forms the western third of SHLAA site 150 (itself part of the wider SHLAA site 434)

| | | |
|--|-------------------------------|--|
| Site Name | Land at Bunny Lane (3) | |
| Green Belt Site Reference | KEY/O | |
| SHLAA Reference | 150 (434) | |
| Strategic Green Belt Area | Keyworth West | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Removal of this site would necessitate the removal of sites KEY/M and KEY/N. The removal of this land from the Green Belt, in addition to the sites above would establish a significant and prominent intrusion into the open countryside. Whilst constrained by established hedgerows, the topography of the site slopes north, west and south increases the site's prominence and the perception of settlement sprawl. |
| Prevent merging of settlements | 2 | Development would reduce the distance between Keyworth and Bunny/Bradmore. However, this reduction would not be significant. |
| Assist in safeguarding the countryside from encroachment | 5 | Inappropriate development has not encroached and the character of the land is open countryside. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage assets within or in close proximity to the site. |
| Assist in urban | 3 | There are no specific urban regeneration projects within |

| | | |
|-------------------------|-----------|--------------------|
| regeneration | | Keyworth. |
| Green Belt Score | 16 | Medium-high |

Conclusion

4.165 The third of three parcels of Green Belt land north of Bunny Lane, the removal of this land from the Green Belt and its development would result in a significant intrusion into the open countryside.

4.166 The land is more prominent than adjacent site KEY/M due to the site's topography which slopes north, south and west. Development on this site would be visible over a wide area increasing the perception of settlement sprawl.

4.167 Due to the land's performance against the purposes relating to urban sprawl and encroachment of countryside, it is concluded that the land is of **medium-high Green Belt importance**.

Keyworth North West

Stage 1: Strategic Review

| Strategic Area | Keyworth North | |
|--|-----------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Whilst this broad area is well contained by the railway line and Bradmore Lane, the topography slopes up from Bradmore Lane to Keyworth. (on the skyline) and development on this slope would be a prominent intrusion in the landscape. Land either side of Debdale Lane is screened by topography. |
| Prevent merging of settlements | 5 | Green Belt north of Keyworth prevents the merging of Keyworth and Plumtree. |
| Assist in safeguarding the countryside from encroachment | 3 | National Grid pylons run east/west across the area and are prominent in the landscape. The edge of Keyworth is visible on the skyline, but not prominent. |
| Preserve setting and special character of historic towns | 1 | This area does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Strategic Green Belt Score | 15 | Low-medium |

Conclusion

- 4.168 The broad strategic area of Green Belt north of Keyworth prevents the coalescence of the settlement with Plumtree.
- 4.169 Whilst the area is well contained by the railway line and Bradmore Lane, these features are located close to Plumtree and development in this direction could increase the chances of coalescence.
- 4.170 The topography of the area slopes up to Keyworth (itself screened by the ridge). Development on this slope would, when viewed from the north, create a prominent intrusion in the open countryside and the perception of sprawl.
- 4.171 Whilst the strategic area north of Keyworth scored 15 (at the highest level in the **low-medium category**), the importance of this area of Green Belt as a buffer between Keyworth and Plumtree preventing merging of these settlements and its visual prominence means the area to the north of Keyworth is considered to be of **high Green Belt importance**.

KEY/P: Land North of Debdale Lane



KEY/P: View of Keyworth from Debdale Lane

- 4.172 KEY/P occupies the same area as SHLAA site 546 (part of the larger SHLAA site 434).

| | | |
|--|-----------------------------------|---|
| Site Name | Land North of Debdale Lane | |
| Green Belt Site Reference | KEY/P | |
| SHLAA Reference | 546 | |
| Strategic Green Belt Area | Keyworth West | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Established hedgerows provide robust defensible boundaries. The site has one adjoining boundary with Keyworth (only half the southern boundary is adjacent to the settlement and this is separated by a belt of woodland). If the land were developed it would form an intrusion into open countryside. This intrusion would be intensified by the topography of the site which slopes north to south. However this visual intrusion would be limited to the area around Debdale Lane. |
| Prevent merging of settlements | 1 | The removal of this land from the Green Belt would only result in a minor reduction in the distance between Keyworth and Bradmore. |
| Assist in safeguarding the countryside from encroachment | 3 | Inappropriate development has not encroached onto the site. The settlement edge is however a prominent feature of the site. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage assets within or in close proximity to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 11 | Low-medium |

Conclusion

4.173 Whilst this moderately sized site would intrude into the open countryside, the perception of urban sprawl would be limited to Debdale Lane.

4.174 The site is contained by established hedgerows which provide robust defensible boundaries.

4.175 Whilst the location and topography would result in encroachment into open countryside it is concluded that the site is of **low-medium Green Belt importance**.

KEY/Q: Land west of Debdale Lane



KEY/Q: View west from end of Debdale Lane

4.176 KEY/Q covers the north-west corner of SHLAA site 434.

| | | |
|--|----------------------------------|---|
| Site Name | Land West of Debdale Lane | |
| Green Belt Site Reference | KEY/Q | |
| SHLAA Reference | 434 | |
| Strategic Green Belt Area | Keyworth West | 15 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The site does not adjoin the settlement and its removal from the Green Belt would necessitate the removal of KEY/P. It would represent a significant and prominent intrusion into open countryside. |
| Prevent merging of settlements | 2 | Development would reduce the distance between Keyworth and Bradmore by 400m. This reduction would not be significant. |
| Assist in safeguarding the countryside from encroachment | 5 | Inappropriate development has not encroached. The land does not adjoin the settlement boundary and is open countryside in character |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory heritage assets within or in close proximity to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Keyworth. |
| Green Belt Score | 16 | Medium-high |

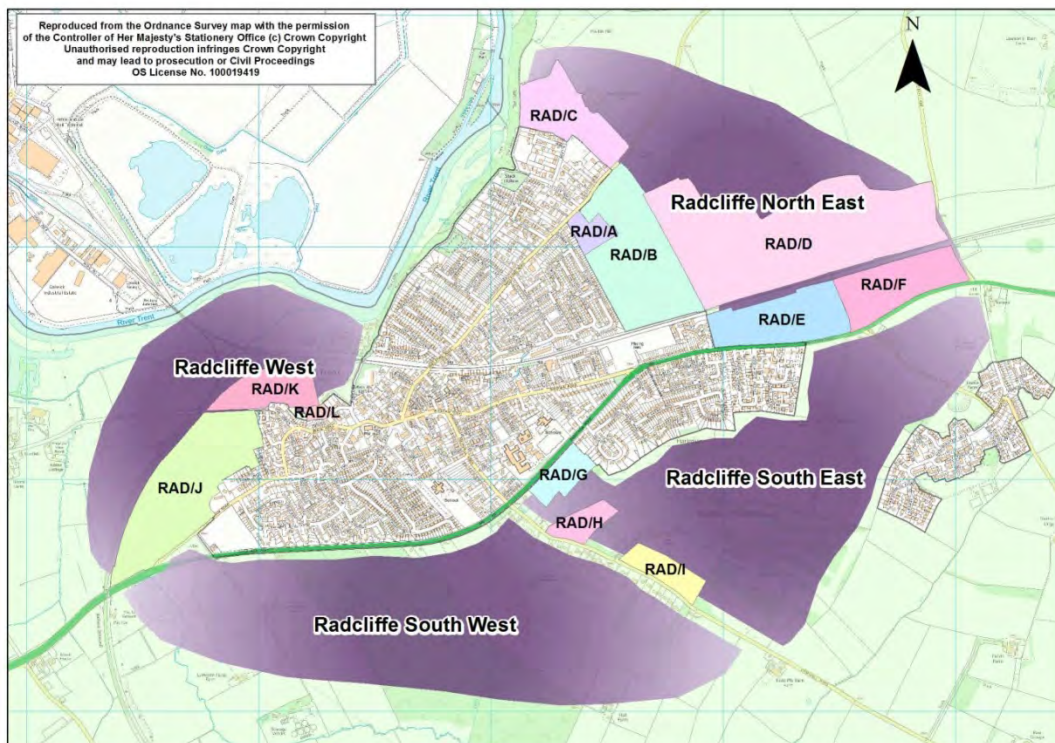
Conclusion

4.177 KEY/Q's designation as Green Belt prevents significant urban expansion west of Keyworth into an area which is open countryside in character. Due to the scale of the intrusion into the open countryside it is of **medium-high Green Belt importance**.

Radcliffe on Trent

4.178 The strategic review separates Green Belt land north and south along the A52 (Grantham Road). The broad strategic areas around Radcliffe on Trent have been identified as:

1. Radcliffe on Trent North East (land east of the settlement between the River Trent and A52).
2. Radcliffe on Trent South East (land south of the A52 to Cropwell Road);
3. Radcliffe on Trent South West (land south of the A52 and Cropwell Road)
4. Radcliffe on Trent: West (land west of the settlement between the River Trent and A52).



Radcliffe on Trent Strategic Green Belt Areas and SHLAA sites

Radcliffe on Trent: North East

Stage 1: Strategic Review

| Strategic Area | Radcliffe North and East | |
|--|--------------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | Large open fields and well established hedgerows provide defensible boundaries. Opportunities to round off the settlement are available. |
| Prevent merging of settlements | 3 | If development rounds off the eastern edge of Radcliffe, the distance to Shelford, Newton, Saxondale and Bingham would not be reduced. |
| Assist in safeguarding the countryside from encroachment | 3 | Land contains residential dwellings, stables, small business units and railway line. Otherwise the area is free from development. |
| Preserve setting and special character of historic towns | 1 | The area does not contain or form the setting of designated or non-designated heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 12 | Low-medium |

Conclusion

- 4.179 Land to the east of Radcliffe on Trent, north of the A52 scores 12 indicating that overall it does not deliver all Green Belt purposes. Post war development along Shelford Road and the A52 have encroached further into the countryside and left an opportunity to round off Radcliffe on Trent. Well established hedgerows provide strong defensible boundaries. Development between Shelford Road and Radcliffe would not reduce the distance between Radcliffe and Shelford, Newton, Saxondale or East Bridgford, or create a perception that they are merging. Developments along the A52 could reduce the Green Belt between Radcliffe on Trent and Bingham.
- 4.180 Given the overall score of 12 and the opportunity to round off the settlement's urban edge in a contained area with strong defensible boundaries this area is considered of **low-medium Green Belt importance**.

RAD/A: Land adjacent Grooms Cottage



RAD/A: View of site from Covert Crescent (top left field farthest away in picture)

4.181 RAD/A occupies the same area as SHLAA site 186. To avoid isolating areas of Green Belt, Grooms Cottage has been included within the assessed area

| | | |
|--|-------------------------------------|---|
| Site Name | Land adjacent Grooms Cottage | |
| Green Belt Site Review Reference | RAD/A | |
| SHLAA Reference | 186 | |
| Strategic Green Belt Area | Radcliffe North and East | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This site shares two boundaries with Radcliffe on Trent. Development would contribute to a rounding off of Radcliffe on Trent's north eastern boundary and not intrude into open countryside. Whilst it is well contained by Shelford Road and residential dwellings on Clumber Drive it has a weak hedgerow boundary to the south. |
| Prevent merging of settlements | 1 | As the site does not extend beyond existing developments along Shelford Road or the railway line, the development of this site would not reduce the distance between Radcliffe on Trent and its neighbouring settlements. |
| Assist in safeguarding the countryside from encroachment | 3 | The site contains one residential property and stables. Due to the prominence of Radcliffe on Trent and its urban edge, the land is urban fringe in character. |

| | | |
|--|-----------|---|
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 10 | Low |

Conclusion

4.182 Development of this site would contribute to the partial rounding off of Radcliffe on Trent's north eastern boundary. Whilst the site has a weak hedgerow boundary to the south, it is contained by residential development on Clumber Drive and Shelford Road. Consequently the removal of this site from the Green Belt would not result in unrestricted urban sprawl.

4.183 In addition, due to residential developments north of Shelford Road, it would not reduce the distances between the Radcliffe on Trent and its neighbours. Consequently this site scored poorly against Green Belt purposes

4.184 The site scored 10 overall, reflecting the final conclusion that the land is of **low Green Belt importance**.

RAD/B: Land at Shelford Road



RAD/B: View of site from Covert Crescent

4.185 This Green Belt occupies the same area as SHLAA site 547 and includes Shelford Road Farm.

4.186 If this site is removed from the Green Belt, the southern boundary should follow the railway line rather than the field drain. This would provide a more defensible boundary.

| | | |
|--|---------------------------------|---|
| Site Name | Land of Shelford Road | |
| Green Belt Site Reference | RAD/B | |
| SHLAA Reference | 547 | |
| Strategic Green Belt Area | Radcliffe North and East | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This site has three boundaries with Radcliffe on Trent's urban edge. Logically however it would not be removed from the Green Belt in isolation. Removal of this land from the Green Belt would round off Radcliffe's eastern urban edge. Whilst the site is within a gently sloping bowl and generally screened from the majority of views, development towards the north and east of the site would be more visible. Removal of this site would necessitate removal of RAD/A. |
| Prevent merging of settlements | 1 | Provided development does not extend beyond the existing residential developments along Shelford Road and the A52, the distance between Radcliffe on Trent, Saxondale, Shelford and Newton would not be reduced. |
| Assist in safeguarding the countryside from encroachment | 3 | Land contains a residential dwelling on Shelford Road and the edges of Radcliffe along Clumber Drive and Shelford Road are visible, but not overriding features. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 10 | Low |

Conclusion

4.187 As noted in the broader strategic review of land north and east of Radcliffe on Trent, the development of this site and RAD/A would round off the urban edge of the settlement. It would be contained by Shelford Road to the north, well established hedgerows to the east and the railway line to the south.

4.188 If removed from the Green Belt and developed, structures in the northeast of the site – where the topography rises – would be more intrusive.

4.189 Removal of site RAD/B would necessitate the removal of small strip of land between the SHLAA site and the railway line.

4.190 The size of the site combined with RAD/A may be sufficient to meet future development needs beyond the plan period and establish a more permanent Green Belt boundary in this area.

4.191 The site scored 10, placing it within the low Green Belt category. This reflects the overall conclusion that the site is of **low Green Belt importance**.

RAD/C: Land North of Shelford Road



RAD/C: View north from Shelford Road

4.192 RAD/C occupies the same area as SHLAA site 835.

| | | |
|--|------------------------------------|---|
| Site Name | Land North of Shelford Road | |
| Green Belt Site Reference | RAD/C | |
| SHLAA Reference | 835 | |
| Strategic Green Belt Area | Radcliffe North East | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | The site shares one boundary with Radcliffe. Land extends to the top of Gibbet Hill above the River Trent. This forms part of prominent ridge within an open arable landscape. The River Trent escarpment provides a strong western boundary. Shelford Road provides strong southern boundary. However there are weak hedgerows and a track boundary to the north and east. |
| Prevent merging of settlements | 2 | The removal of this site and its development would extend the urban edge further along Shelford Road. |

| | | |
|--|-----------|---|
| | | There would be reduction in the distance between Radcliffe and Shelford however this would not be significant. |
| Assist in safeguarding the countryside from encroachment | 4 | The land does not contain inappropriate development. Large detached dwellings within Radcliffe are visible, they are not however a prominent feature. The open countryside character and wider area beyond the site is an overriding feature of the land. |
| Preserve setting and special character of historic towns | 3 | Shelford Lodge contains buildings of local historical interest. Land surrounding these buildings is important to their setting. Area around Gibbet Hill is identified as an area of archaeological interest. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 16 | Medium-high |

Conclusion

- 4.193 As the land only shares one boundary with Radcliffe and it extends over Gibbet Hill and down towards the River Trent the Green Belt designation prevents significant and prominent urban sprawl. It also safeguards an area which is free from inappropriate development and which is open countryside in character.
- 4.194 The land's contribution to the open arable landscape east of Radcliffe on Trent means the land scores well against Green Belt purposes and is considered to be of **medium-high** Green Belt importance.

RAD/D: Land west of Oatfield Lane



RAD/D: View of site from Oatfield Lane

4.195 This Green Belt site is the largest part of SHLAA site 184 (Land north of Grantham Road). It has been partitioned and reduced in scale to form a logical site for review.

| | | |
|--|-----------------------------------|--|
| Site Name | Land west of Oatfield Lane | |
| Green Belt Site Reference | RAD/D | |
| SHLAA Reference | 184 | |
| Strategic Green Belt Area | Radcliffe North and East | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The development of this large site would establish a prominent intrusion into the open countryside. It would be seen as outlying development which would result in further Green Belt removal east of Radcliffe on Trent (RAD/A and RAD/B). The site is bounded by the railway line to the south, Oatfield Lane to the east and hedgerows to the north and west. Spellow Hill is a notable topographical feature in the centre of the site upon which development would be visually intrusive. |
| Prevent merging of settlements | 4 | If developed in its entirety, it would significantly reduce the distance between Radcliffe on Trent and Bingham. |
| Assist in safeguarding the countryside from encroachment | 4 | Whilst the site contains business units at St James Business Park and masts (on Spellow Hill), due to the size of the site, the degree of encroachment is limited. The existing settlement edge is not a prominent feature across the site. It is open countryside in character. |

| | | |
|--|-----------|---|
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 17 | Medium-high |

Conclusion

- 4.196 A score of 17 represents a site which is of medium-high Green Belt value. Although contained by defensible boundaries, the scale and location of the site between Radcliffe on Trent and Bingham result in high scores against the Green Belt purposes of restricting urban sprawl and preventing the merging of settlements.
- 4.197 Although the site contains business units and telecommunication masts, the majority of the site is unaffected by existing encroachment and overall has an open countryside character.
- 4.198 The removal of this site would necessitate the removal of sites RAD/A and RAD/B. All of which are lower value Green Belt sites. Subject to decisions made through the Land and Planning Policies DPD, in terms of Green Belt protection, their removal should be prioritised.
- 4.199 Should land be required to meet longer term development needs beyond the plan period, less intrusive land to the west of Spellow Hill, closer to RAD/B may provide opportunities to establish a permanent defensible boundary.
- 4.200 A combined score of 17 means that the site is of **medium-high Green Belt importance**. As indicated in the assessment of neighbouring site RAD/F, Green Belt land around Spellow Hill and beyond to Outfield Lane is particularly important.

RAD/E: Land Opposite Northfield Avenue



RAD/E: View of site from A52

4.201 RAD/E is part of the larger SHLAA site 184 and includes all of SHLAA site 183. Adjacent to Grantham Road, this area corresponds with the site promoted by the landowner through Radcliffe on Trent's Neighbourhood Plan.

| | | |
|--|--|--|
| Site Name | Land Opposite Northfield Avenue | |
| Green Belt Site Reference | RAD/E | |
| SHLAA Reference | 184 | |
| Strategic Green Belt Area | Radcliffe on Trent North East | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Whilst the site has strong defensive boundaries, this site, if developed in isolation would result in prominent urban intrusion into open countryside. |
| Prevent merging of settlements | 2 | Due to the existence of development on the south side of the A52, the removal of the majority of this site and its development would not reduce the distance between Radcliffe and Upper Saxondale, Saxondale or Bingham. However land that extends beyond the last properties on A52 does contribute to this purpose. |
| Assist in safeguarding the countryside from encroachment | 4 | Inappropriate development has not encroached. The existing settlement edge is not a prominent feature within the majority of the site. The land's appearance is open countryside. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 4.202 The removal of this site would result in a considerable extension of development along the north side of the A52. This would represent an urban extension into open countryside. The removal of this land however, would result in only a limited reduction of Green Belt between Radcliffe on Trent and Bingham.
- 4.203 The site does not contain inappropriate development and the character of the land is open countryside.
- 4.204 Overall the site scored 13. Whilst it would constitute an urban extension into open countryside - the site's location adjacent to the settlement and its defensible boundaries mean the land is of **low-medium Green Belt importance**.

RAD/F: Land North of Saxondale Drive



RAD/F: View of site from St James Business Park access road

- 4.205 RAD/F is part of the larger SHLAA site 184. Adjacent to Grantham Road between the St James Business Park access road and Oatfield Lane, with the railway line behind, these form logical boundaries to determine the performance of this land against Green Belt purposes.

| | | |
|--|--------------------------------------|--|
| Site Name | Land North of Saxondale Drive | |
| Green Belt Site Reference | RAD/F | |
| SHLAA Reference | 184 | |
| Strategic Green Belt Area | Radcliffe on Trent North East | 12 low medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The extension of development along the A52 to Oatfield Land would constitute a prominent urban extension of Radcliffe on Trent into the open countryside. Topography slopes up along Grantham Road increasing the perception of urban sprawl. |
| Prevent merging of settlements | 4 | If developed, it would significantly reduce the distance between Radcliffe on Trent and Saxondale/Bingham. |
| Assist in safeguarding the countryside from encroachment | 4 | The site does not contain inappropriate development which has encroached or would lead to further encroachment. However planning permission has been granted for a petroleum well-head which is considered inappropriate due to its impact on openness and conflict with purposes. |
| Preserve setting and special character of historic towns | 1 | There are no statutory of non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 17 | Medium-high |

Conclusion

4.206 This site performed well against Green Belt purposes as it restricts development that would result in a significant extension of Radcliffe on Trent along the A52 into the open countryside and a significant reduction of the Green Belt between the settlement and Bingham. The development of land as far of Oatfield Lane would also result in the perception that Radcliffe on Trent were merging with Upper Saxondale.

4.207 As with site RAD/E, the land does not currently contain inappropriate development, however permission has been granted for a petroleum well head (90m x 60m). The overriding character of the land is open countryside rather than urban fringe.

4.208 The site scored 17 overall (medium-high category), reflecting the final conclusion that the site is of **medium-high Green Belt importance**.

Radcliffe on Trent South East

Stage 1: Strategic Review

| Strategic Area | Radcliffe South-west | |
|--|----------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | Development south of the A52 would be contained by established woodland and tree belts, Dewberry Hill Local Wildlife Site, and Radcliffe on Trent Golf Course. Further east between Harlequin and Upper Saxondale arable field boundaries provide robust defensible boundaries. |
| Prevent merging of settlements | 4 | Green Belt in the east of this area prevents merging of Radcliffe on Trent with Upper Saxondale and Saxondale village. Though a greater distance, the Green Belt designation along Cropwell Road prevents the perception of Radcliffe and Cropwell Butler merging. |
| Assist in safeguarding the countryside from encroachment | 2 | Area contains large detached dwellings on Cropwell Road and a row of dwellings on the A52. The Golf Course Clubhouse is a notable element of encroachment. |
| Preserve setting and special character of historic towns | 1 | The area does not contain or form the setting of designated or non-designated heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 4.209 Scoring 11, land south of the A52 and east of Cropwell Road is within the low-medium Green Belt value category. This reflects the containment and robust physical boundaries which would restrict urban sprawl, notably the woodland belts, tree lines, Golf Club and arable field boundaries in the north eastern section of this area. The area also contains inappropriate development which has encroached. Combined these would suggest the area is of low Green Belt value.
- 4.210 Significantly however, the Green Belt in this area prevents the merging of Radcliffe on Trent with Upper Saxondale and Cropwell Butler, therefore this broad strategic area is assessed to be of **low-medium Green Belt importance**.

Stage 2: Detailed Review of SHLAA sites

RAD/G: Land South of Grantham Road



RAD/G: View of site from A52 Grantham Road

4.211 RAD/G occupies the same area as SHLAA site 187.

| | | |
|--|------------------------------------|--|
| Site Name | Land South of Grantham Road | |
| Green Belt Site Reference | RAD/G | |
| SHLAA Reference | 187 | |
| Strategic Green Belt Area | Radcliffe South East | 11 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | This site is well contained between residential developments on Cropwell Road and Hillside Road. Woodland/scrub and Local Wildlife Site to the rear form a strong defensible barrier against sprawl. |
| Prevent merging of settlements | 1 | Development would not reduce the distance between Radcliffe on Trent and Cropwell Butler |
| Assist in safeguarding the countryside from encroachment | 4 | This small site does not contain any inappropriate development. Its proximity to the A52 and School opposite however give the site an urban fringe character. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 10 | Low |

Conclusion

4.212 This site is contained by built development on both sides and woodland behind. Due to its small size and the residential development on Hillside Road it would not reduce the distance, or the perceived distance between Radcliffe on Trent and Cropwell Butler. Whilst it scored highly for safeguarding the countryside from encroachment, this is a result of its limited size and absence of any inappropriate development within it.

4.213 Reflecting the site's containment, this site scored 10, 3 less than the overall score for the wider Radcliffe on Trent South East Strategic area. This score mirrors the overall conclusion that the site is of **low Green Belt importance**.

RAD/H: Land at Radcliffe on Trent Golf Club (1)



RAD/H: View of site from neighbouring local wildlife site

4.214 RAD/H consists of SHLAA site 374 and an area of managed golf course behind

| | | |
|--|---|--|
| Site Name | Land at Radcliffe on Trent Golf Club (1) | |
| Green Belt Site Reference | RAD/H | |
| SHLAA Reference | 374 | |
| Strategic Green Belt Area | Radcliffe South East | 11 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The Green Belt boundary at present runs along the A52 at this part of Radcliffe which runs some distance north of the site. Whilst there is some development along Cropwell Road and this is considered within Radcliffe's |

| | | |
|--|-----------|---|
| | | <p>recognised settlement boundary, it is washed over by Green Belt due to the absence of residential development on its north side (which is predominantly tree lined or golf course) and the dispersed locations of properties on the south side, whose grounds contribute to the Green Belt's openness.</p> <p>Removal and development would result in an outlying intrusion into the Green Belt north of Cropwell Road. Removal of this site would weaken the Green Belt between the site and the A52. It would necessitate the removal of significant areas of Green Belt between the site and the A52.</p> |
| Prevent merging of settlements | 1 | Due to the presence of residential development along Cropwell Road, the removal of this land from the Green Belt would, if developed, not result in a reduction in the distance between Radcliffe and Cropwell Butler. Whilst the residential properties are in the Green Belt they are within the settlement of Radcliffe on Trent. |
| Assist in safeguarding the countryside from encroachment | 5 | Inappropriate development has not encroached and the urban edge of Radcliffe and properties on Cropwell Road are screened by topography, tree belts and woodland. The site's overriding character is open countryside. This perception is enhanced by the neighbouring Local Wildlife Site. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 15 | Low-medium |

Conclusion

- 4.215 This site is physically and visually disconnected from Radcliffe-on-Trent's recognised settlement edge. The removal of this land would create an outlying inset area within the Green Belt which would weaken the long term permanence of the Green Belt in this area.
- 4.216 The site's disconnection from the settlement edge, the intervening tree belts and woodland combine to give the overriding perception that the site is open countryside and not settlement fringe.
- 4.217 Removal of this site from the Green Belt for development would necessitate the removal of land between the site and the current Green Belt boundary, including a Local Wildlife Site and land west of Cropwell Road.
- 4.218 The removal of the site would not reduce the distance between Radcliffe-on-Trent and Cropwell Bishop, and the land does not preserve the setting of a heritage asset or character of the historic settlement. Consequently, whilst the

removal of site would result in an outlying development in the Green Belt and encroachment into the countryside it is concluded that the site is of **low-medium Green Belt value**.

RAD/I: Land at Radcliffe on Trent Golf Club (2)



RAD/I: View of site from Cropwell Road

4.219 RAD/I covers the same area as SHLAA site 704.

| | | |
|--|---|---|
| Site Name | Land at Radcliffe on Trent Golf Club (2) | |
| Green Belt Site Reference | RAD/I | |
| SHLAA Reference | 704 | |
| Strategic Green Belt Area | Radcliffe South East | 11 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | <p>The Green Belt boundary at present runs along the A52 at this part of Radcliffe, some distance north of the site. Whilst there is some development along Cropwell Road and this is considered within Radcliffe's recognised settlement boundary, it is washed over by Green Belt due to the absence of residential development on the north side of the road (which is predominantly tree lined or golf course) and the dispersed locations of properties on the south side, whose grounds contribute to the Green Belt's openness.</p> <p>As this land is approximately 500m from Radcliffe's Green Belt boundary, development would result in a significant outlying intrusion into the Green Belt north of Cropwell Road.</p> |

| | | |
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| | | Removal of this site would also weaken the Green Belt between the site and the A52. |
| Prevent merging of settlements | 1 | Due to the presence of residential development along Cropwell Road, the removal of this land from the Green Belt would, if developed, not result in a reduction in the distance between Radcliffe and Cropwell Butler. Whilst the residential properties are within the Green Belt they are within the settlement of Radcliffe on Trent. |
| Assist in safeguarding the countryside from encroachment | 4 | Inappropriate development has not encroached. The golf club behind the site is prominent. Residential properties on Cropwell Road are visible however. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 14 | Low-medium |

Conclusion

- 4.220 Located 500m west of Radcliffe-on-Trent's Green Belt boundary the removal of this site would facilitate development within an outlying Green Belt location and weaken the long term permanence of the Green Belt in this area.
- 4.221 Removal of this site from the Green Belt for development would necessitate the removal of land between the site and the current Green Belt boundary, including a Local Wildlife Site and land east and west of Cropwell Road.
- 4.222 As it is opposite residential development, it would not reduce the distance between Radcliffe and Cropwell Butler,
- 4.223 The site scored 14 against Green Belt purposes, indicating the site is of low-medium Green Belt importance. This reflects the site's location opposite residential development on Cropwell Road, the absence of merging and of historic assets.

Radcliffe on Trent South West

Stage 1: Strategic Review

| Strategic Area | Radcliffe South | |
|--|------------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The topography slopes up from the A52 and consists of large open fields with weak defensible boundaries and woodland. Development south of the A52 would constitute |

| | | |
|---|-----------|--|
| | | prominent urban intrusion into the open countryside. |
| Prevent merging of settlements | 2 | Development south of the A52 would not significantly reduce GB between Radcliffe and Cotgrave/or the Cropwells. |
| Assist in safeguarding the countryside from encroachment | 3 | Residential developments south of Cropwell Road represent ribbon development and significant encroachment into the Green Belt. Land further west is open countryside in character. |
| Preserve setting and special character of historic settlement | 1 | The area does not contain or form the setting of designated or non-designated heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 13 | Low-medium |

Conclusion

4.224 This area is open in character, containing large arable fields which do not provide robust defensible boundaries. The topography of the land would, if developed, result in an increased perception of urban sprawl.

4.225 Whilst development closer to Cropwell Road may be perceived as less intrusive, due to the existence of residential encroachment in this area, the removal of land further west from the Green Belt and its development would constitute significant encroachment into open countryside.

4.226 The area scored 13 representing a site of low-medium value. Considering the rural character of the area and the lack of defensible boundaries, the broad strategic area is of **low-medium green belt importance**.

4.227 There are no SHLAA sites within Radcliffe on Trent South West.

Radcliffe on Trent: West

Stage 1: Strategic Review

| Strategic Area | Radcliffe on Trent West | |
|---|--------------------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | Flat land which includes enclosed fields and hedgerows (adjacent to Radcliffe on Trent) and prominent railway embankment which act as defensible barriers. |
| Prevent merging of settlements | 4 | Development west would significantly reduce the distance between the small Green Belt settlement of Holme Pierrepont and Radcliffe on Trent. Though minimal, it would also reduce the gap between Radcliffe on Trent and Gamston which is within Nottingham's main urban area. |
| Assist in safeguarding the countryside from | 2 | The area contains prominent overhead National Grid power lines, railway lines, farm and equestrian buildings, RSPCA animal shelter, gypsy and traveller park, play area and lit |

| | | |
|--|-----------|---|
| encroachment | | sports pitches. |
| Preserve setting and special character of historic towns | 1 | The area does not contain or form the setting of designated or non-designated heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 12 | Low-medium |

Conclusion

- 4.228 Scoring 12, land west of Radcliffe on Trent is considered low-medium importance (it is within the mid-range of this category). Land north of Nottingham Road and east of the railway line is directly adjacent to the urban edge and is enclosed by the railway embankment. The area contains significant elements of inappropriate development, notably National Grid power lines, equestrian buildings, animal shelter, residential caravan park, play area and lit sport pitch. This area is therefore likely to be of lower Green Belt importance.
- 4.229 A significant urban extension would noticeably reduce the distance between the small settlement of Holme Pierrepont and Radcliffe on Trent. Overall, land between Radcliffe on Trent and Holme Pierrepont is considered **low-medium Green Belt importance**, though west of the railway embankment it is higher.

Stage 2: Detailed Review of SHLAA sites

RAD/J: Land north of Nottingham Road



RAD/J: View south east towards Radcliffe from The Green

4.230 In order to ensure a defensible boundary is retained and areas of Green Belt are not isolated, RAD/J includes parcels land between SHLAA site 188 and Radcliffe on Trent.

| | | |
|--|--------------------------------------|---|
| Site Name | Land north of Nottingham Road | |
| Green Belt Site Review Reference | RAD/J | |
| SHLAA Reference | 188 | |
| Strategic Green Belt Area | Radcliffe West | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | The site is well contained by the railway embankment, Nottingham Road and Holme Lane. In addition, the granting of planning permission on the Paddocks (south of Nottingham Road) for 98 dwellings encloses the site further and would reduce perceptions of unrestricted sprawl along Nottingham Road. |
| Prevent merging of settlements | 3 | The development of the site would significantly reduce the distance between Radcliffe on Trent and Holme Pierrepoint. However the presence of the railway embankment would prevent this from occurring visually. It would also reduce the distance between Radcliffe on Trent and the nearest urban area of Gamston/West Bridgford. This reduction would be minimal however. |
| Assist in safeguarding the countryside from encroachment | 3 | The site contains a large RSPCA animal shelter in its south west corner and two national grid pylons. The edge of Radcliffe is however screened by established trees, resulting in area which is open countryside in character. |
| Preserve setting and special character of historic towns | 1 | There are no statutory or non-statutory historical features within or adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 11 | Low-medium |

Conclusion

4.231 As noted in the broader strategic review - land between the railway embankment, Holme Lane and Nottingham Road provides strong defensible boundaries that restrict urban sprawl and reduce the justification for Green Belt designation.

4.232 The existence of National Grid pylons and RSPCA Shelter has significantly encroached into the site, reducing the site's Green Belt value further.

4.233 The size of the site may be sufficient to meet future development requirements beyond the plan period and the establishment of a more permanent Green Belt boundary in this area.

4.234 The site scored 11 (**low-medium value**), the area offers strong defensible boundaries and opportunity to round of the western edge of Radcliffe on Trent without significant encroachment into more open countryside.

RAD/K: Island Lane



RAD/K: View north from Island Lane towards Recreation Ground

4.235 RAD/K covers the same area as SHLAA site 833.

| | | |
|--|-----------------------|--|
| Site Name | Island Lane | |
| Green Belt Site Reference | RAD/K | |
| SHLAA Reference | 833 | |
| Strategic Green Belt Area | Radcliffe West | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | <p>The land only shares half a boundary with Radcliffe on Trent as the recreational ground is within the Green Belt and beyond the recognised settlement edge, which follows Wharf Lane. Half the site's southern boundary adjoins Radcliffe on Trent. However land west of Island Lane shares no boundary with Radcliffe.</p> <p>Land is contained by railway line embankment and Green Lane/Holme Lane which form robust and permanent boundaries to the north, west and south.</p> <p>The eastern boundary consists of a weaker fence</p> |

| | | |
|--|-----------|--|
| | | adjacent to recreation ground. |
| Prevent merging of settlements | 1 | The land sits between Radcliffe and the River Trent. Whilst there would be reduction in the distance between Radcliffe and the main urban area on the opposite side of the river. The presence of the railway embankment and River Trent act as significant unbreachable barriers which prevent any perception of merging. |
| Assist in safeguarding the countryside from encroachment | 4 | Whilst the land contains a residential unit associated with Oakfield Livery, this is not deemed inappropriate development as it is tied to an existing use acceptable within the Green Belt. Character of land east of Island Lane is influenced by the edge of Radcliffe and neighbouring sports pitch. The edge of Radcliffe is not visible within land west of Island Lane. This area is open countryside in character. |
| Preserve setting and special character of historic towns | 2 | 14 The Green, a Local Interest Building, is located adjacent to the site. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 4.236 This area of Green Belt land is contained by the railway line and the River Trent beyond. This reduces the Green Belt performance against this purpose. The land can be split into two separate areas either side of Island Lane. Land east is more visually connected to Radcliffe, where the residential properties and the recreation ground are visible. Land west of Island Lane is disconnected from Radcliffe and is open countryside in character. Half the land therefore benefits from Green Belt protection which has/is safeguarding the countryside from encroachment.
- 4.237 The overall score of 13 reflects the prominence of the settlement edge east of Island Lane and the contribution of physical features which contain the site and reduce the importance of the land's Green Belt designation. The land is considered of **low-medium** Green Belt importance.

RAD/L: 72 Main Road, Radcliffe on Trent



RAD/L: View of land from recreation ground

4.238 RAD/L covers the same area as SHLAA site 686.

| | | |
|--|---|---|
| Site Name | 72 Main Road, Radcliffe on Trent | |
| Green Belt Site Review Reference | RAD/L | |
| SHLAA Reference | 686 | |
| Strategic Green Belt Area | Radcliffe West | 12 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | The site is well contained by residential gardens to the east and sports ground to the north-east. A ditch with fencing/hedgerow provides a defensible and permanent northern boundary. The removal of the site from the Green Belt would round of the edge of Radcliffe between the sports pavilion and properties on The Green. |
| Prevent merging of settlements | 1 | The site does not extend beyond the pavilion and does not reduce the Green Belt between Radcliffe and Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 1 | The site contains a brick building and vehicles. The edge of Radcliffe is prominent. |
| Preserve setting and special character of historic towns | 1 | The land does not contain or form the setting of a heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Radcliffe on Trent. |
| Green Belt Score | 7 | Low |

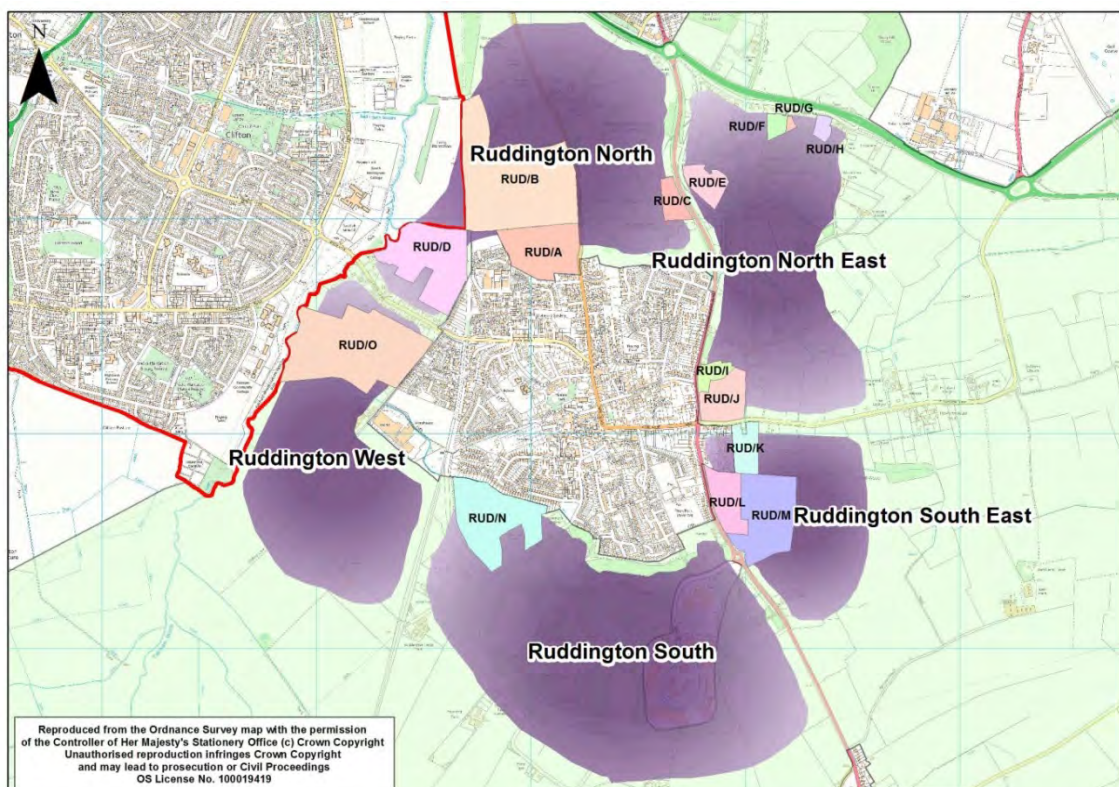
Conclusion

- 4.239 The site is well contained and the land offers strong defensible boundaries and the opportunity to round of the north western edge of Radcliffe on Trent without significant encroachment into more open Green Belt countryside.
- 4.240 The site scores 7, the lowest possible score against Green Belt purposes, reflecting the site's low Green Belt importance.

Ruddington

4.241 The broad strategic Green Belt areas around Ruddington have been identified as:

1. Ruddington North (Land between Clifton Lane and Loughborough Road)
2. Ruddington North East (Land between Loughborough Road and Flawforth Lane)
3. Ruddington South East (Flawforth Lane to Loughborough Road)
4. Ruddington South (Loughborough Road to Dismantled Railway Line)
5. Ruddington West (Dismantled Railway Line to Clifton Lane)



Ruddington Strategic Green Belt and SHLAA site submissions

Ruddington North

Stage 1: Strategic Review

| Strategic Area | Ruddington North | |
|--|------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This broad area contains Ruddington Grange Golf Club, Ruddington St Peter's Junior School. These provide strong boundaries which would restrict urban sprawl. Land west of Wilford Road is arable, open and less contained. |
| Prevent merging of settlements | 5 | This broad strategic area prevents the merging of Ruddington, Clifton and Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 2 | Land north of Ruddington includes Wilford Road, a Golf Club, Junior School and residential properties on Wilford Road. |
| Preserve setting and special character of historic towns | 1 | The land does not contain or form the setting of a heritage asset. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Strategic Green Belt Score | 13 | Low-medium |

Conclusion

- 4.242 This strategic Green Belt area includes land within Nottingham City Council's administrative area. The disused railway line and Fairham Brook form the boundary between the two authorities.
- 4.243 Excluding land within Nottingham City, the area contains significant land uses which have encroached into open countryside, notably the golf club, business uses and residential elements at Grange Farm, large residential properties north of Clifton Lane and Ruddington St Peters Junior School. These have weakened the Green Belt and provide strong strategic boundaries.
- 4.244 Land north of Ruddington however is strategically important as it prevents the merging of Ruddington with Nottingham's main urban area which is 1 to 1.5km north. Consequently it scored 5 against this Green Belt purpose.
- 4.245 Whilst the area scored 13, which is in the **low-medium range**, the limited width of the Green Belt and its strategic importance in preventing the merging of Ruddington with Clifton Nottingham means the area is of **high Green Belt importance in relation to this specific purpose**.

Stage 2: Detailed Review of SHLAA sites

RUD/A: Land north of recreation ground, Wilford Road



RUD/A: View South West from ditch on Wilford Road

4.246 This Green Belt site is part of the much larger SHLAA site 216 (Land west of Wilford Road, Ruddington). Subdivided along the drain which runs east/west across the site, this new boundary creates logical development site and allows for an assessment against sites of equal size.

4.247 To avoid the creation of an isolated area of Green Belt, the recreation ground between the SHLAA site and edge of Ruddington has been included within the assessment of this site.

| | | |
|--|---|---|
| Site Name | RUD/A: Land north of recreation ground, Wilford Road, Ruddington | |
| Green Belt Site Reference | RUD/A | |
| SHLAA Reference | 216 | |
| Strategic Green Belt Area | Ruddington North | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This flat open site shares two boundaries with Ruddington and the Green Belt designation prevents significant urban intrusion along Wilford Road. The road and ditch provide strong defensible boundaries north and east however. |
| Prevent merging of settlements | 3 | The removal of this land would, if developed, reduce the distance between Ruddington and Nottingham's main urban area. The prevention of these areas merging is strategically important. |

| | | |
|--|-----------|--|
| Assist in safeguarding the countryside from encroachment | 2 | Whilst the land does not contain inappropriate developments or urban encroachment, the overriding character of the land is urban fringe. The edge of Ruddington is prominent and the edge of Clifton, including high rise flats, is visible. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 11 | Low-medium |

Conclusion

4.248 The site's location and association to Ruddington, its urban edge character, strong defensible boundaries and the limited extension into the Green Belt along Wilford Road (when compared against the overall width of the Green Belt in this area) reduced the land's Green Belt importance, as reflected in the score of 11, which is of **low-medium importance**.

RUD/B: Land west of Wilford Road



RUD/B: View from Wilford Road

4.249 Site RUD/B is the remainder of SHLAA site 216, extending from the ditch which forms the boundary with RUD/A (see above) and Lodge Farm. This is a large site which cannot be subdivided further due to the absence of identifiable boundaries. It crosses the line of disused railway line (now ploughed over) and therefore includes land within Nottingham City.

| | | |
|--|----------------------------------|---|
| Site Name | Land west of Wilford Road | |
| Green Belt Site Reference | RUD/B | |
| SHLAA Reference | 216 | |
| Strategic Green Belt Area | Ruddington North | 13 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Although the site has strong defensible boundaries, the scale of the site and absence of identifiable boundaries within it, would, if removed from Green Belt, result in significant urban sprawl. The openness of the site would heighten the perception of urban encroachment. Its removal from the Green Belt would result in the encirclement of Green Belt land nearer to Ruddington. It would also be removed as this land would no longer meet Green Belt purposes. |
| Prevent merging of settlements | 5 | This large site forms an important part of the Green Belt buffer between Ruddington and the main urban area. Its removal would merge Ruddington with Clifton to the west and significantly reduce the distance between Ruddington and the A52. |
| Assist in safeguarding the countryside from encroachment | 4 | Whilst there has been no encroachment by inappropriate development within the site itself, the character of the land is urban fringe. The edge of Ruddington is less prominent than within RUD/A, however the edge of Clifton, including high rise flats, is visible. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 18 | Medium-high |

Conclusion

- 4.250 This is a significant site within a strategically important area of the Green Belt. Its removal would result in unrestricted sprawl and merge Ruddington with Nottingham's main urban area.
- 4.251 Removing this site from the Green Belt would force additional removals of land north of Clifton Lane and along Wilford Road as these areas – encircled by development – would no longer deliver the Green Belt's purposes.
- 4.252 Whilst the more rural character of the site and absence of urban encroachment enhance the land's Green Belt value, the edges of Ruddington and Clifton are visible and reduce the openness of the area.
- 4.253 Overall the site scored well against Green Belt purposes, reflecting the final assessment that the site is of **medium-high Green Belt importance**,

however there would be significant issues with the merging of Ruddington and the urban edge if this area of land if development therefore it is of **high importance**.

RUD/C: Land adjacent St Peter's Junior School



RUD/C: View south towards Junior School from the A60

4.254 RUD/C occupies the same area and boundaries as SHLAA site 207.

| | | |
|--|---|--|
| Site Name | Land adjacent St Peter's Junior School, Ruddington | |
| Green Belt Site Reference | RUD/C | |
| SHLAA Reference | 207 | |
| Strategic Green Belt Area | Ruddington North | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Separated from the main urban edge by St Peter's Junior School it does not adjoin the settlement. Whilst the site is contained by strong hedgerow boundaries and the A60, this Green Belt site prevents urban intrusion into the countryside along the A60. |
| Prevent merging of settlements | 3 | The development of this site would reduce the distance between Ruddington and Nottingham's main urban area. |
| Assist in safeguarding the countryside from encroachment | 4 | There has been no encroachment by inappropriate development within the site. The edge of Ruddington is not visible and the site's overriding character is open countryside. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban | 3 | There are no specific urban regeneration projects within |

| | | |
|-------------------------|-----------|--------------------|
| regeneration | | Ruddington. |
| Green Belt Score | 16 | Medium-high |

Conclusion

4.255 As an outlying development within a strategically important area of the Green Belt (between Ruddington and the main urban area of Nottingham), this site performs well against Green Belt those purposes which restrict sprawl, prevent the merging of settlements and safeguards the countryside from encroachment.

4.256 The overall score of 16 reflects the final conclusion that this land is of **medium-high Green Belt importance**.

RUD/D: Land off North Road



4.257 RUD/D shares the same boundary as SHLAA site 861.

| | | |
|--|----------------------------|---|
| Site Name | Land off North Road | |
| Green Belt Site Reference | RUD/D | |
| SHLAA Reference | 861 | |
| Strategic Green Belt Area | Ruddington North | 13 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | The site shares two boundaries with Ruddington and contained by a weak hedgerow and ditch on its external boundary. |

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| | | The site is also contained by Fairham Brook to the west and beyond this, Central College, which is visible from within the site. Due to the scale of the site and the sloping topography, whilst the site is contained it would constitute sprawl. |
| Prevent merging of settlements | 5 | Whilst the land sites behind residential developments fronting Clifton Lane, the removal of this land for development would increase the perception that Ruddington and Clifton were merging. |
| Assist in safeguarding the countryside from encroachment | 3 | The land does not contain inappropriate development. The edge of Ruddington is prominent from locations closer to North Lane. The recent developments at Woodhouse Gardens are screened by a tree belt along the old railway line. Consequently from within areas further north, the character of the site is open countryside. |
| Preserve setting and special character of historic towns | 1 | The land does not contain any historical assets. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 15 | Low-medium |

Conclusion

4.258 The site is located within a strategically important area of Green Belt which separates Ruddington from Clifton (part of Nottingham's Main Urban Area). As the site does not contain or form the setting of any historical assets; and it is enclosed by development on two sides, with Fairham Brook and College to the north, and a ditch and hedgerow on the external boundary, the site scored 15 which is **low-medium** Green Belt importance.

4.259 Whilst the site overall is considered to be of low-medium green belt importance, the issues relating to merging lead to the site being of **fundamentally constrained** by the sites green belt designation and therefore of **high** Green Belt importance.

Ruddington North East

Stage 1: Strategic Review

| Strategic Area | Ruddington North East | |
|--|------------------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This broad area consists of rolling topography, tree belts, hedgerows and woodland. These features provide defensible boundaries within which urban sprawl could be contained. However removal of land east of Ruddington would result in an urban extension beyond Loughborough |

| | | |
|--|-----------|--|
| | | Road into open countryside. |
| Prevent merging of settlements | 5 | At a strategic level, this area of Green Belt prevents the merging of Ruddington and Edwalton, part of Nottingham's main urban area. The Green Belt is 1.5km in width consequently the significant removal of land in this area would be contrary to this purpose. |
| Assist in safeguarding the countryside from encroachment | 2 | Land within the north of this area contains numerous large residential properties. Encroachment in this area is significant. In the south, adjacent to Ruddington's urban area, the land contains less development and is open countryside in character. This rural appearance increases further to the east. |
| Preserve setting and special character of historic towns | 4 | Land adjacent to Loughborough Road forms the setting of Easthorpe House and stables which are listed buildings. The grounds of the house are also identified as historic parkland. Ruddington's Conservation Area extends east of Loughborough Road into the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Strategic Green Belt Score | 16 | Medium-high |

Conclusion

- 4.260 The broad area of Green Belt north east of Ruddington contains significant encroachment in the vicinity of Mickleborough Hill and important heritage features adjacent to the main settlement. Robust residential boundaries, tree belts and hedgerows provide opportunities to restricted urban sprawl in this area.
- 4.261 The area however provides an important buffer between Ruddington and Nottingham's main urban area. The removal of suburban areas around Mickleborough Hill would advance the complete merging of these areas. Reductions in Green Belt around Easthorpe House would reduce the distance to the Edwalton. Within the southern section, land east of Ruddington contains two listed buildings at Easthorpe House the associated historic park and garden and Conservation Area. The Green Belt provides an important setting for these statutory and non-statutory heritage features.
- 4.262 The area scored 16 against Green Belt purposes, indicating the land is of medium-high landscape value. Given the area's importance as a buffer between Ruddington and the main urban area, and the heritage features present, overall it is concluded that the area is of **medium-high Green Belt importance**.

Stage 2: Detailed Review of SHLAA sites

RUD/E: Land North of Loughborough Road



RUD/E: View south west from within the site

4.263 RUD/E occupies the same area as SHLAA 839

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| Site Name | Land North of Loughborough Road | |
| Green Belt Site Reference | RUD/E | |
| SHLAA Reference | 839 | |
| Strategic Green Belt Area | Ruddington North East | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | <p>The area of Mickleborough Hill contains large detached homes which, due to their extensive grounds, do not diminish the openness of the Green Belt, especially in the vicinity of Ruddington Hall (where this land is located). Consequently, the area is not considered part of Ruddington's main settlement.</p> <p>The upper slopes of the site are prominent and visible from a considerable distance to the south west, where Ratcliffe-on-Trent Power Station is conspicuous in the landscape.</p> <p>Notwithstanding the Green Belt status, the site shares one boundary with residential development on Loughborough Road to the north. The remaining adjacent land consists of the grounds of Ruddington Hall and large detached</p> |

| | | |
|--|-----------|--|
| | | <p>dwellings.</p> <p>Whilst the land is well contained by established hedgerows and tree belts, most notably on the old road right of way and to the rear of the site, the removal of this land would create a prominent outlying inset within the Green Belt.</p> |
| Prevent merging of settlements | 4 | This area of Green Belt is strategically important as it prevents the merging of Ruddington with the main urban area. The removal of this land and its development would result in the perception of Ruddington and the main urban area merging along the Loughborough Road. |
| Assist in safeguarding the countryside from encroachment | 4 | <p>The site does not contain inappropriate development.</p> <p>The established tree belts and hedgerows create the perception that the site is in the open countryside.</p> <p>The neighbouring dwelling on Loughborough Road is visible within the smaller field adjacent to it. This property however is not visible within the larger field which constitutes the majority of the site.</p> |
| Preserve setting and special character of historic towns | 1 | <p>There are no heritage assets within or directly adjacent to the site.</p> <p>The old road right of way and thick hedgerow avoid adverse impacts on setting of Ruddington Hall (a local interest building) and its grounds.</p> |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 17 | Medium-High |

Conclusion

- 4.264 The site is located adjacent to Loughborough Road, in a prominent position on Mickleborough Hill. The Green Belt designation prevents urban sprawl that would be visible over a wide area to the south and west.
- 4.265 Comprehensive hedgerow cover surrounds the site and screens neighbouring properties from view, and the absence of any inappropriate development, result in an area which is open countryside in character. This rural character is preserved by the Green Belt designation.
- 4.266 The site's location is well beyond Ruddington's existing inset, within a strategically important area where the insetting of this land in isolation would not be appropriate. This would weaken the Green Belt function between Ruddington and the main urban area.
- 4.267 Whilst the land was assessed as being of **medium-high Green Belt importance**, due to the sites outlying and prominent location on land

which prevents the merging of Ruddington with the main urban area, it is concluded that the land is **fundamentally constrained** by its Green Belt designation, by virtue of its importance in maintaining separation between the main built up area of Ruddington and the main built up area of West Bridgford.

RUD/F: Land South of Landmere Lane



RUD/F: Site is located behind properties on Landmere Lane

| | | |
|--|------------------------------------|---|
| Site Name | Land South of Landmere Lane | |
| Green Belt Site Reference | RUD/F | |
| SHLAA Reference | 208 | |
| Strategic Green Belt Area | Ruddington North East | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Whilst the site is well contained by woodland behind and residential properties to the west, the removal of this land would create an outlying inset area within the Green Belt. |
| Prevent merging of settlements | 3 | Although the removal of this land from the Green Belt would not reduce the distance between Ruddington and the main urban area. This is a strategically important area and any weakening of the designation should be avoided. |
| Assist in safeguarding the countryside from encroachment | 2 | Site contains stable block. Due to the dispersed layout of properties in this area and the need to prevent the merging of Ruddington and West Bridgford this area is washed over by Green Belt. Safeguarding the countryside from encroachment is not a primary Green Belt purpose. |

| | | |
|--|-----------|---|
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 14 | Low-medium |

Conclusion

4.268 Due to the site’s limited size, and lying within an area that contains a number of large properties with extensive grounds it does not score well against Green Belt purposes and has been adjudged to be of **low-medium Green Belt importance** against the scoring system.

4.269 However, the site’s location is well beyond Ruddington’s existing inset, within a strategically important area where the inseting of this area of land would also put pressure on inseting areas of existing development surrounding this area. This reflects the final conclusion that the land is **fundamentally constrained** by the Green Belt designation and of **high** Green Belt importance.

RUD/G Land Adjacent Landmere Farm



RUD/G: Site is located behind properties on Landmere Lane

4.270 RUD/G is a small site (0.26ha) adjacent to RUD/F which occupies the same area and boundaries as SHLAA site 371.

| | | |
|--|---------------------------------------|---|
| Site Name | Land adjacent to Landmere Farm | |
| Green Belt Site Reference | RUD/G | |
| SHLAA Reference | 371 | |
| Strategic Green Belt Area | Ruddington North East | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Whilst the site is well contained by woodland behind and residential properties to the east, the removal of this land would create an outlying inset area within the Green Belt. |
| Prevent merging of settlements | 3 | Although the removal of this land from the Green Belt would not reduce the distance between Ruddington and the main urban area. This is a strategically important area and any weakening of the designation should be avoided. |
| Assist in safeguarding the countryside from encroachment | 2 | Site contains stable block. Due to the dispersed layout of properties in this area and the need to prevent the merging of Ruddington and West Bridgford this area is washed over by Green Belt. Safeguarding the countryside from encroachment is not a primary Green Belt purpose. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 14 | Low-medium |

Conclusion

- 4.271 Similarly to RUD/F, due to the site's limited size, and lying within an area that contains a number of large properties with extensive grounds it does not score well against Green Belt purposes and has been adjudged to be of low-medium Green Belt importance against the scoring system.
- 4.272 However, the site's location is well beyond Ruddington's existing inset, within a strategically important area where the insetting of this area of land would also put pressure on insetting areas of existing development surrounding this site. It is therefore concluded that the land is **fundamentally constrained** by the Green Belt designation and of **high** Green Belt importance.

RUD/H: Land west of Wayte Court



RUD/H: view north from Landmere Lane

4.273 RUD/H occupies the same area and boundaries as SHLAA site 856.

| | | |
|--|--|---|
| Site Name | Land west of Wayte Court, Landmere Lane | |
| Green Belt Site Reference | RUD/H | |
| SHLAA Reference | 856 | |
| Strategic Green Belt Area | Ruddington North East | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | Whilst the site is well contained by woodland behind and residential properties to the east and west, the removal of this land would create an outlying inset area within the Green Belt. |
| Prevent merging of settlements | 3 | Although the removal of this land from the Green Belt would not reduce the distance between Ruddington and the main urban area. This is a strategically important area and any weakening of the designation should be avoided. |
| Assist in safeguarding the countryside from encroachment | 2 | Site contains an agricultural building. Due to the dispersed layout of properties in this area and the need to prevent the merging of Ruddington and West Bridgford this area is washed over by Green Belt. Safeguarding the countryside from encroachment is not a primary Green Belt purpose. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |

| | | |
|-------------------------|-----------|-------------------|
| Green Belt Score | 14 | Low-medium |
|-------------------------|-----------|-------------------|

4.274 Similarly to RUD/E and RUD/F, due to the site's limited size, and lying within an area that contains a number of large properties with extensive grounds it does not score well against Green Belt purposes and has been adjudged to be of low-medium Green Belt importance against the scoring system.

4.275 However, the site's location is well beyond Ruddington's existing inset, within a strategically important area where the insetting of this area of land would also put pressure on insetting areas of existing development surrounding this site. It is therefore concluded that the land is **fundamentally constrained** by the Green Belt designation and of **high** Green Belt importance.

RUD/I: Land at Easthorpe House



RUD/I: View of Easthorpe House from the A60

4.276 RUD/I occupies the same area and boundaries as SHLAA site (submitted in 2015, but not yet assigned a reference).

| | | |
|--|--------------------------------|---|
| Site Name | Land at Easthorpe House | |
| Green Belt Site Reference | RUD/I | |
| SHLAA Reference | - | |
| Strategic Green Belt Area | Ruddington North East | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This site is well contained by the Loughborough Road, Flawforth Lane and a farm access track to the rear. |
| Prevent merging of | 1 | Due to the site's size, the reduction in distance between |

| | | |
|--|-----------|--|
| settlements | | Ruddington and Edwalton will be minimal. |
| Assist in safeguarding the countryside from encroachment | 2 | The site contains a large former residential property (Easthorpe House), now used by the NHS. |
| Preserve setting and special character of historic towns | 5 | Easthorpe House is a listed building and the surrounding grounds are identified as a historic park and garden and the site lies just beyond the edge of the conservation area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 13 | Low-medium |

Conclusion

4.277 Located on the east side of the A60 Loughborough Road, the removal of Green Belt would break the settlement's established eastern boundary and intrude into the countryside. The site is contained by defensible boundaries and therefore the potential for unrestricted sprawl is reduced.

4.278 The removal of this land from the Green Belt would not reduce the distance between Ruddington and Edwalton.

4.279 The lands importance to the setting of the listed building and designation of the land as a historic park and garden is recognised in this Green Belt review. Whilst the site scored 13, representing a site that is of **low-medium value**, its location east of the A60 and the importance of the land to the setting of the listed building results in a final conclusion that the site is **fundamentally constrained** and of **high Green Belt importance**.

RUD/J: Land North of Flawforth Lane



RUD/J: View North from Flawforth Lane

4.280 RUD/J occupies the same area as SHLAA site 838.

| | | |
|--|-------------------------------------|--|
| Site Name | Land north of Flawforth Lane | |
| Green Belt Site Reference | RUD/J | |
| SHLAA Reference | 838 | |
| Strategic Green Belt Area | Ruddington North East | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | <p>Land shares three boundaries with Ruddington: along Flawforth Lane; Loughborough Road; and Easthorpe House. Whilst in the Green Belt, Easthorpe House is recognised as being within Ruddington, forming part of the settlement's eastern boundary, although the present inset boundary runs along Loughborough Road.</p> <p>Flawforth Lane, the boundary with Easthorpe House, Easthorpe Farm, and the access track to Silverdale Farm and hedgerow provide defensible boundaries.</p> |
| Prevent merging of settlements | 2 | <p>Removing land from the Green Belt east of the Loughborough Road would break this long established eastern boundary and create a perception that development was merging Ruddington with the main urban area at Edwalton.</p> <p>However, the land is opposite residential development on Flawforth Lane and Flawforth Avenue and these existing properties already reduce the distance between Ruddington and the main urban area. This land extends a short distance further towards Nottingham.</p> |

| | | |
|--|-----------|--|
| | | Consequently it would result in a very limited contribution in respect of merging. The existence of properties east of the Loughborough Road would also reduce the perception that Ruddington and the main urban area are merging. |
| Assist in safeguarding the countryside from encroachment | 4 | Land does not contain inappropriate development. The edge of Ruddington is visible but prominent. The land is open countryside in character. |
| Preserve setting and special character of historic towns | 5 | Easthorpe House is a Grade II listed property which is an important element of Ruddington's historic setting and prominent building. Easthorpe House grounds are also designated as a non-statutory Historic Park and Garden. Land forms the setting of this listed building and its historic park and garden. Furthermore land adjacent to Loughborough Road is within Ruddington Conservation Area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 15 | Low-medium |

Conclusion

4.281 This area of Green Belt land preserves the setting of Easthorpe House (Grade II listed), which is itself important to the historic setting of Ruddington. This combined with the absence of inappropriate development and the land's contribution to the areas countryside character result in a site that would otherwise be considered of low Green Belt importance.

4.282 Whilst the enclosed nature of the site between Easthorpe House and Flawforth Lane result in a site that scores 15 (within the **low-medium** scale of importance) the importance of the land to the setting of Easthorpe House (and its historic park and garden), and the overlapping conservation area mean the land is of **high Green Belt importance** and is **fundamentally constrained** as it preserves the historic setting of Ruddington.

Ruddington South East

Stage 1: Strategic Review

| Strategic Area | Ruddington South East | |
|--|------------------------------|--|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | Green Belt east of Loughborough Road prevents significant urban intrusion into open countryside. |

| | | |
|--|-----------|--|
| Prevent merging of settlements | 2 | Development in this area would result in only a minor reduction in the distance between Ruddington and Keyworth. |
| Assist in safeguarding the countryside from encroachment | 3 | Residential properties off Loughborough Road and Flawforth Avenue are prominent inappropriate development within the Green Belt. A care home is located south of Flawforth Avenue and a further residential dwelling is located on Flawforth Lane. |
| Preserve setting and special character of historic towns | 5 | Land adjacent to Loughborough Road is within Ruddington Conservation Area. The Green Belt prevents developments that detract from the areas openness and setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Strategic Green Belt Score | 17 | Medium-high |

Conclusion

- 4.283 The Green Belt south east of Ruddington performed well when compared against Green Belt purposes. Unlike the Green Belt north of Ruddington it does not form an important Green Belt buffer between the settlement and the main urban area of Nottingham. However, due to the absence of significant encroachment beyond the immediate vicinity of the road and the open character of the countryside, the removal of Green Belt in this area would encourage urban sprawl beyond Loughborough Road.
- 4.284 Critically land adjacent to Loughborough Road is within Ruddington's Conservation Area and the Green Belt protects this area from inappropriate development that may harm its character and its setting.
- 4.285 The score of 17 reflects the overall conclusion that land to the south and east of Ruddington is of **medium-high Green Belt value**.

Stage2: Detailed Review of SHLAA sites

RUD/K: Land south of Flawforth Lane



RUD/K: View from Flawforth Lane

4.286 RUD/K occupies the same area and boundaries as SHLAA site 549.

| | | |
|--|---|--|
| Site Name | Land south of Flawforth Lane, Ruddington | |
| Green Belt Site Reference | RUD/K | |
| SHLAA Reference | 549 | |
| Strategic Green Belt Area | Ruddington South East | 17 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | In planning policy terms, the removal of this land would create an outlying area inset from the Green Belt. However, the existence of residential properties between the site and the A60 (along Flawforth Lane and Flawforth Avenue) mean the site is visually connected to Ruddington. Although the removal of this land and its development would constitute urban encroachment along Flawforth Lane, the site contains defensible boundaries. |
| Prevent merging of settlements | 1 | The site would only reduce the Green Belt between Ruddington and Nottingham's main urban area by 250m. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the site contains substantial buildings and derelict greenhouses, these do not represent encroachment of inappropriate developments in the Green Belt. The immediate area includes significant residential development on Flawforth Avenue and Flawforth Lane. |

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| | | Land south of Flawforth Lane is urban fringe/suburban in character. |
| Preserve setting and special character of historic towns | 2 | The site does share a boundary with Ruddington's conservation area. However this boundary is short and to the rear of both the site and conservation area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington |
| Green Belt Score | 12 | Low-medium |

Conclusion

4.287 The land's designation as Green Belt prevents urban sprawl east of A60 Loughborough Road. The removal of this land from the Green Belt would break Ruddington's long established eastern Green Belt boundary along the A60.

4.288 However, due to: the existing residential developments along the south side of Flawforth Lane; the limited reduction in the Green Belt between Ruddington and Nottingham's main urban area; and the site's strong physical boundaries the land did scored poorly against Green Belt purposes.

4.289 The potential negative implications of intruding beyond the A60 are countered by the site's location in an area already affected by inappropriate encroachment. An overall score of 12 reflects the final conclusion that the site is of **low-medium Green Belt importance**.

RUD/L: Land at Loughborough Road



RUD/L: View through gate on the A60 Loughborough Road

4.290 RUD/L contains all of SHLAA site 431 and the residential dwelling to the north (SHLAA site 857) and care home to the south. These have been included to avoid isolating areas of Green Belt should Flawforth Avenue be removed as a minor modification and RUD/L also be removed from the Green Belt.

| | | |
|--|----------------------------------|---|
| Site Name | Land at Loughborough Road | |
| Green Belt Site Reference | RUD/L | |
| SHLAA Reference | 431 | |
| Strategic Green Belt Area | Ruddington South East | 17 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | The land is east of the A60 and would constitute an urban intrusion into the Green Belt beyond the strategic boundary. The land is however contained by Flawforth Avenue to the north, and the hedgerow behind. |
| Prevent merging of settlements | 1 | The site would only reduce the Green Belt between Ruddington and Nottingham's main urban area by approximately 130m. |
| Assist in safeguarding the countryside from encroachment | 2 | The land includes a residential dwelling and care home. These represent significant inappropriate development on the edge of Ruddington along the A60. The care home however is prominent and large residential dwelling to the north are visible from within SHLAA site 431. Whilst the majority of land is countryside in character rather than urban fringe, these buildings adversely affect the character of the area. |

| | | |
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| Preserve setting and special character of historic towns | 5 | The land is within Ruddington's Conservation Area. Its development and alteration from open grassland to residential would significantly affect the character of the area. Baltimore House is identified in Ruddington's Townscape Appraisal as a positive building with special architectural or historic character. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington |
| Green Belt Score | 14 | Low-medium |

Conclusion

4.291 Due to the land's location in Ruddington's conservation area, the Green Belt designation preserves the special character of this statutory designation and the setting of Ruddington. Located east of the A60 the Green Belt has also safeguarded the land from encroachment and checked unrestricted sprawl beyond this strategic boundary.

4.292 Significant inappropriate development is however located within the area and these buildings have affected the open countryside character of the land.

4.293 The site scored 14, reflecting the land's poor performance against 2 of the 5 purposes and medium score against the remaining 3. The overall conclusion is that the site is of **low-medium Green Belt importance**.

RUD/M: Land opposite Mere Way



RUD/M: View East from access of the A60 Roundabout

4.294 RUD/M occupies all of SHLAA site 841. It also contains land behind the care home as this would be isolated if left in the Green Belt. The care home itself has been included within RUD/M as it is visually prominent from land to the north, but screened from view within RUD/L.

| | | |
|--|-------------------------------|--|
| Site Name | Land opposite Mere Way | |
| Green Belt Site Reference | RUD/M | |
| SHLAA Reference | 841 | |
| Strategic Green Belt Area | Ruddington South East | 17 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | The land only shares one boundary with Ruddington – adjacent to the A60 and Balmore House. Its removal would constitute a significant intrusion beyond the A60, which is a robust and strategic boundary. Removal would necessitate the removal of RUD/L. Site is contained by weak external hedgerows, but is screened from views on Loughborough Road by a significant hedgerow. |
| Prevent merging of settlements | 1 | The land is not part of the strategically important area of Green Belt between Ruddington and the main urban area. Removal of land would reduce the distance between Ruddington and Plumtree/Keyworth; this would not be significant however. |
| Assist in safeguarding the countryside from encroachment | 4 | The land does not contain any inappropriate development. The settlement edge is not prominent and the land is open countryside. |
| Preserve setting and special character of historic towns | 2 | Land is adjacent to Ruddington Conservation Area (Balmore House and RUD/L) Balmore House is identified in Ruddington’s Townscape Appraisal as a positive building with special architectural or historic character. Views from the A60 within conservation area, as identified in the Townscape Appraisal, do not extend across the site due to an established hedgerow. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 14 | Low-Medium |

Conclusion

4.295 The Green Belt designation prevents significant urban sprawl east of the A60. The A60 currently forms an important robust and strategic Green Belt boundary to the east of Ruddington. This sprawl would not be contained by the weak hedgerows on the outer boundaries.

4.296 In addition, the land does not contain inappropriate development and the edge of Ruddington (including the care home) is not visible from within the site, as it is screened by a substantial hedgerow/tree belt along the A60. The land is open countryside in character.

4.297 As the Green Belt performs well against those purposes that prevent sprawl and safeguard the countryside from encroachment, the land is considered to be of **low-medium** Green Belt importance.

Ruddington South

Stage 1: Strategic Review

| Strategic Area | Ruddington South | |
|--|-------------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Ruddington Country Park, Heritage Centre and Ruddington Business Park are significant land use features within this broad strategic area. Whilst they provide strong defensible boundaries (tree belts and woodland) they are unlikely to be removed from the Green Belt for development. Removal of land beyond the business park and country park would result in loss of Green Belt which prevents urban intrusion into open countryside. Land north of Asher Lane offers greater opportunities as the land is on the edge of Ruddington and contained by Asher Lane (and Country Park beyond) and the Heritage Railway Line. |
| Prevent merging of settlements | 4 | Development south of Ruddington beyond the business and Country Park would significantly reduce the distance between Ruddington and Bradmore. |
| Assist in safeguarding the countryside from encroachment | 3 | The Heritage Centre, Sports Pavilion, Business Unit (north of Mere Way) and Country Park facilities are prominent land uses which encroach into the Green Belt. Overall, land adjacent to Ruddington is urban fringe in appearance. The presence of allotments on Asher Lane increases this perception in this area. Land beyond the Business Park and Country Park is predominantly arable. National Grid pylons are notable features. The area is open countryside in character. |
| Preserve setting and special character of historic towns | 1 | This area contains no features of heritage interest. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Strategic Green Belt Score | 14 | Low-medium |

Conclusion

- 4.298 The presence of Ruddington Business Park south of settlement greatly increases the sense that the area is urban fringe rather than open countryside. Whilst the Business Park, the Heritage Centre and Country Park create strong defensible boundaries, development within this area is unlikely.
- 4.299 Land beyond is open countryside and provides an important buffer between Ruddington and Bradmore.
- 4.300 Land north of Asher Lane is in closer proximity to Ruddington and would be contained by the lane and railway line. The allotments and prominence of dwellings within Ruddington create a perception that the area is urban edge.
- 4.301 Due to the diversity of land uses within this area it scored 14 against Green Belt purposes (low-medium). This reflects the final conclusion that the area is of **low-medium Green Belt importance**.

Stage 2: Detailed Review of SHLAA sites

RUD/N: Land northwest of Asher Lane



RUD/N: View through gate on Asher Lane

4.302 RUD/N occupies the same area as SHLAA site 553. Land between the site and allotments adjacent to Ruddington have been included as this makes a logical development plot and avoids Green Belt isolation.

| | | |
|--|-------------------------------------|---|
| Site Name | Land northwest of Asher Lane | |
| Green Belt Site Reference | RUD/N | |
| SHLAA Reference | 553 | |
| Strategic Green Belt Area | Ruddington South | 14 low-medium Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | The land shares one boundary with Ruddington and therefore would constitute an intrusion into the open countryside. It is however bounded by Asher Lane, allotments and the heritage railway line (and surfaced right of way) and therefore well contained. |
| Prevent merging of settlements | 1 | There are no Green Belt settlements directly south of the site. East Leake is 4km south and outside the Green Belt. Gotham is 3.5km south west. Bradmore is south east of the site, however due to distance and the intervening Country Park and Business Park a reduction or perception of a reduction would be minimal. |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the land has not been encroached upon by inappropriate development, properties have expanded their gardens into the Green Belt adjacent to the site. The edge of Ruddington, the allotments and Asher Lane are prominent features. Combined these give the site an urban fringe character. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 10 | Low |

Conclusion

4.303 The land is contained on all sides by strong defensible boundaries which prevent unrestricted urban sprawl and the site is settlement fringe in appearance. The topography is gently undulating, sloping away from the road towards Ruddington, reducing the site's prominence.

4.304 Located south of Ruddington, the land is not instrumental in preventing the merging of the Green Belt settlements. There would be a reduction in the distance between the settlement and Gotham, however this would be minimal.

4.305 The land does not contain, or form the setting of a heritage asset.

4.306 Whilst the Green Belt has safeguarded the land from encroachment, this is not sufficient to outweigh the overall conclusion that the land is of **low Green Belt importance**.

Ruddington West

Stage 1: Strategic Review

| Strategic Area | Ruddington West | |
|--|------------------------|---|
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | The land in this area consists of large open arable fields which reduce containment. The sloping topography north of Pasture Lane increases the land's sensitivity to sprawl. |
| Prevent merging of settlements | 5 | Green Belt land in this area prevents the merging of Ruddington and Clifton. Poor containment and the removal of land west of Pasture Lane would result in the complete merging of these settlements. |
| Assist in safeguarding the countryside from encroachment | 4 | The area contains three residential properties adjacent to Tall Trees Farm. |
| Preserve setting and special character of historic towns | 1 | This area contains no features of heritage interest. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Strategic Green Belt Score | 16 | Medium-high |

Conclusion

4.307 This thin strip of Green Belt land prevents the physical and visual merging of the settlement with Clifton. Clifton is within Nottingham's main urban area. The importance of the Green Belt in this area is strengthened by the large open field pattern which does not provide sufficient containment to prevent sprawl towards Clifton. The land is open countryside in character.

4.308 Whilst the assessment score falls within the **Medium-high** range, given the limited width of the Green Belt and its open character the site scored well against Green Belt purposes. This reflects the overall conclusion that the area is of **high Green Belt importance**.

RUD/O: Land west of Pasture Lane



RUD/O: View from Pasture Lane

4.309 RUD/O occupies the same area and boundaries as SHLAA site 353.

| | | |
|--|----------------------------------|---|
| Site Name | Land west of Pasture Lane | |
| Green Belt Site Reference | RUD/O | |
| SHLAA Reference | 353 | |
| Strategic Green Belt Area | Ruddington West | 16 medium-high Green Belt importance |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | This large Green Belt site is well contained. However due to its size and lack of internal boundaries, its removal from the Green Belt would result in significant sprawl. The topography slopes gently up from the settlement edge, increasing the perception of urban intrusion. |
| Prevent merging of settlements | 5 | The removal of this site would, if developed to its full extent, result in the complete merging of Ruddington and Clifton |
| Assist in safeguarding the countryside from encroachment | 3 | Whilst the land has not been encroached upon by inappropriate development, the edge of Ruddington is prominent (especially the new properties on Pasture Lane). Clifton is also visible beyond the site. Therefore the site is urban fringe in appearance. |
| Preserve setting and special character of historic towns | 1 | This site does not contain features of heritage interest or form part of their setting. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Ruddington. |
| Green Belt Score | 17 | Medium-high |

Conclusion

- 4.310 As this Green Belt land prevents the merging of Ruddington with Clifton (part of Nottingham's main urban area), it is located within a strategically important area of the Green Belt. The removal of the land from the Green Belt (within Rushcliffe) would significantly reduce the distance between Ruddington Clifton.
- 4.311 Partitioning and removing some of the land would be equally problematic due to the absence of defensible boundaries within it and limited possibilities of establishing long term permanence and preventing urban sprawl east towards Clifton.
- 4.312 Whilst the site does not contain or form the setting of a heritage asset - the perception of unrestricted sprawl, the merging of settlements and absence of encroachment result in an overall Green Belt score of 17, which is **medium-high** importance. However the site is of **high Green Belt importance as it is critical to preventing the merging of Clifton and Ruddington.**

5. Other Villages Review: Cropwell Bishop, East Bridgford, Gotham and Tollerton

Methodology

- 5.1 The Land and Planning Policies Development Plan identifies a need for additional housing allocations within Cropwell Bishop, East Bridgford, Gotham and Tollerton. These settlements are either currently inset within the Green Belt (Cropwell Bishop, East Bridgford and Tollerton) or are proposed to be inset through the Land and Planning Policies Development Plan (Gotham) (see Chapter 2)
- 5.2 The assessment of potential Green Belt allocations within these settlements follows the same methodology used to identify the importance of Green Belt sites around the key settlements (see Chapter 4 paragraphs 4.1 to 4.17).
- 5.3 Unlike the review of key settlements however, the assessment of Green Belt sites around these settlements does not include a strategic review (Stage 1) of the wider Green Belt. Due to the size of the settlements and reduced likelihood that the removal of land and its development would affect strategic Green Belt issues the review only assesses the parcels of land themselves. Were appropriate, the importance of a site strategically to the wider Green Belt is recognised within individual site assessments.

Cropwell Bishop

CBI/A: Land north of Nottingham Road



CBI/A View from the western part of the site.

5.4 CBI/A covers the same area as SHLAA site 684.

| Site Name | Land north of Nottingham Road | |
|--|-------------------------------|---|
| Green Belt Site Reference | CBI/A | |
| SHLAA Reference | 684 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Land is contained by established hedgerows and canal embankment on its western boundary. These are robust and defensible boundaries which reduce the importance of the Green Belt against this purpose. The site shares one boundary with Cropwell Bishop (with properties on Hoe view Road) as the memorial hall and playing field are within the Green Belt and due to the openness they are not part of Cropwell Bishop's recognisable settlement boundary. |
| Prevent merging of settlements | 1 | The land prevents Cropwell Bishop extending west in the direction of Cotgrave and Radcliffe on Trent. However, the insignificant reduction in distance, the Memorial Hall's location in front of the site on Nottingham Road and the indirect physical connections between the site and settlements to the west prevents any perception that Cropwell Bishop is merging with Cotgrave and Radcliffe. |
| Assist in safeguarding the countryside from encroachment | 3 | The land does not contain inappropriate development. The edge of Cropwell Bishop is however visible prominent within the site. The edge is not soft and consists of a mixture of fencing and brick walls. The wider countryside to the west is screened from view by the route of the Grantham Canal and the hedgerows along it. |
| Preserve setting and special character of historic towns | 2 | The Grantham canal is a historic non-designated heritage asset and runs along the western boundary of the site. Whilst the embankment of the canal exists, it is dewatered and somewhat filled in at this point, however the towpath still exists. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop |
| Green Belt Score | 12 | Low-medium |

Conclusion

5.5 Site CBI/A rises gently away from Nottingham Road. Whilst the site is in Agricultural use, it is well contained from the wider countryside by the Grantham Canal to the west, the Memorial Hall and Grounds to the south and hedgerow to the north.

5.6 Whilst development of the site would encroach into the countryside, sprawl would be limited to the west by the course of the Grantham Canal, and would not significantly reduce the distance between Cropwell Bishop and Cotgrave

to the west. It is concluded that the site is of **low-medium importance** when assessed against the five purposes for including land within it.

CBI/B: Land west of Hoe View Road



CBI/B: View from south-western corner of the site

5.7 CBI/B covers the same area as SHLAA site 692

| | | |
|--|-----------------------------------|--|
| Site Name | Land west of Hoe View Road | |
| Green Belt Site Reference | CBI/B | |
| SHLAA Reference | 692 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>Land is contained by established hedgerows and canal embankment on its Western boundary. These are robust and defensible boundaries which reduce the importance of the Green Belt.</p> <p>The site however only shares one boundary with Cropwell Bishop, which means the Green Belt designation prevents sprawl into the countryside.</p> <p>The land also slopes up towards the summit of Hoe Hill and the Green Belt designation prevents more prominent sprawl.</p> |
| Prevent merging of settlements | 1 | <p>The land prevents Cropwell Bishop extending west in the direction of Cotgrave and Radcliffe on Trent. However, the insignificant reduction in distance, the Memorial Hall's location in front of the site on Nottingham Road and the indirect physical connections between the site and settlements to the west prevents any perception that Cropwell Bishop is merging with Cotgrave and Radcliffe.</p> |

| | | |
|--|-----------|--|
| Assist in safeguarding the countryside from encroachment | 3 | <p>The land does not contain inappropriate development.</p> <p>The edge of Cropwell Bishop is however visible and prominent within the site, and the edge of the settlement is a mix of close boarded fencing, brick walls and hedgerows.</p> <p>The line of the Grantham Canal forms a strong boundary to the west of the site which would prevent significant encroachment into the countryside.</p> |
| Preserve setting and special character of historic towns | 3 | <p>The Grantham canal is a historic non-designated heritage asset and runs along the western boundary of the site. Whilst the route of the canal exists, it is dewatered and somewhat filled in at this point, however the towpath still exists.</p> <p>The site contains prominent areas of ridge and furrow. These contribute to the historic agricultural setting of the village.</p> |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop |
| Green Belt Score | 14 | Low-medium |

Conclusion

- 5.8 Site CBI/B is contained on its western boundary by the Grantham Canal, however it differs from site CBI/A in terms of its Green Belt importance as part of the site is more prominent than CRO 1 on its approach to Hoe Hill and its width is greater in distance. It is considered therefore that development of the site would lead to a greater degree of sprawl.
- 5.9 It is concluded that the site is towards the upper end of **low-medium green belt importance** when assessed against the purposes of including land within it.

CBI/C: Land east of Church Street



View of CBI/C from the right of way which forms the eastern boundary of the site.

5.10 Land east of Church Street comprises the western half of SHLAA site 81. It sits within the bowl of the larger field/site and is adjacent to Cropwell Bishop.

| | | |
|---|-----------------------------------|---|
| Site Name | Land east of Church Street | |
| Green Belt Site Reference | CBI/C | |
| SHLAA Reference | 81 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | <p>Whilst the land shares one boundary with the built up area of Cropwell Bishop, the school playing field and sewage treatment works provide robust physical boundaries north and south. The land does not extend beyond these areas.</p> <p>The external eastern boundary follows the right of way which crosses this field north/south. However there are no physical features that identify where this important bound is located.</p> <p>Notwithstanding the lack of a physical external boundary the rising topography, east of the site, does provide containment and restricts the land's visibility within the wider area.</p> |
| Prevent merging of settlements | 1 | There are no settlements within the Green Belt east of Cropwell Bishop. |
| Assist in safeguarding the countryside from | 3 | <p>The land does not contain inappropriate development.</p> <p>Dwellings north of primary school are prominent across the</p> |

| | | |
|--|-----------|--|
| encroachment | | site and the land is settlement fringe in character. |
| Preserve setting and special character of historic towns | 1 | There are no historic assets within the site or in close proximity. The historic core is separated from this area of the Green Belt by CRO5. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop, |
| Green Belt Score | 10 | Low |

Conclusion

- 5.11 Although the land only shares one boundary with the built up area of Cropwell Bishop, it is contained by the primary school to the south and sewage treatment works to the north. The rising topography provides visual containment and prevents wider views of the site, unlike CBI/D which extends further up the hill.
- 5.12 The prominent edge of Cropwell Bishop influences the character of the land, which is settlement fringe in appearance, rather than open countryside.
- 5.13 The absence of merging and historic assets/character results in a site which is of low Green Belt importance.

CBI/D: Land north of Fern Road



View of CBI/D from the public right of way looking north east

- 5.14 CBI/D covers the eastern half of SHLAA site 81 (east of the public right of way which crosses this field), together with a portion of land excluded from the

SHLAA submission, but forms part of the same field (a triangular area to the east of the school playing field).

| | | |
|--|--------------------------------|---|
| Site Name | Land north of Fern Road | |
| Green Belt Site Reference | CBI/D | |
| SHLAA Reference | 81 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | <p>This substantial area of Green Belt area is isolated from and does not relate to Cropwell Bishop. The Green Belt designation prevents significant sprawl east of Cropwell Bishop up a hill and along Fern Road.</p> <p>The land is contained by weak hedgerows to the north (east of the sewage works) and east. These are important external boundaries which should be robust and permanent.</p> <p>The lands western boundary follows the right of way. Whilst it follows no physical features, this is the least important boundary.</p> |
| Prevent merging of settlements | 1 | There are no settlements within the Green Belt east of Cropwell Bishop |
| Assist in safeguarding the countryside from encroachment | 5 | <p>The land does not contain inappropriate development.</p> <p>Majority of the site relates better to the wider countryside rather than the settlement due to the topography.</p> |
| Preserve setting and special character of historic towns | 1 | There are no historic assets within the site or in close proximity. The historic core is separated from this area of Green Belt by CRO5. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop. |
| Green Belt Score | 15 | Low-medium |

Conclusion

- 5.15 This area is a large field isolated within the Green Belt and spreads over a ridgeline and away from Cropwell Bishop. There are limited defensible boundaries within the site. Whilst the site is considered to be at the upper end of **low to medium green belt importance** when assessed against the purposes for including land within it, development of the site would lead to significant countryside encroachment and sprawl.

CBI/E: Fernhill Nurseries



Site CBI/E looking in the direction from Fern Road

5.16 This area consists of SHLAA site 82.

| | | |
|--|---------------------------|--|
| Site Name | Fernhill Nurseries | |
| Green Belt Site Reference | CBI/E | |
| SHLAA Reference | 82 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The land does not adjoin Cropwell Bishop and is an outlying area within the Green Belt. The site is bounded by varying quality of hedgerow, which is patchy in places.. Removal would necessitate the removal of CBI/C, CBI/D and CBI/F in order to form an extension to Cropwell Bishop. Combined these would constitute a significant intrusion into the Green Belt. |
| Prevent merging of settlements | 1 | There are no settlements within the Green Belt east of Cropwell Bishop |
| Assist in safeguarding the countryside from encroachment | 4 | Whilst there is a residential unit within the area and outbuildings, it forms a small part of the overall area. Whilst prominent when driving along Fern Road, it is an isolated development within the wider context of the site. |
| Preserve setting and special character of historic towns | 1 | There are no historic assets within the site or in close proximity. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop. |
| Green Belt Score | 14 | Low-medium |

Conclusion

5.17 Whilst the site sits some distance away from the settlement of Cropwell Bishop, it is considered to be at the upper end of low-medium green belt importance when assessing the parcel of land against the 5 purposes of including land within it.

CBI/F Land north of Dobbin Close



The western field of CBI/F as viewed from the eastern part of the site before the land rises.

5.18 This area consists of SHLAA site 840.

| | | |
|--|-----------------------------------|--|
| Site Name | Land north of Dobbin Close | |
| Green Belt Site Reference | CBI/F | |
| SHLAA Reference | 840 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | <p>This area of land shares two boundaries with Cropwell Bishop.</p> <p>There is a post and wire fence (with dispersed trees) along the boundary of the school playing field which provides a clearly defined northern boundary.. Fern Road provides a strong southern boundary.</p> <p>The land comprises three fields separated by established hedgerows which could retain sprawl without the Green Belt designation. The field to the south of the school sits</p> |

| | | |
|--|-----------|---|
| | | in a bowl and is very contained. The western part of the field rises steeply, and lends itself to sprawl more readily. |
| Prevent merging of settlements | 1 | There are no settlements within the Green Belt east of Cropwell Bishop. |
| Assist in safeguarding the countryside from encroachment | 3 | The land does not contain inappropriate development. Cropwell Bishop Primary School is within CBI/E and is prominent. The edge of Cropwell Bishop – including the school, church and dwellings – are visible. These are however visible within fields adjacent, not those to the east. |
| Preserve setting and special character of historic towns | 3 | The south eastern field, adjacent to Fern Road, contains prominent ridge and furrow. These contribute to the historic agricultural setting of the village. The historic core is however located within the south eastern corner of Cropwell Bishop and this area of Green Belt forms part of the setting for this part of the village. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 5.19 Whilst part of the area assessed in CBI/F is prominent, it is considered that the vast majority of the area assessed is contained by development and therefore scores low in relation to sprawl and countryside encroachment.
- 5.20 It is considered that the land is of low-medium Green Belt importance when assessed against the purposes for including land within it.

CBI/G: Land South of Nottingham Road and East of Kinoulton Road



Site CBI/G from Nottingham Road looking towards the hedgerow that runs along Kinoulton Road.

5.21 This area consists of SHLAA site 539.

| | | |
|--|---|---|
| Site Name | S/O Nottingham Road and East of Kinoulton Road | |
| Green Belt Site Reference | CBI/G | |
| SHLAA Reference | 539 | |
| Green Belt Purpose | | |
| Check unrestricted sprawl of settlements | 4 | <p>This parcel of land shares one full boundary with Cropwell Bishop (along Nottingham Road), and two part boundaries to the east and the west of the site, although the site extends further south than the edge of the built development.</p> <p>The boundary of the site submitted by the developer offers two options for development. At its greatest extent it uses the line of electricity powerlines to the south. At its lesser extent it follows no discernible boundary on the ground. Both are weak features in order to contain development.</p> |
| Prevent merging of settlements | 1 | The removal of this land would not significantly reduce the distance between Cropwell Bishop and Owthorpe, Colston Bassett and Kinoulton (which is located beyond the Green Belt to the south). |
| Assist in safeguarding the countryside from encroachment | 2 | The Green Belt boundary follows the south side of Nottingham Road, with 67 and 69 Nottingham Road being located within the Green Belt. These are inappropriate development. A brick retaining wall runs alongside the remainder of Nottingham Road, with the site being higher than Nottingham Road behind it. The wall provides a strong delineation between the edge of the settlement and |

| | | |
|--|-----------|---|
| | | the wider countryside. Despite the clear delineation, the edge of Cropwell Bishop is a prominent feature when viewed from within the site. |
| Preserve setting and special character of historic towns | 3 | 67 and 69 Nottingham Road are identified as local interest buildings which contribute to the historic rural character of Cropwell Bishop. Their rural setting will be adversely affected. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Cropwell Bishop. |
| Green Belt Score | 13 | Low-Medium |

Conclusion

5.22 Apart from nos. 67 and 69 Nottingham Road, the site is very much open countryside with a clear delineation between it and Nottingham Road. There is also a lack of defensible boundary to the south of the site. Overall, it is considered that the site is **low-medium importance** when assessed against the purposes of including land within it.

East Bridgford

EBR/A Land South of Manor Farm



EBR/A View from northern part of the site looking back towards East Bridgford Manor, a Grade II listed building.

5.23 This area consists of SHLAA sites 703, 701 and Manor Farm.

| | |
|------------------------|--|
| Site Name | Land south of Manor Farm and Manor Farm |
| Green Belt Site | EBR/A |

| Reference | | |
|--|-----------------|--|
| SHLAA Reference | 703, 701 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>EBR/A is located north of East Bridgford Manor and Kneeton Road. Although in the Green Belt, the Manor House forms the physical boundary of the village and the land consequently shares two boundaries with East Bridgford.</p> <p>The land is bounded by East Bridgford Manor, a hedgerow and track to the rear and the northern edge of Manor Farm Industrial Estate.</p> <p>EBR/A extends to the top of the escarpment and Green Belt prevents development that is visible over a wide area north-west of the River Trent, from points away from the river.</p> |
| Prevent merging of settlements | 1 | Land extends a limited distance beyond East Bridgford Manor and Manor Farm Industrial Estate towards the River Trent. The River Trent and escarpment prevents any merging with Gunthorpe or the perception of merging. |
| Assist in safeguarding the countryside from encroachment | 4 | <p>East Bridgford Industrial Park is within this parcel of the Green Belt. Originally farm buildings, they have been re-clad and used successfully for business purposes.</p> <p>Whilst the original purpose of the buildings would not be considered to be inappropriate development within the Green Belt, the current uses could be perceived to be. Despite this, there are still open elements in between the buildings and the industrial estate still has a countryside feel to it when within or adjacent to it.</p> <p>Excluding the manor house, the edge of East Bridgford is not prominent.</p> <p>Excluding the industrial estate, the arable area is open countryside in character</p> |
| Preserve setting and special character of historic towns | 5 | <p>The Manor and Manor Lodge are both Grade II listed buildings. They are important to the historic setting of East Bridgford and the Green Belt designation prevents development that would adversely affect them.</p> <p>The land adjacent to Kneeton Road, including Manor Lodge, is within East Bridgford's Conservation Area.</p> |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 17 | Medium-high |

Conclusion

5.24 Development of this portion of land would impact on two heritage assets which are a distinct and unique feature to East Bridgford (namely the setting of East Bridgford Manor and the East Bridgford conservation area). There

would also be significant countryside encroachment and sprawl. Whilst the overall score of 17 indicates the land is of **medium-high green belt importance** (when assessed against green belt purposes) the adverse impact on the neighbouring heritage assets and the historic setting of East Bridgford **fundamentally constrain** the land.

EBR/B Land North of Manor Farm



EBR/B Looking across from Manor Farm. The hedgerow to the left follows the line of Kneeton Road

5.25 EBR/B covers the same area as SHLAA site 702.

| | | |
|--|---------------------------------|---|
| Site Name | Land north of Manor Farm | |
| Green Belt Site Reference | EBR/B | |
| SHLAA Reference | 702 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>This parcel of land adjoins East Bridgford on its shortest boundary with Kneeton Road. It also shares half its south western boundary with the industrial park. The industrial park consists of re-cladded agricultural buildings.</p> <p>The Green Belt designation prevents a prominent intrusion into the countryside towards the River Trent.</p> <p>EBR/B extends to the top of the escarpment and Green Belt prevents development that is visible over a wide area north-west of the River Trent, from points away from the river.</p> |

| | | |
|--|-----------|--|
| | | Substantial hedgerows bound the site. |
| Prevent merging of settlements | 1 | Land extends a limited distance beyond East Bridgford Manor and Manor Farm Industrial Estate towards the River Trent. The River Trent and escarpment prevents any merging with Gunthorpe or the perception of merging. |
| Assist in safeguarding the countryside from encroachment | 5 | The land does not contain inappropriate development. The industrial estate is a prominent feature on part of the south-eastern boundary however the rest of the site is well contained and there is a clear delineation between town and countryside. |
| Preserve setting and special character of historic towns | 3 | Land on the opposite side of Kneeton Road is within East Bridgford Conservation Area. The site is in the setting of the conservation area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 16 | Medium-high |

Conclusion

- 5.26 Site EBR/B is in a prominent location to the north-west of the village. Whilst further out from the village than neighbouring site EBR/A, it scored less due to a lesser impact in terms of impact on the historic setting of East Bridgford.
- 5.27 Due to topography and trees and hedgerows, the visual connection to the rest of the village is limited to the East Bridgford Business Park, and the site very much relates to the wider countryside.
- 5.28 The overall conclusion is that the site is of **medium-high Green Belt importance** when assessed against the purposes of including land within it.

EBR/C East of Lammas Lane



Site EBR/C viewed from the public right of way running along the southern boundary of the site. Lammas Lane is to the left of the hedgerow on the left of the picture.

5.29 The site consists of the whole of SHLAA site 90.

| | | |
|--|------------------------------|---|
| Site Name | Land east Lammas Lane | |
| Green Belt Site Reference | EBR/C | |
| SHLAA Reference | 90 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This small parcel of Green Belt is contained by established hedgerows and shares two boundaries with East Bridgford (along Lammas Lane and properties on Cherry Holt Lane). |
| Prevent merging of settlements | 1 | The land does not extend beyond residential development between Lammas Lane and Kneeton Road. There are no settlements north of East Bridgford within the Green Belt. Whilst outside the Green Belt, it would not reduce the distance between East Bridgford and Kneeton |
| Assist in safeguarding the countryside from encroachment | 4 | The land does not contain inappropriate development and the edge of East Bridgford is not prominent. The character of the site is open countryside as existing hedgerows are strong features to contain the site from Lammas Lane and development to the west, although southern boundary is weaker with the edge of the settlement being viewed. |
| Preserve setting and special character of historic towns | 3 | Foss Court is a local interest building. There are two listed properties opposite Foss Court. Conservation Area is located west and south of the land, with an important view out identified in the townscape |

| | | |
|------------------------------|-----------|---|
| | | appraisal from Lammas Lane across the site. Green Belt protects the setting of the conservation area and this view. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 13 | Low-medium |

Conclusion

5.30 Site EBR/C lies east of Lammas Lane and is consists of small field. The site is relatively flat and contains no urbanising features therefore any potential development of the site would lead to countryside encroachment and some sprawl. As with the majority of sites around East Bridgford, it is considered that there is a potential impact on the setting of the historic setting of East Bridgford if the site were to be developed.

5.31 Overall it is concluded that the site is of **low-medium Green Belt importance** when assessed against the purposes for including land within it.

EBR/D Land north of Closes Side Lane



Site EBR/D looking north from Fosters Close. There is a small smallholding in the field to the left which contains a number of sheds.

5.32 EBR/D comprises of SHLAA sites 540 and 580

| | |
|------------------------|---------------------------------------|
| Site Name | Land north of Closes Side Lane |
| Green Belt Site | EBR/D |

| Reference | | |
|--|-------------|---|
| SHLAA Reference | 540 and 580 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | The land adjoins the village on two sides. There is a weak defensible boundary along part of the north and east of the site, which is generally post and wire fencing. It is considered however that removal of the Green Belt designation could round off the settlement boundary between Fosters Close, Closes Side Lane and properties along Cherry Holt Lane. |
| Prevent merging of settlements | 1 | There are no settlements north or east of the site that are within the Green Belt (and therefore no merging). |
| Assist in safeguarding the countryside from encroachment | 3 | Fosters Close is adjacent to the site and was granted permission as an exception site for affordable housing. Whilst very special circumstances were proven, it is recommended in another section of this report that this area should fall within the Green Belt inset boundary for East Bridgford. Whilst recognising that the land is in use for the keeping of horses and other livestock, given the prominence of the surrounding properties, together with features introduced by the smallholding within the southern part of the site, it is considered that the land is settlement fringe in character. |
| Preserve setting and special character of historic towns | 3 | Properties adjacent to this land on Cherry Holt Lane are within East Bridgford's Conservation Area, with an important view out of it identified in the townscape appraisal. The Green Belt protects the setting of Conservation Area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 5.33 The site is situated to the north east of the settlement and is flat in nature. As with most sites that surround the settlement, it is adjacent to the conservation area and it is considered that its removal from the Green Belt and subsequent development may have an impact on the setting of the conservation area.
- 5.34 Overall, it is considered that the site is of **low to medium Green Belt importance** when assessed against the purposes for including land within it.

EBR/E Land North of Butt Lane



Site EBR/E looking east along Butt Lane. The settlement is to the rear of this view, with its edge a prominent feature.

5.35 This site consists of the whole of SHLAA site 378

| | | |
|--|--------------------------------|--|
| Site Name | Land north of Butt Lane | |
| Green Belt Site Reference | EBR/E | |
| SHLAA Reference | 378 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | This area of Green Belt shares one boundary with East Bridgford and the Green Belt. There is one property beyond the eastern boundary as shown in the picture that contains the site from this direction. The northern external boundary consists of a weak hedge which has gaps. |
| Prevent merging of settlements | 1 | The outer Green Belt boundary is located less than 1km east of the site and there are no settlements within this distance. The designation does not prevent the merging of settlements within the Green Belt. |
| Assist in safeguarding the countryside from encroachment | 3 | The edge of East Bridgford is prominent however and the character of the land is settlement fringe. Whilst the site itself does not contain any inappropriate development, a property exists on its eastern boundary which provides some containment of the site. |
| Preserve setting and special character of historic towns | 2 | The site is adjacent to the conservation area and the Green Belt preserves the setting of the area when approaching from Butt Lane. There are no panoramic views identified from the conservation area across the site in the Townscape Appraisal. |

| | | |
|------------------------------|-----------|--|
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 13 | Low-medium |

Conclusion

5.36 Whilst site EBR/E is flat, it is considered that one of its strengths of being located within the Green Belt is to prevent sprawl given that it only shares one boundary with East Bridgford and it has a weak defensible boundary along its northern edge.

5.37 It is considered that its role when assessed against the other purposes for including land within the Green Belt is lesser. It is concluded that the site is of **low-medium Green Belt importance** when assessed against the purposes for including land within it.

EBR/F Land south of Butt Lane



5.38 EBR/F follows the same boundary as SHLAA site 863

| | | |
|----------------------------------|---------------------------|--|
| Site Name | South of Butt Lane | |
| Green Belt Site Reference | EBR/F | |
| SHLAA Reference | 863 | |
| Green Belt Purpose | | |
| Check unrestricted | 3 | In terms of the criteria, the shares one boundary with the |

| | | |
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| sprawl of settlements | | settlement, however it is well contained on three sides therefore the impression of sprawl is not as pronounced as expected from the north, west and south. There is no eastern boundary however. |
| Prevent merging of settlements | 1 | There are no issues in relation to the merging of settlements. |
| Assist in safeguarding the countryside from encroachment | 4 | The land does not contain any inappropriate development. The western part of the site is well contained however there is a strong boundary which provides clear delineation between settlement and countryside.. Further out, the site is not contained. The settlement edge is visible but not an overriding feature from within the site. |
| Preserve setting and special character of historic towns | 4 | The site lies adjacent to the conservation area. There are two identified panoramic (wide) views from the edge of the public footpath that crosses the site and from Butt Lane |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford |
| Green Belt Score | 15 | Low-medium |

5.39 The site is contained in part by existing woodland, Butt Lane and existing development along the western edge of the site therefore, however there is no defined boundary along the eastern part of the site. One of the main issues with the site is that it sits on the edge of the conservation area, where there are identified panoramic views across the site. Overall the site is at the upper end of **low-medium** green belt importance when assessed against the purposes of including land within it.

EBR/G South of Springdale Lane



EBR/G as viewed from the gate located at the North West corner of the site on Springdale Lane

5.40 The site consists of the whole of SHLAA site 379.

| | | |
|--|--------------------------------------|---|
| Site Name | Land south of Springdale Lane | |
| Green Belt Site Reference | EBR/G | |
| SHLAA Reference | 379 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | The site has only one boundary adjoining East Bridgford. Springdale Lane forms an effective defensible boundary for settlement of East Bridgford Development on this site would be visible across a wide area to the south. The site is bounded by hedgerows on all sides. |
| Prevent merging of settlements | 2 | The Green Belt south of East Bridgford prevents merging with Newton and former RAF Newton. This would reduce the distance between East Bridgford by about 1/5 or 150m which is considered to be minor. |
| Assist in safeguarding the countryside from encroachment | 5 | There is a small traditional agricultural building within the south west corner of the site, a normal feature within the countryside and not inappropriate development. Although the edge of East Bridgford is visible along its shorter boundary, the properties on Springdale Lane are not an overriding feature and the land is open countryside in character. |
| Preserve setting and special character of historic towns | 3 | The Green Belt designation prevents the loss of ridge and furrow. Ridge and furrow contributes to the historic agricultural setting of the village. The Conservation area boundary is around 100m away to the north west. Whilst the townscape appraisal identifies a panoramic view across the site, it is considered that following the site visit, this is not from the conservation area itself. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 17 | Medium-high |

Conclusion

5.41 EBR/G is located to the south of the main village of East Bridgford and the site, and it is considered that the site performs an important Green Belt function in preventing sprawl and encroachment into the countryside. Development would reduce the distance between East Bridgford and Newton Village however the reduction in distance physically, perceptually and visually is not considered to be significant given the topography, the features on the ground in terms of vegetation and the lack of connection between this site and Newton.

- 5.42 Whilst the land does not contribute to the setting of any designated assets, the presence of ridge and furrow, which is important to the historical setting of East Bridgford, increases the lands performance against the fourth Green belt purpose
- 5.43 Overall it is concluded that the site is of **medium-high Green Belt importance** when assessed against the purposes of including land within it.

EBR/H Land east of Kirk Hill



EBR/H Looking across the site from Kirk Hill.

- 5.44 The site consists of SHLAA sites 87, 88 and 89.

| | | |
|--|-------------------------------|---|
| Site Name | Land east of Kirk Hill | |
| Green Belt Site Reference | EBR/H | |
| SHLAA Reference | 89, 88 and 87 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | The site shares two boundaries with East Bridgford. Although Hill Farm and East Bridgford Hall are within the Green Belt they are part of the village form, albeit open in nature. The Green Belt designation prevents significant sprawl south of East Bridgford on the opposite side of Kirk Hill. Kirk Hill Road and A6097 provide a robust external southern boundary. The eastern boundary is however a weaker hedgerow. |
| Prevent merging of settlements | 2 | The Green Belt south of East Bridgford prevents merging with Newton and former RAF Newton. This area extends |

| | | |
|--|-----------|--|
| | | no further south than Hill Farm and any perception of merging would be reduced by the A6097 which is a physical barrier south of the site. |
| Assist in safeguarding the countryside from encroachment | 4 | The land does not contain inappropriate development. The edge of East Bridgford is screened by hedgerows and a significant tree belt along Kirk Hill. The site relates more to the wider countryside than the settlement. |
| Preserve setting and special character of historic towns | 5 | Land within EBR/H which is adjacent to Kirk Hill is within the Conservation Area. The Green Belt designation preserves the setting of the Conservation Area and the historic rural character of the village, when approaching or leaving East Bridgford. The townscape appraisal identifies two positive views across the site and a wide panoramic view across from the A6097 direction towards the village. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within East Bridgford. |
| Green Belt Score | 17 | Medium-high |

Conclusion

- 5.45 The site lies partially within the conservation area with positive views identified across it in the townscape appraisal. Whilst it performs an average Green Belt function in preventing sprawl, it does perform well in assisting in preventing countryside from encroachment and in preserving the setting of historic settlement.
- 5.46 Overall it is concluded that the site is of **medium to high Green Belt** importance when assessing against the purposes for including land within it.

Gotham

GOT/A Home Farm



GOT/A: View east of Home Farm

5.47 This Green Belt site comprises SHLAA sites 133 and 381.

| | | |
|--|--------------------|--|
| Site Name | Home Farm | |
| Green Belt Site Reference | GOT/A | |
| SHLAA Reference | 133 and 381 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | <p>This parcel of land adjoins Gotham on three sides, with the former school, properties on Nottingham Road and properties on Home Farm Close/Kegworth Road enclosing the site. Development would round of the settlement in this area.</p> <p>The land is contained by a path which follows a disused railway line and established hedgerow. These provide a robust exterior boundary.</p> |
| Prevent merging of settlements | 1 | <p>Development would only extend a limited distance north towards Barton-in-Fabis beyond properties on Nottingham Road and Kegworth Road. Reduction in distance is insignificant.</p> <p>Gotham Hill is a significant topographical feature between Gotham and settlements to the north. Should development occur north of Gotham, this prominent hill prevents any perception of merging.</p> |
| Assist in safeguarding the | 2 | Land contains a substantial telephone exchange building. |

| | | |
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| countryside from encroachment | | The edge of Gotham is prominent. Whilst the land is in use for the grazing of horses it is considered to be settlement fringe. |
| Preserve setting and special character of historic towns | 4 | This open space is close to the historic core of Gotham, contributing to the historic rural character of the village. It also forms part of the setting of the former school which is Grade II listed. This area of open pasture (with includes pre-enclosure ridge and furrow) also forms an important part of the agricultural setting for Home Farm which is identified as a local interest building. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 5.48 The enclosure of this parcel of Green Belt land on three sides and its robust rear boundary significantly reduces its performance against the purposes of checking unrestricted sprawl and the prevention of merging.
- 5.49 The enclosure of the site by prominent residential developments and the presence of the telephone exchange also reduce its performance against the purpose of safeguarding countryside.
- 5.50 Whilst the land is important to the setting of the former school (Grade II listed) and Home Farm (a local interest building) this does not increase its Green Belt above a **low-medium importance**. This is reflected in a score of 11.

GOT/B Land behind former British Legion



GOT/B: View north towards Gotham Hill

5.51 GOT/B occupies the same area as SHLAA site 851.

| | | |
|--|--|--|
| Site Name | Land behind the former British Legion | |
| Green Belt Site Reference | GOT/B | |
| SHLAA Reference | 851 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 2 | This parcel of land shares one boundary with Gotham – the former British Legion to the south. Whilst the sports pavilion is located to the east, this area is predominantly open and has not been inset (this is recognised in the proposed settlement boundary for Gotham). Site is contained by track which links Gotham to Gotham Hill, telephone exchange (within the southern area of the site) and sports pavilion. These provide robust physical boundaries. |
| Prevent merging of settlements | 1 | Development would only extend a limited distance beyond the sports pavilion towards Barton in Fabis. Reduction in distance is insignificant. Gotham Hill is a significant topographical feature between Gotham and settlements to the north. Should development occur north of Gotham, this hill prevents any perception of merging. |
| Assist in safeguarding the countryside from encroachment | 4 | The land was previously used by British Gypsum as part of their operations. The site has however naturally regenerated and does not contain any inappropriate development. The edge of Gotham is visible from locations within the southern area of the site. The majority of the site contains shrubs and young trees which enclose the site, creating a sense of open countryside. |
| Preserve setting and special character of historic towns | 1 | There are no heritage assets within the site or within locations that would be affected by the removal of this area of land from the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 11 | Low-medium |

Conclusion

5.52 The site is enclosed by development on two sides with the Community Centre and Sports Pavilion to the east and Telephone Exchange to the west (on the southern half of this boundary). Whilst these do not form the physical boundary between open countryside and the built up area, the presence of these existing features/boundaries reduce the Green Belt's importance against restricting sprawl and preventing the merging of settlements.

5.53 The site should score lower overall, however the land has naturally regenerated and the site is countryside in character rather than settlement fringe. The overall score of 11 reflects land which is of **low-medium Green Belt importance**.

GOT/C: Moor Lane



GOT/C: View north of neighbouring development on Manor Farm

5.54 GOT/C occupies the same area as SHLAA site 700

| | | |
|--|------------------|---|
| Site Name | Moor Lane | |
| Green Belt Site Reference | GOT/C | |
| SHLAA Reference | 700 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | This area of Green Belt shares two boundaries with Gotham (along Moor Lane and new residential properties at Home Farm). The northern half of the site is contained by development on both sides. It is enclosed by residential development on Moor Lane and residential development at Manor Farm. An access track, fencing, ditch and hedge provide a robust external boundary. The western boundary is a weaker fence, however the Rectory behind prevents sprawl in this direction. Development of the site could round off this part of the settlement. |
| Prevent merging of settlements | 1 | The area is small and development does not extend south beyond Moor Lane. The Green belt does not perform the function to prevent merging in this particular location |
| Assist in | 3 | Land does not contain any inappropriate development. |

| | | |
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| safeguarding the countryside from encroachment | | Whilst properties on Moor Lane are screened by a substantial hedgerow/tree belt, the new residential properties at Manor Farm are prominent and the land is settlement fringe rather than open countryside. |
| Preserve setting and special character of historic towns | 1 | Whilst in close proximity to the historic core, there are no heritage assets within the site, or within locations that would be affected by the removal of this area of land from the Green Belt. Modern development at Manor Farm separates the area from the historic core. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 9 | Low |

Conclusion

- 5.55 Similarly to GOT/A and GOT/B, GOT/C is enclosed by development on three sides with residential development on the opposite side of Moor Lane and the new properties at Manor Farm. This prevents sprawl and, if developed, there would be no reduction in the distance between Gotham and settlements to the south. The presence of a robust boundary to the south provides added security against unrestricted sprawl.
- 5.56 The absence of inappropriate development indicates the Green Belt designation has safeguarded the countryside from encroachment, however the edge of Gotham is an overriding feature and this reduces the importance of safeguarding this area of countryside from encroachment.
- 5.57 Because of these factors the land scored 9 and is of **low Green Belt importance**.

GOT/D: Land east of Leake Road



GOT/D: View north from Leake Road

5.58 GOT/D occupies the same area as SHLAA site 135

| | | |
|--|--------------------------------|--|
| Site Name | Land east of Leake Road | |
| Green Belt Site Reference | GOT/D | |
| SHLAA Reference | 135 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | Land shares two boundaries with Gotham (along Leake Road and a shorter distance adjacent to The Rectory). This area is of Green Belt prevents significant development on the east side of Leake Road and provides views across the countryside towards East Leake's Gypsum Works. A mature hedgerow forms the exterior boundary. |
| Prevent merging of settlements | 1 | The land is opposite ribbon development along Leake Road, extending a limited distance beyond the junction with Hill Road, where development on Leake Road ends. There are no inset settlements south of Gotham within the Green Belt. East Leake is 2.5km and outside the Green Belt. |
| Assist in safeguarding the countryside from encroachment | 4 | There is no inappropriate development within the site. Whilst the edge of Gotham is visible along Leake Road, this area of Green Belt is part of an open arable landscape with extensive views from Leake Road of the countryside south and east. The character of the land is |

| | | |
|--|-----------|---|
| | | open countryside. |
| Preserve setting and special character of historic towns | 2 | There are no heritage assets within the site. The land however, does form the setting for the historic core of Gotham (Church and Rectory) when approaching along Leake Road. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 5.59 The open countryside character of the land results in the Green Belt designation performing well against the purposes of checking unrestricted sprawl and safeguarding the countryside from encroachment.
- 5.60 The existence of development along Leake Road and the absence of significant heritage issues however reduce the Green Belts overall importance. The land scores 13 reflecting a site which is within the higher range of sites that are of **low-medium Green Belt importance**.

GOT/E: Land west of Leake Road



GOT/E: View north towards West Leake Hills

5.61 GOT/E occupies the same area as SHLAA site 849.

| | | |
|----------------------------------|--------------------------------|----------------------|
| Site Name | Land west of Leake Road | |
| Green Belt Site Reference | GOT/E | |
| SHLAA Reference | 849 | |
| Green Belt Purpose | Score | Justification |

| | | |
|--|-----------|--|
| Check unrestricted sprawl of settlements | 4 | The land shares one boundary with Gotham. The western boundary adjoins Hill Road only Whilst a prominent intrusion into the open countryside, the site is flat and contained on all three sides by Hill Road, Leake Road and Gypsum Way. These are robust and permanent boundaries which are further strengthened by significant tree planting and hedgerows. |
| Prevent merging of settlements | 1 | There are no inset settlements south of Gotham within the Green Belt. East Leake is 2km and the removal of GOT/E would result in only a very minor reduction in the distance between these settlements The removal of land south of Gotham and the perception of merging is prevented by the West Leake Hills and Crows Wood Hill. |
| Assist in safeguarding the countryside from encroachment | 4 | The edge of Gotham is screened and the character of the land is open countryside. |
| Preserve setting and special character of historic towns | 1 | There are no heritage assets within the site or within locations nearby that would be affected by the removal of this area of land from the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 5.62 Although this parcel of Green Belt land is a significant size, it is contained by robust and permanent road boundaries and is located between residential development on Hill Road and industrial estate on Gypsum Way.
- 5.63 The land scored poorly against merging as there are no settlements south of Gotham within the Green Belt and the presence of national grid power lines reduce the lands rural character.
- 5.64 The site scored 13 reflecting a Green Belt area that is of **low-medium** Green Belt importance.

GOT/F: Land east of Gypsum Way



GOT/F: View east from access point off Gypsum Way

5.65 GOT/F occupies the same area as SHLAA site 132.

| Site Name | Land east of Gypsum Way | |
|--|-------------------------|---|
| Green Belt Site Reference | GOT/F | |
| SHLAA Reference | 132 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | <p>The rear gardens of properties along Leake Road, a Bus Depot and rear gardens of properties along Hill Road form the east and south east boundary of this area of Green Belt.</p> <p>Land is contained by Gypsum Way to the west which provides a robust and permanent external boundary.</p> <p>Site comprises five fields separated by mature hedgerows.</p> |
| Prevent merging of settlements | 1 | <p>The nearest settlement west of Gotham is Ratcliffe-on-Soar, a small hamlet adjacent to the power station. The removal of this land would only result in a minor reduction in the distance between these settlements.</p> <p>Containment by the Gypsum Way west of the land and the West Leak Hills and Gotham Hill further reduces the perception of Gotham merging with settlements west.</p> |
| Assist in safeguarding the countryside from encroachment | 3 | <p>Land contains residential dwellings behind Eyres Lane, and commercial nursery.</p> <p>Whilst the edge of Gotham is visible within some fields, notably the Depot and nursery, the properties on Leak</p> |

| | | |
|--|----------|--|
| | | Road and Hill Road are set back from the boundary. Traffic on Gypsum way is also screened by the substantial tree belt. Due to the site's enclosed pastoral character and its external and internal screening by hedgerows, the land is open countryside in character. |
| Preserve setting and special character of historic towns | 1 | There are no heritage assets within the site, or within locations nearby that would be affected by the removal of this area of land from the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 9 | Low |

Conclusion

- 5.66 This large area of Green Belt west of Gotham is screened from view by substantial tree belts, is internally subdivided by mature hedgerows and is contained by the Gypsum Way. These factors reduce the importance of the Green Belt designation to the restriction of sprawl and preventing the merging of settlements.
- 5.67 The screening of the land from external viewpoints and the pastoral fields however increase the perception that, from within the site, the land is open countryside.
- 5.68 Whilst substantial the Green Belt performs poorly against 3 of the 5 Green Belt purposes and consequently is deemed to be of **low Green Belt importance**.

GOT/G: Land south of Hall Drive



GOT/G: View south from access point off Hall Drive

5.69 GOT/G occupies the same area as SHLAA site 134.

| | | |
|--|---------------------------------|---|
| Site Name | Land south of Hall Drive | |
| Green Belt Site Reference | GOT/G | |
| SHLAA Reference | 134 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 1 | <p>Shares two boundaries with Gotham (rear of properties along Pygall Avenue and Monks Lane).</p> <p>The land is contained by Gypsum Way and tree belts to the east and an established hedgerow to the south.</p> <p>The land comprises two fields split by a mature hedgerow.</p> |
| Prevent merging of settlements | 1 | <p>The nearest settlement west of Gotham is Ratcliffe-on-Soar, a small hamlet adjacent to the power station. The removal of this land would only result in a minor reduction in the distance between these settlements.</p> <p>Containment by the Gypsum Way west of the land and the West Leak Hills and Gotham Hill further reduces the perception of Gotham merging with settlements west.</p> |
| Assist in safeguarding the countryside from encroachment | 3 | <p>Land does not contain inappropriate development.</p> <p>Whilst the edge of Gotham is visible and prominent within the field adjacent to properties on Pygall Avenue, the character of the remaining field to the south is open countryside</p> |

| | | |
|--|-----------|--|
| Preserve setting and special character of historic towns | 3 | The Green Belt designation prevents the loss of ridge and furrow. Ridge and furrow contributes to the historic agricultural setting of the village. There are no other heritage assets within the site, or within locations nearby that would be affected by the removal of this area of land from the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Gotham. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 5.70 This area of Green Belt shares two boundaries with Gotham and is contained by an established tree belt and Gypsum Way beyond. As the area does not extend west beyond Pygall Avenue and is well contained by these physical boundaries, the importance of the Green Belt against the purposes of restricting sprawl and the prevention of merging is significantly reduced.
- 5.71 Although the edge of Gotham is a prominent feature within the adjacent field the remaining field is open countryside in character. The presence of ridge and fire is recognised and the Green Belt designation protects these features.
- 5.72 The land's poor performance against the first two purposes and better performance against the remaining three reflects the land's **low-medium** Green Belt importance.

Tollerton

TOL/A: Land south of Little Lane



TOL/A: View north towards Gamston Strategic Allocation

5.73 TOL/A occupies the northern half of SHLAA site 637 and the whole of SHLAA site 855. The southern half is assessed as TOL/B. SHLAA site 637 has been split to enable a balanced comparison with other Green Belt areas in Tollerton.

| | | |
|--|----------------------------------|--|
| Site Name | Land south of Little Lane | |
| Green Belt Site Reference | TOL/A | |
| SHLAA Reference | 637 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>The site is adjacent to residential properties which although within the Green Belt are within the settlement of Tollerton. The site shares one boundary with this area (properties west of Tollerton Lane)</p> <p>Land rises towards Jubilee Woods, where the land is prominent in the landscape and visible from a considerable distance north and south.</p> <p>Jubilee Woods forms a robust boundary for half the site's western boundary.</p> <p>Little Lane provides a robust northern boundary. The southern and eastern boundaries however consist of weaker hedgerows.</p> |
| Prevent merging of | 5 | The removal of this land would significantly reduce the |

| | | |
|--|-----------|---|
| settlements | | distance between Tollerton with the Gamston/Tollerton Strategic Allocation (part of Nottingham's main urban area). It is considered that the release of TOL/A would not occur in isolation and would in all likelihood also require the release of TOL/B. This would result in almost merging of Tollerton with the strategic allocation East to Gamston/North of Tollerton. |
| Assist in safeguarding the countryside from encroachment | 5 | The land does not contain appropriate development. Properties on Tollerton Road are visible, but not prominent. The character of the land is open countryside rather than urban fringe. |
| Preserve setting and special character of historic towns | 4 | The site is adjacent to the historic core of Tollerton which, although not a Conservation Area, includes six listed buildings/structures, eight local interest buildings (which directly adjacent to the land) and Tollerton Hall, a locally designated historic park and garden. Due to its open character this area has been washed over by Green Belt and not inset. Although the listed buildings are separated from TOL/A by Tollerton Lane and screened by trees, collectively 'old Tollerton' represents a traditional linear settlement and TOL/A preserves the setting and historic rural character of this area. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Tollerton. |
| Green Belt Score | 21 | High |

Conclusion

- 5.74 Although the land is isolated within the Green Belt, it is adjacent to the historic core of Tollerton (itself washed over by Green Belt) and the Green Belt designation preserves the rural setting of this area of the village.
- 5.75 The rising topography towards Jubilee Woods increases the site's prominence in the Green Belt and the importance of preventing of urban sprawl.
- 5.76 The Green Belt also prevents the merging of Tollerton with the Tollerton/Gamston Strategic Allocation.
- 5.77 Due to the site's location between the strategic allocation and Tollerton, its prominent location in the landscape, open countryside character and its contribution to the rural setting of Tollerton, the land performed well against all Green Belt purposes and is of **high Green Belt importance**. The significant reduction in the distance between Tollerton and the Strategic Allocation and the perception of merging **fundamentally constrain** the removal of the land from the Green Belt.

TOL/B: Land west of Tollerton Lane



TOL/B: Land west of Tollerton Lane

5.78 TOL/B occupies the southern half of SHLAA site 637. The northern half is assessed within TOL/A.

| Site Name | Land west of Tollerton Lane | |
|--|-----------------------------|---|
| Green Belt Site Reference | TOL/B | |
| SHLAA Reference | 637 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | This area of Green Belt shares one boundary with Tollerton (properties north of Medina Drive). Tollerton Lane and Tollerton Hall beyond provide a robust eastern boundary. Northern and western boundaries are weaker hedgerows. |
| Prevent merging of settlements | 4 | The removal of this land would significantly reduce the distance between Tollerton with the Gamston/Tollerton Strategic Allocation (part of Nottingham's main urban area). |
| Assist in safeguarding the countryside from encroachment | 3 | The land does not contain appropriate development. Properties on Medina Drive are visible and elevated above the site increasing their prominence within the area. Whilst the field closest to Medina Drive is visually influenced by the edge of Tollerton, overall the character of the land is open countryside rather than urban fringe. |
| Preserve setting and special character of historic towns | 4 | This land provides a visual break between the historic core of Tollerton and the more recent 20 th century developments closer to the A606. The removal and development of the land would merge these areas and significantly affect the setting of the historic settlement. |

| | | |
|------------------------------|-----------|---|
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Tollerton. |
| Green Belt Score | 18 | Medium-high |

Conclusion

- 5.79 Located south of TOL/A it performs similarly against Green Belt purposes. It is however adjacent to the 20th Century development of Tollerton which overlooks the land and reduces the open countryside character of the site.
- 5.80 The Green Belt designation prevents the merging of Tollerton with the Gamston Strategic Allocation and the merging of the historic core of Tollerton with the more area of 20th Century development.
- 5.81 The land scored 18 reflecting the land's **medium-high Green Belt importance**.

TOL/C: Jubilee Wood



TOL/C: Viewed from Tollerton Lane, across TOL/B. TOL/C includes Jubilee Wood (on the ridgeline) and land to the south of the telecommunications mast.

- 5.82 TOL/C shares the same boundary as SHLAA site 853.

| | | |
|--|---------------------|--|
| Site Name | Jubilee Wood | |
| Green Belt Site Reference | TOL/C | |
| SHLAA Reference | 853 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 5 | The site lies some distance away from Tollerton and does not adjoin a settlement. Development would form a |

| | | |
|--|-----------|--|
| | | prominent intrusion into the open countryside. The boundaries to the site are of varying quality whilst the site itself mainly consists of trees and scrubland. |
| Prevent merging of settlements | 5 | The site itself would not be released in isolation. The site sits on the crest of a hill and development, together with the sites to the south, would lead to a significant reduction in the gap between Tollerton village and the strategic allocation. Visually part of the site breaks over the ridge therefore the visual separation between the main part of Tollerton village and the strategic allocation would be removed. It is considered that this is a fundamental constraint in terms of the purposes of including land in the Green Belt.. |
| Assist in safeguarding the countryside from encroachment | 4 | The site contains some inappropriate development residential unit Whilst there are a number of in terms of sheds and prefabricated buildings, these are in agricultural use therefore they not inappropriate development in the Green Belt. The buildings are well screened by trees and woodland. The scrub and woodland is a prominent feature in the countryside. |
| Preserve setting and special character of historic towns | 1 | The site is does contain or form the setting of a heritage asset |
| Assist in urban regeneration | 3 | Development of the site would not assist in urban regeneration |
| Green Belt Score | 18 | Medium-high |

Conclusion

- 5.83 The site consists of trees, scrubland and a number of agricultural prefabricated buildings in various states of use, together with a dwelling. Whilst there is development within the site, this is well screened from the wider area and can only be viewed from the south east of the site.
- 5.84 The major issue with the site is that it is located in an isolated area and would not be released from the Green Belt without additional land between it and Tollerton. If the site were to be released together with other land, the gap between Tollerton and the strategic allocation would be significantly diminished. As the site crosses the brow of the hill development would visually link Tollerton to the strategic allocation, defeating one of the fundamental purposes of including land within the Green Belt. The site is therefore of **high Green Belt importance**.
- 5.85 Whilst the site overall is considered to be of **medium-to-high** green belt importance, the issues relating to merging lead to the site being of **fundamental importance** to the function of the green belt.

TOL/D: Land east of Tollerton Lane



TOL/D: View west towards Tollerton Lane

5.86 TOL/D occupies the same area as SHLAA site 261.

| | | |
|---|------------------------------------|---|
| Site Name | Land east of Tollerton Lane | |
| Green Belt Site Reference | TOL/D | |
| SHLAA Reference | 260 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 4 | <p>This land shares two boundaries with Tollerton. The end property on east side of Tollerton Road forms a southern boundary and Tollerton Road itself forms the longer western boundary.</p> <p>The land slopes gently away from Tollerton Road and is visible over a wide area to the south towards Plumtree and Keyworth.</p> <p>Land submitted by landowner does not follow a physical feature on its important external southeast boundary. This boundary cuts across a field. A weak post and wire fence forms the northern boundary.</p> |
| Prevent merging of settlements | 1 | Land extends less than 100m south and east towards Cotgrave and Clipston. This is a minor reduction in the distance between these settlements. There would be no perception of settlements merging as development already exists east of Tollerton Lane and this area of Green Belt does not extend further east than these buildings. |
| Assist in safeguarding the countryside from | 4 | Whilst affordable housing (an inappropriate development) was permitted within the same field, these are not within the site that has been assessed. |

| | | |
|--|-----------|---|
| encroachment | | Although, the edge of Tollerton is visible along Tollerton Lane, this land is part of wider area of arable farmland landscape which is open in character. |
| Preserve setting and special character of historic towns | 1 | There are no heritage assets within the site, or within locations nearby that would be affected by the removal of this area of land from the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Tollerton. |
| Green Belt Score | 13 | Low-medium |

Conclusion

- 5.87 The Green Belt designation prevents further development east of Tollerton Lane on land which slopes down gently towards the east. The land is visible over a wide area in this direction. As the submitted site does follow a physical boundary feature the land is not contained and the Green Belt prevents visible urban sprawl.
- 5.88 The approval of affordable units as an exception has weakened the Green Belt designation regarding safeguarding the countryside from encroachment, however the land's contribution to the open arable landscape results in an open countryside character.
- 5.89 Whilst the site performed well against Green Belt purposes which prevented sprawl and encroachment, the land's poorer performance against purposes which prevent merging and protect historic setting reduce its overall score to 12. This identifies the site as being of **low-medium** Green Belt importance.

TOL/E: Land north of Burnside Grove



TOL/E: View north towards Jubilee Wood

5.90 TOL/E occupies the same area as SHLAA site 261.

| | | |
|--|-------------------------------------|--|
| Site Name | Land north of Burnside Grove | |
| Green Belt Site Reference | TOL/E | |
| SHLAA Reference | 261 | |
| Green Belt Purpose | Score | Justification |
| Check unrestricted sprawl of settlements | 3 | <p>Properties to the rear Lothian Road, Burnside Grove and Franklin Grove border the site on 3 sites and provide robust boundaries to the east and west.</p> <p>The land sits between two residential areas and its removal from the Green Belt would round of the boundary between them</p> <p>The external boundary however comprises a weak hedgerow and due to its elevated position and sloping topography the land is visible over a wide area to the north. The Green Belt designation therefore prevents conspicuous sprawl.</p> |
| Prevent merging of settlements | 1 | The land does not extend into the countryside beyond properties on Franklin Drive or Lothian Road and therefore the Green Belt designation does not prevent the merging of Tollerton with the main built up area (either Edwalton or Tollerton/Gamston Strategic Allocations). |
| Assist in safeguarding the countryside from encroachment | 3 | <p>The land does not contain inappropriate development.</p> <p>The land is however contained by residential development on three sides which is visible but not prominent.</p> |

| | | |
|--|-----------|---|
| Preserve setting and special character of historic towns | 1 | There are no heritage assets within the site or within locations nearby that would be affected by the removal of this area of land from the Green Belt. |
| Assist in urban regeneration | 3 | There are no specific urban regeneration projects within Tollerton. |
| Green Belt Score | 11 | Low-medium |

Conclusion

- 5.91 This area of land is contained by residential development to the east and west preventing further sprawl in that direction. However the elevated position and sloping topography mean the Green Belt prevents conspicuous sprawl within the site itself.
- 5.92 As the land does not extend beyond the existing residential areas to the east and west, the Green Belt designation does not prevent the merging of Tollerton with the Gamston Strategic Allocation (part of the main urban area of Nottingham).
- 5.93 The land however does not contain inappropriate development and the consequently the character is open countryside rather than urban fringe. This character is enhanced by the rural view across the site to the north.
- 5.94 Whilst the site is physically contained and more likely to be of low Green Belt importance, the open countryside character and visibility of the site results in a score of 11. This reflects an area of **low-medium Green Belt** importance.

Appendix 1: Key Settlement Site Assessment Summary

1. Key Settlement - Detailed Site Assessment Table

| Key Settlement | Green Belt site | Strategic Green Belt Area | Green Belt Area Importance | Green Belt Site Score | Green Belt Site Importance |
|-----------------|-----------------|---------------------------|----------------------------|-----------------------|----------------------------|
| Bingham | | | | | |
| Bingham | -* | Bingham South | Medium-high | - | - |
| Bingham | -* | Bingham West | Medium-high | - | - |
| Cotgrave | | | | | |
| Cotgrave | COT/A | Cotgrave North | Low-medium | 16 | Medium-high |
| Cotgrave | COT/B | Cotgrave North | Low-medium | 9 | Low |
| Cotgrave | COT/C | Cotgrave East | Low-medium | 9 | Low |
| Cotgrave | COT/D | Cotgrave East | Low-medium | 9 | Low |
| Cotgrave | COT/E | Cotgrave East | Low-medium | 10 | Low |
| Cotgrave | COT/F | Cotgrave East | Low-medium | 15 | Low-medium |
| Cotgrave | COT/G | Cotgrave East | Low-medium | 14 | Low-medium |
| Cotgrave | COT/H | Cotgrave East | Low-medium | 12 | Low-medium |
| Cotgrave | COT/I | Cotgrave East | Low-medium | 16 | Medium-high |
| Cotgrave | COT/J | Cotgrave South West | Low-medium | 11 | Low-medium |
| Cotgrave | COT/K | Cotgrave South West | Low-medium | 14 | Low-medium |
| Cotgrave | COT/L | Cotgrave South West | Low-medium | 10 | Low |
| Cotgrave | COT/M | Cotgrave West | Low-medium | 14 | Low-medium |
| Cotgrave | COT/N | Cotgrave West | Low-medium | 13 | Low-medium |
| Cotgrave | COT/O | Cotgrave East | Low-medium | 14 | Low-medium |
| Keyworth | | | | | |
| Keyworth | KEY/A | Keyworth North East | Low-medium | 11 | Low-medium |

| Key Settlement | Green Belt site | Strategic Green Belt Area | Green Belt Area Importance | Green Belt Site Score | Green Belt Site Importance |
|---------------------------|-----------------|---------------------------|----------------------------|-----------------------|--------------------------------------|
| Keyworth | KEY/B | Keyworth North East | Low-medium | 13 | Low-medium |
| Keyworth | KEY/C | Keyworth North East | Low-medium | 17 | Medium-high |
| Keyworth | KEY/D | Keyworth North East | Low-medium | 11 | Low-medium |
| Keyworth | KEY/E | Keyworth North East | Low-medium | 15 | Low-medium |
| Keyworth | KEY/F | Keyworth North East | Low-medium | 19 | Medium-high |
| Keyworth | KEY/G | Stanton on the Wolds | Low-medium | 11 | High (constrained due to merging) |
| Keyworth | KEY/H | Keyworth South | Medium-high | 15 | Low-medium |
| Keyworth | KEY/I | Keyworth South | Medium-high | 18 | Medium-high |
| Keyworth | KEY/J | Keyworth West | Low-medium | 16 | Medium-high |
| Keyworth | KEY/K | Keyworth West | Low-medium | 16 | Medium-high |
| Keyworth | KEY/L | Keyworth West | Low-medium | 9 | Low |
| Keyworth | KEY/M | Keyworth West | Low-medium | 12 | Low-medium |
| Keyworth | KEY/N | Keyworth West | Low-medium | 15 | Low-medium |
| Keyworth | KEY/O | Keyworth West | Low-medium | 16 | Medium-high |
| Keyworth | KEY/P | Keyworth North West | Low-medium | 11 | Low-medium |
| Keyworth | KEY/Q | Keyworth North West | Low-medium | 16 | Medium-high |
| Radcliffe on Trent | | | | | |
| Radcliffe | RAD/A | Radcliffe North East | Low-medium | 10 | Low |
| Radcliffe | RAD/B | Radcliffe North East | Low-medium | 10 | Low |
| Radcliffe | RAD/C | Radcliffe North East | Low-medium | 16 | Medium-high |
| Radcliffe | RAD/D | Radcliffe North East | Low-medium | 17 | Medium-high |
| Radcliffe | RAD/E | Radcliffe North East | Low-medium | 13 | Low-medium |

| Key Settlement | Green Belt site | Strategic Green Belt Area | Green Belt Area Importance | Green Belt Site Score | Green Belt Site Importance |
|-------------------|-----------------|---------------------------|----------------------------|-----------------------|--|
| Radcliffe | RAD/F | Radcliffe North East | Low-medium | 17 | Medium-high |
| Radcliffe | RAD/G | Radcliffe South East | Low-medium | 10 | Low |
| Radcliffe | RAD/H | Radcliffe South East | Low-medium | 15 | Low-medium |
| Radcliffe | RAD/I | Radcliffe South East | Low-medium | 14 | Low-medium |
| Radcliffe | RAD/J | Radcliffe West | Low-medium | 11 | Low-medium |
| Radcliffe | RAD/K | Radcliffe West | Low-medium | 13 | Low-medium |
| Radcliffe | RAD/L | Radcliffe West | Low-medium | 7 | Low |
| Radcliffe | -* | Radcliffe South West | Low-medium | - | - |
| Ruddington | | | | | |
| Ruddington | RUD/A | Ruddington North | High | 11 | Low-medium |
| Ruddington | RUD/B | Ruddington North | High | 18 | High (constrained due to merging) |
| Ruddington | RUD/C | Ruddington North | High | 16 | Medium-high |
| Ruddington | RUD/D | Ruddington North | High | 15 | High (constrained due to merging) |
| Ruddington | RUD/E | Ruddington North East | Medium-high | 17 | High (constrained due to merging) |
| Ruddington | RUD/F | Ruddington North East | Medium-high | 14 | High (constrained due to merging) |
| Ruddington | RUD/G | Ruddington North East | Medium-high | 14 | High (constrained due to merging) |
| Ruddington | RUD/H | Ruddington North East | Medium-high | 14 | High (constrained due to merging) |
| Ruddington | RUD/I | Ruddington North East | Medium-high | 13 | High (constrained due to impacts on heritage assets) |
| Ruddington | RUD/J | Ruddington North East | Medium-high | 15 | High (constrained due to impacts on heritage assets) |

| Key Settlement | Green Belt site | Strategic Green Belt Area | Green Belt Area Importance | Green Belt Site Score | Green Belt Site Importance |
|----------------|-----------------|---------------------------|----------------------------|-----------------------|--------------------------------------|
| Ruddington | RUD/K | Ruddington South East | Medium-high | 12 | Low-medium |
| Ruddington | RUD/L | Ruddington South East | Medium-high | 14 | Low-medium |
| Ruddington | RUD/M | Ruddington South East | Medium-high | 14 | Low-medium |
| Ruddington | RUD/N | Ruddington South | Low-medium | 10 | Low |
| Ruddington | RUD/O | Ruddington West | High | 17 | High (constrained due to merging) |

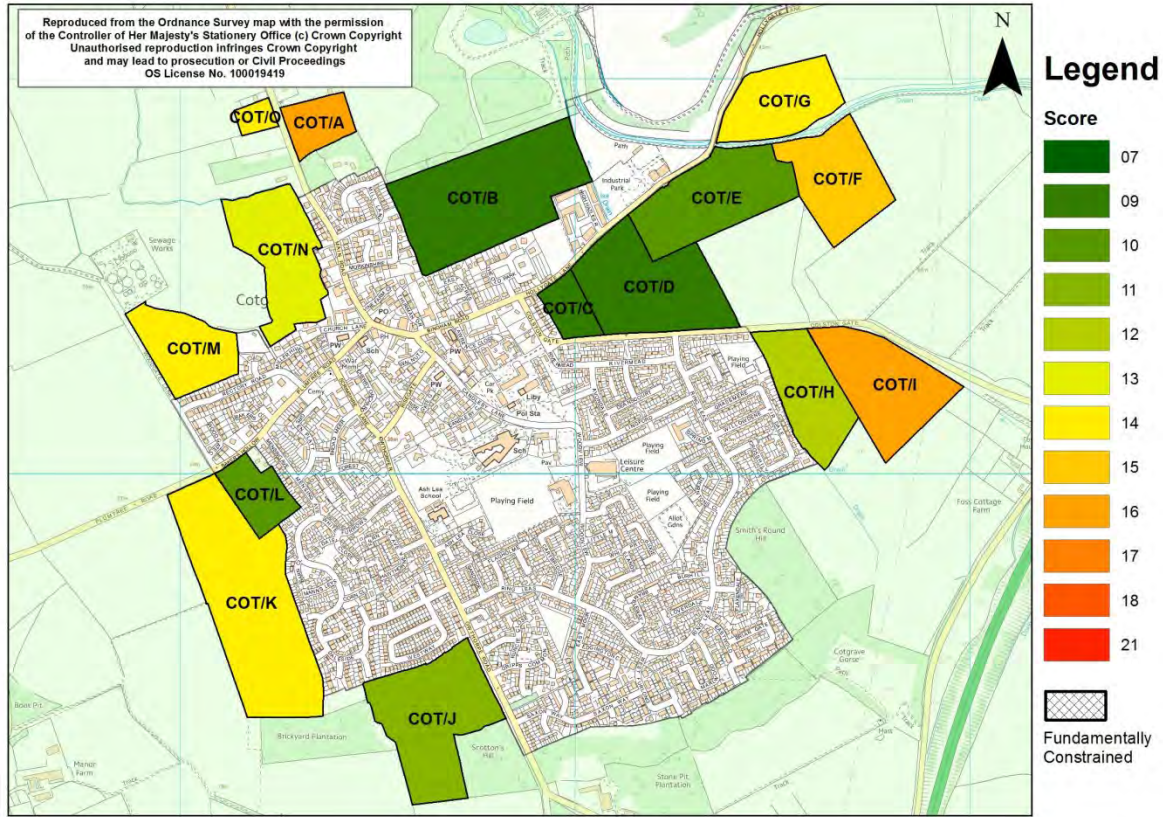
*No SHLAA sites have been submitted within these strategic Green Belt areas.

2. Other Villages – Detailed Site Assessment Table

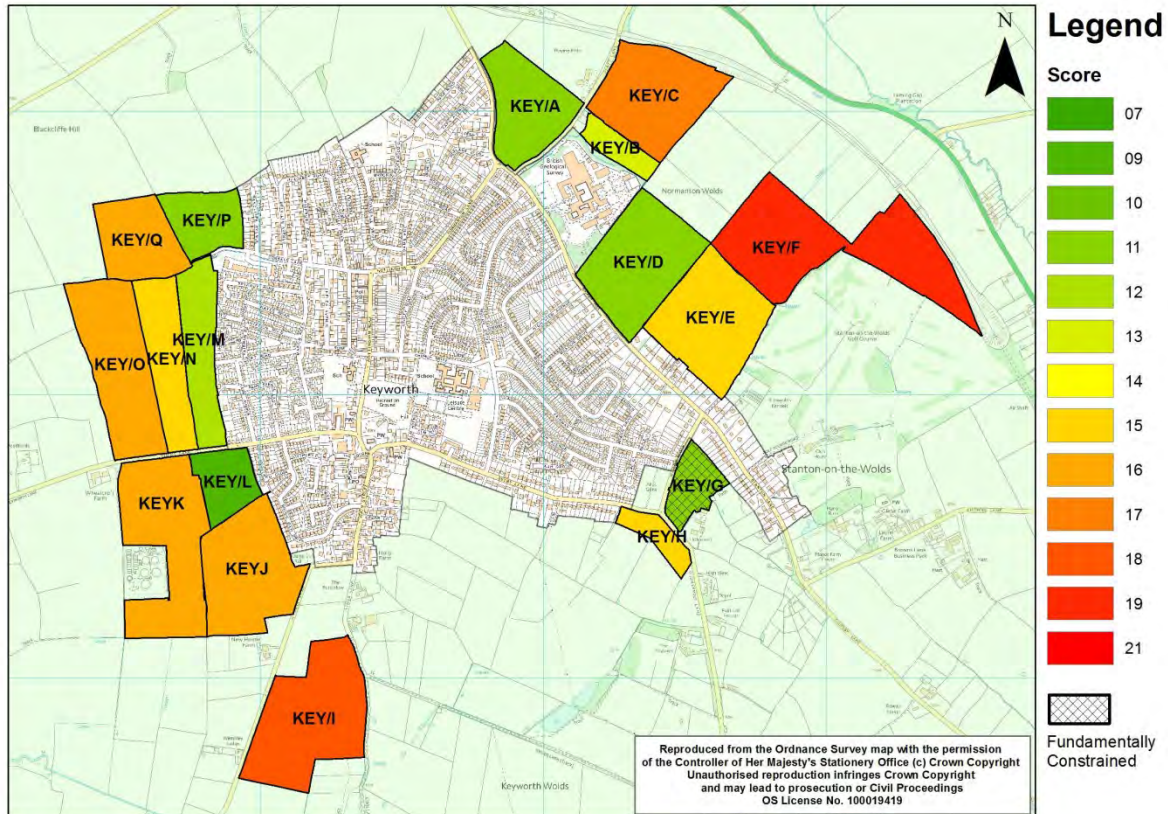
| Settlement | Green Belt Site | Green Belt Site Score | Green Belt Site Importance |
|------------------------|-----------------|-----------------------|--------------------------------------|
| Cropwell Bishop | | | |
| Cropwell Bishop | CBI/A | 12 | Low-medium |
| Cropwell Bishop | CBI/B | 14 | Low-medium |
| Cropwell Bishop | CBI/C | 10 | Low |
| Cropwell Bishop | CBI/D | 15 | Low-medium |
| Cropwell Bishop | CBI/E | 14 | Low-medium |
| Cropwell Bishop | CBI/F | 11 | Low-medium |
| Cropwell Bishop | CBI/G | 13 | Low-medium |
| East Bridgford | | | |
| East Bridgford | EBR/A | 17 | Medium-high |
| East Bridgford | EBR/B | 16 | Medium-high |
| East Bridgford | EBR/C | 13 | Low-medium |
| East Bridgford | EBR/D | 13 | Low-medium |
| East Bridgford | EBR/E | 13 | Low-medium |
| East Bridgford | EBR/F | 15 | Low-medium |
| East Bridgford | EBR/G | 17 | Medium-high |
| East Bridgford | EBR/H | 17 | Medium-high |
| Gotham | | | |
| Gotham | GOT/A | 11 | Low-medium |
| Gotham | GOT/B | 11 | Low-medium |
| Gotham | GOT/C | 9 | Low |
| Gotham | GOT/D | 13 | Low-medium |
| Gotham | GOT/E | 13 | Low-medium |
| Gotham | GOT/F | 9 | Low |
| Gotham | GOT/G | 11 | Low-medium |
| Tollerton | | | |
| Tollerton | TOL/A | 21 | High |
| Tollerton | TOL/B | 18 | Medium-high |
| Tollerton | TOL/C | 18 | High (constrained due to merging) |
| Tollerton | TOL/D | 12 | Low-medium |
| Tollerton | TOL/E | 11 | Low-medium |

3. Detailed Site Assessment Maps – Key Settlements

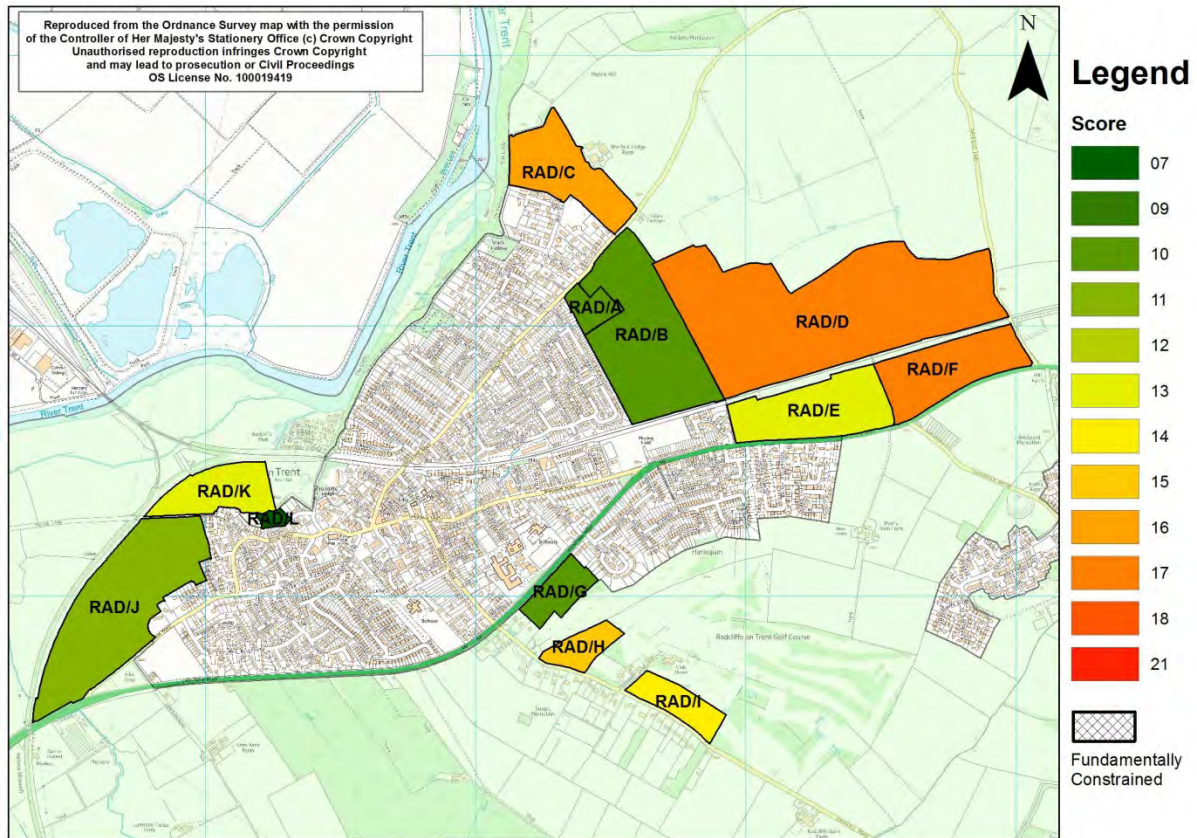
Cotgrave Results



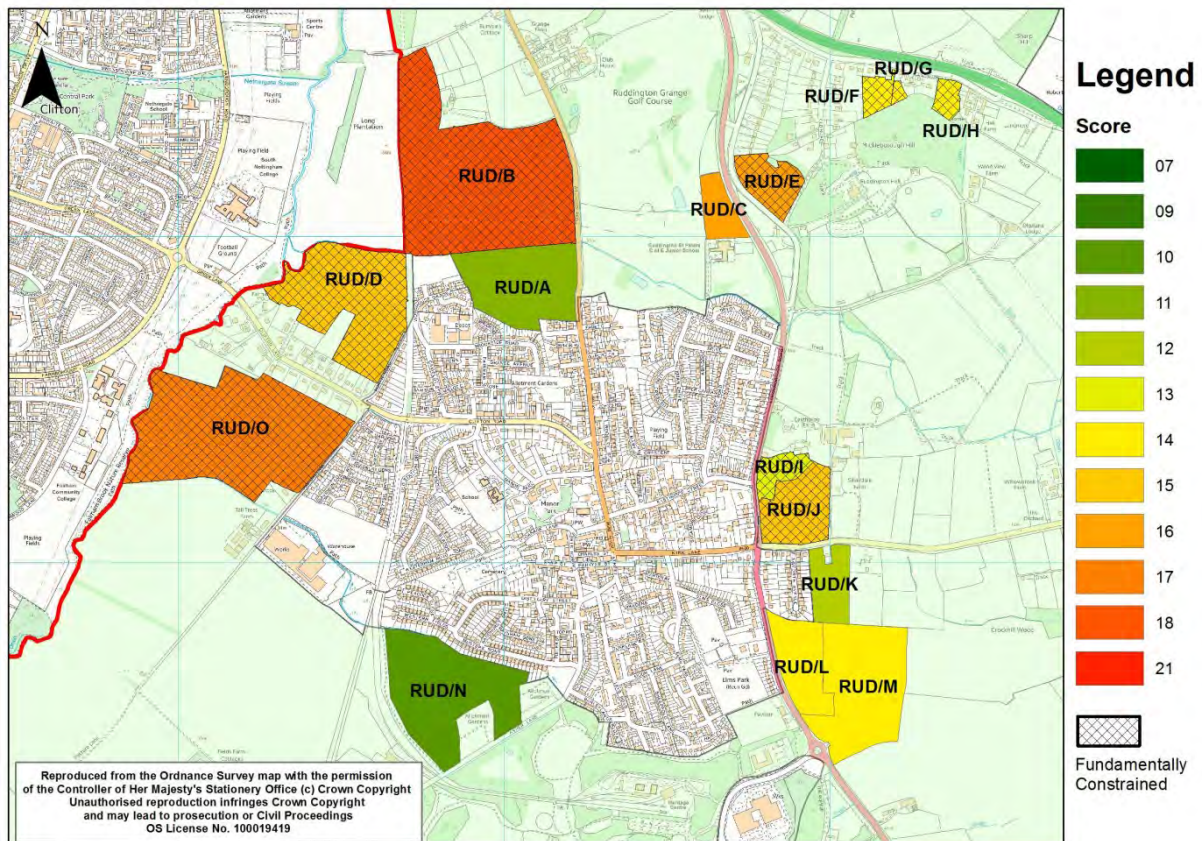
Keyworth (and Part of Stanton on the Wolds) Results



Radcliffe on Trent Results

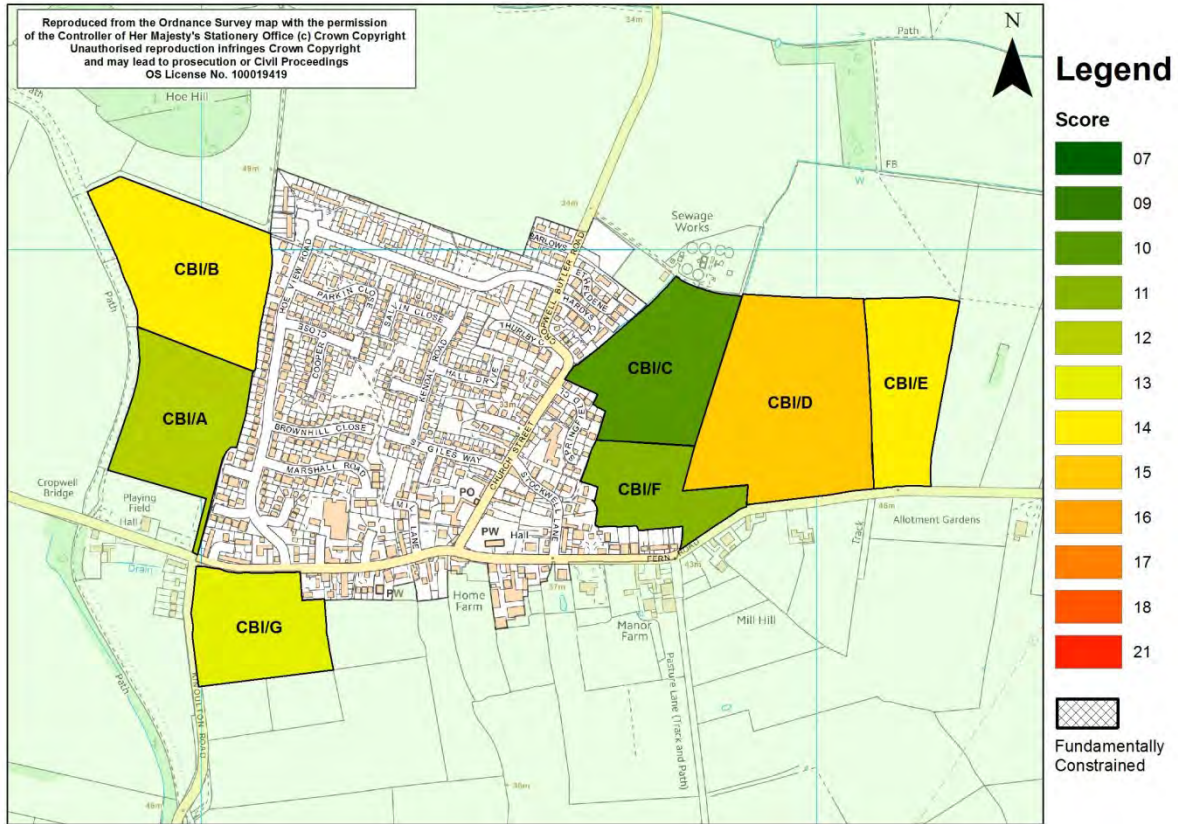


Ruddington Results

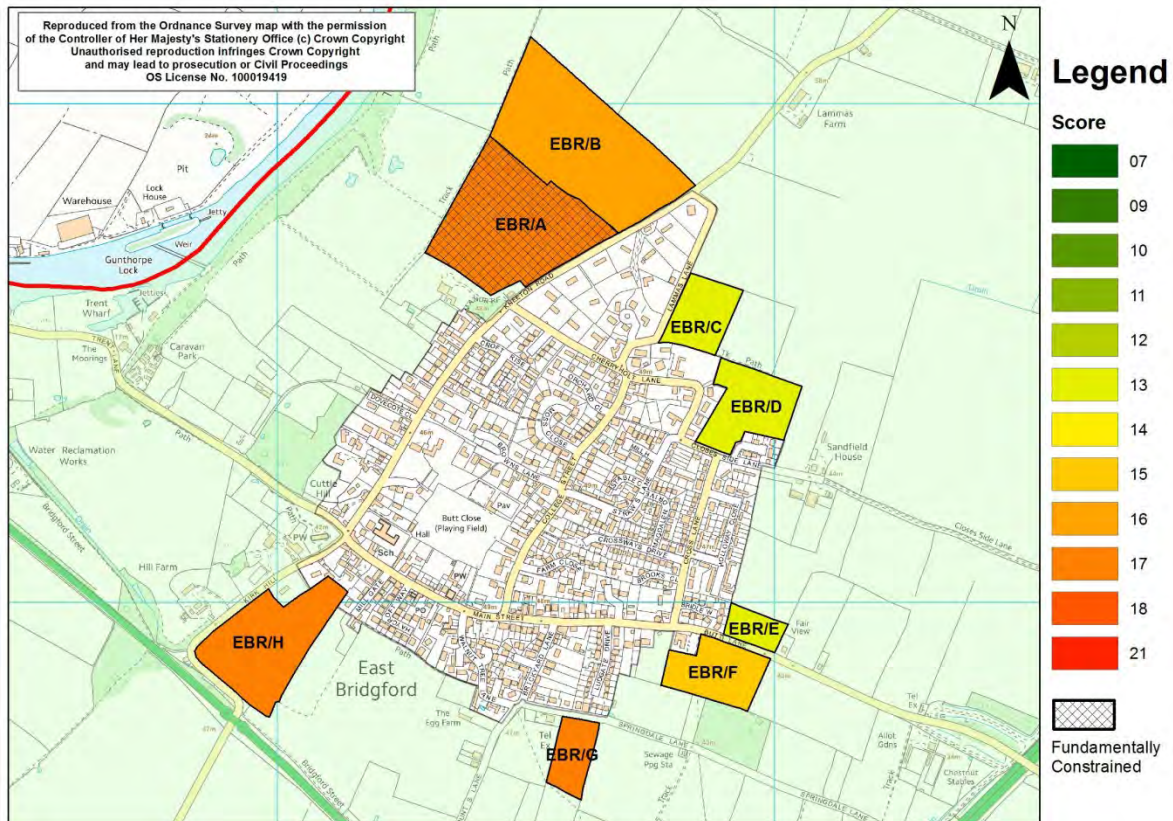


4.0 Detailed Site Assessment Maps – Other Villages

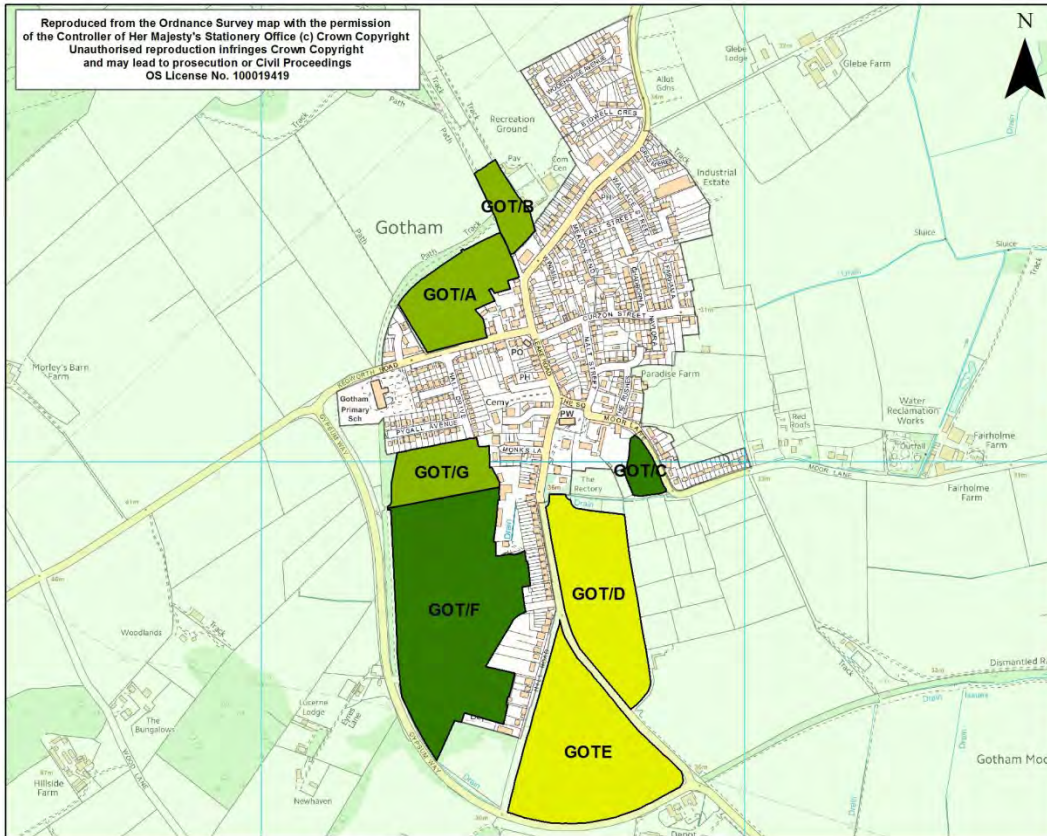
Cropwell Bishop



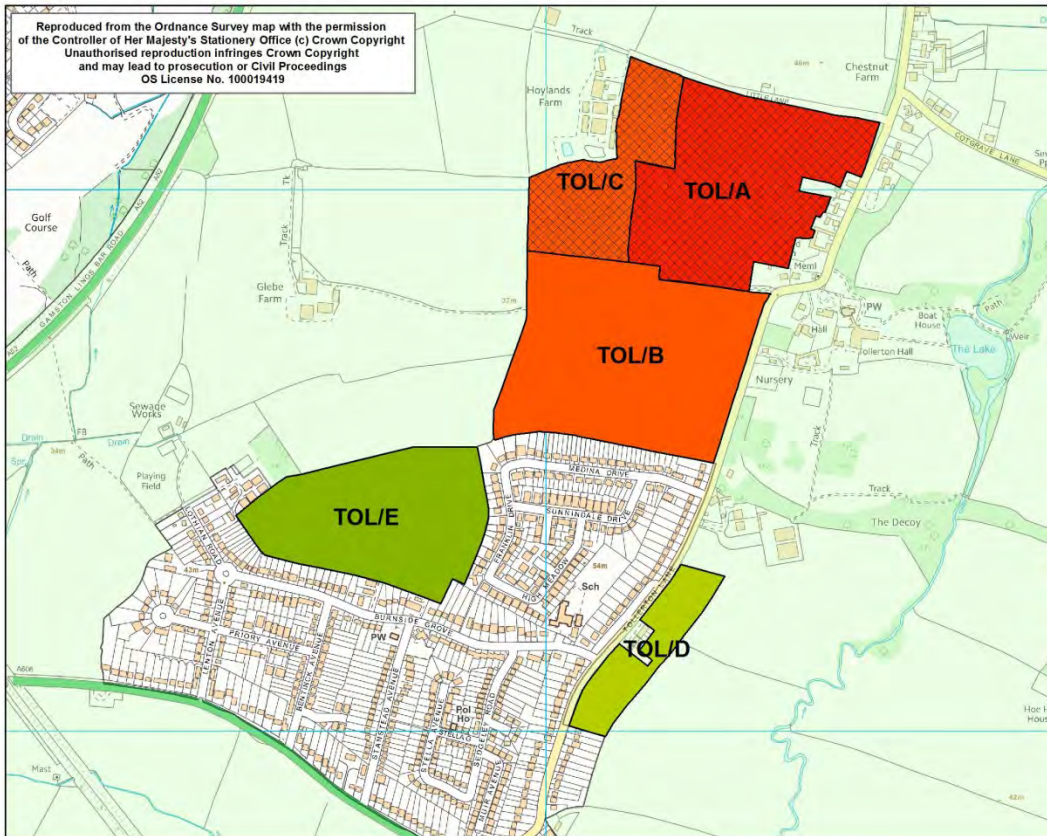
East Bridgford



Gotham



Tollerton



Appendix 2: Glossary

Defensible boundary – A boundary which is clearly defined, using physical features that are readily recognisable and permanent.

Green Belt Purposes:

| Purpose | Definitions |
|---|--|
| To check the unrestricted sprawl of large built-up areas | <p>Sprawl – ‘spread out over a large area in an untidy or irregular way’ (Oxford Dictionary online).</p> <p>Large built-up areas – in the context of this review due to the development distribution within West Bridgford and numerous villages, unrestricted sprawl applies to all inset settlements within the Green Belt.</p> |
| To prevent neighbouring towns from merging | <p>Neighbouring towns – Due to the existence of numerous villages within Rushcliffe’s Green Belt, the review will also consider whether the area/site prevents merging with neighbouring smaller settlements.</p> <p>Merging – this can be by way of general sprawl (above) or;</p> <p>Ribbon development – ‘the building of houses along a main road, especially one leading out of a town or village’ (Oxford Dictionary Online). This includes historical patterns of, or current pressures for, the spread of all forms of development along movement corridors, particularly major roads.</p> <p>Strategic importance – prevents the merging of the main urban area with outlying inset settlements.</p> |
| To assist in safeguarding the countryside from encroachment | <p>Encroachment – ‘a gradual advance beyond usual or acceptable limits’ (Oxford Dictionary online).</p> <p>The countryside – open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry.</p> <p>Openness – there are two types of openness employed in the assessment:</p> <ul style="list-style-type: none"> • Visual openness (relating to nature of views obtained from the site); and, • Physical openness (an absence of |

| Purpose | Definitions |
|--|--|
| | inappropriate development). Urban Fringe – land within which the edge of a settlement is a prominent feature which significantly detracts from visual openness. |
| To preserve the setting and special character of historic towns | Historic town – settlement or place with historic features identified in local policy or through conservation area or other historic designation(s). Historic features to include Conservation Areas, Historic Parks and Gardens, Scheduled Monuments, Listed Buildings and Local Interest Buildings. |
| To assist in urban regeneration, by encouraging the recycling of derelict and other urban land | Urban regeneration – facilitating the development of previously developed land. This review considers significant plans or projects within settlements that are on previously developed land. |

Green Belt Review Part 1(a) – Strategic review of the Green Belt around the Nottingham Principal Urban Area (PUA).

Green Belt Review Part 1(b) – Strategic review for the rest of the Green Belt focussing on rural settlements and areas proposed for regeneration. Review of existing settlements “washed over” by the Green Belt and identification of whether or not they should be “inset” from the Green Belt.

Green Belt Review Part 2(a) – Detailed review of inner Green Belt Boundaries around the PUA and proposed strategic regeneration sites across rural Rushcliffe that currently lie within the Green Belt.

Green Belt Review Part 2(b) –

- i. Detailed review of Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington to support making land available to meet the minimum housing targets within the Core Strategy, and to potentially consider longer term requirements so the issue of Green Belt does not have to be revisited in the next review of the Local Plan.
- ii. Define new detailed inset boundaries for those settlements that were deemed suitable for “insetting” within the Core Strategy stage.
- iii. Review of all other existing “inset” boundaries in order to correct any minor issues in relation to current Green Belt boundaries.

Inset village or settlement – Settlements which are excluded from and surrounded by the Green Belt (opposite of washed over settlements).

Inner Green Belt boundary – Defines the Green Belt boundary of the Main Urban Area and inset settlements

Inappropriate development – The National Planning Policy Framework states that buildings for agriculture and forestry, outdoor sports and recreation, extensions or alterations to existing buildings, replacement buildings, limited infilling and redevelopment of brownfield land are appropriate developments within the Green Belt. Other developments are considered inappropriate and by definition harmful to the Green Belt.

Minor Amendment – Changes to the Green Belt boundary which better reflect the existing physical limit of the settlement and countryside.

Outer Green Belt boundary – The outer Green Belt boundary defines the limit of the Green Belt, beyond which local planning policies determine the level of protection afforded to the countryside.

Prominent Intrusion – A significant extension of development beyond the settlement boundary into the countryside.

Rounding off – Removing land from the Green Belt and including land within the settlement boundary in order to create a logical settlement edge. This land will often be surrounded on two or three sides by development and its removal would not result in an intrusion into the open countryside.

Safeguarded land – Land which is excluded from the Green Belt and set aside for development in the future, beyond the plan period. The allocation of safeguarded land reduces the likelihood of further Green Belt reviews to meet future development needs. Safeguarding establishes greater permanence and longer term protection.

Setting – The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Strategic Housing Land Availability Assessment (SHLAA) – Required by the National Planning Policy Framework, the SHLAA identifies sites with potential for housing, assesses their housing potential and when they are likely to be developed. It informs selection of allocations within the Local Plan Part 2 (Land and Planning Policies).

Topographical Feature – Ridgelines and steep gradients which would increase the

prominence of development and impact on the openness of the Green Belt.

Village/Settlement Core – Depending on the settlement, the core will usually contain more compact development, retail, community services and cultural and religious buildings.

Washed over settlement – Settlement which is covered by the Green Belt designation and subject to Green Belt policies.