



Rushcliffe Green Belt Review

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

Additional Sites at East Bridgford and Bunny

April 2018

KS/GRE/05

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1. Purpose of the addendum

- 1.1. The purpose of this addendum is to undertake a green belt assessment of additional sites received during the preferred housing sites consultation undertaken during the autumn of 2017. The assessment follows the same approach as outlined in the final part 2(b) Green Belt Review that was published as supporting evidence to the preferred options consultation. This document can be viewed at http://www.rushcliffe.gov.uk/media/1/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Draft%20Green%20Review%20part%202b%20FINAL%20Sept%202017_RED.pdf
- 1.2. The Borough Council received a limited number of additional responses to its preferred housing sites consultation. The additional sites that are located within the Green Belt which lie adjacent to key settlements or selected other villages are as follows:

Settlement	Site Reference	Site name
East Bridgford	EBR/I	Land at Brickyard Lane
East Bridgford	EBR/J	South of Closes Side Lane
East Bridgford	EBR/K	North of Butt Lane 2

- 1.3. In addition, a small site proposed for one dwelling was submitted off Moor Lane, Gotham. It is considered that the site does not warrant a full green belt assessment on the basis that it is a single plot, and it does not adjoin the proposed Green Belt inset boundary.
- 1.4. Finally, an assessment has been undertaken of the proposed regeneration site at former Bunny Brickworks.

2. Assessment of additional sites

East Bridgford

EBR/I Land off Brickyard Lane



EBR/I Looking across the site from the north west corner from a similar position to the panoramic vista identified in the conservation area townscape appraisal.

1.1 This area comprises of SHLAA site 933.

Site Name	Land off Brickyard Lane	
Green Belt Site Reference	EBR/I	
SHLAA Reference	933	
Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	EBR/I is located at the end of Brickyard Lane south of Springdale Lane. Springdale Lane provides a strong defensible boundary. The land is bounded by development to the north, a hedgerow and agricultural fields to the east and south, and two properties, and agricultural field and a track to the west. EBR/I would expand the existing pattern of development southwards. The site feels disconnected from the village when viewed from it. Development on this site would be visible across a wide area to the south.
Prevent merging of	2	The Green Belt south of East Bridgford prevents merging

settlements		with Newton and former RAF Newton. This would only reduce the distance between East Bridgford by about 1/5 or 150m however and this is considered to be minor.
Assist in safeguarding the countryside from encroachment	4	There is a small traditional agricultural building adjacent to the south east 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	4	Development of this portion of land would impact on both designated and non-designated heritage assets in terms of the setting of the conservation area, key views from it and the loss of ridge and furrow. The conservation area townscape appraisal identifies a view of a positive building and a key panoramic view across the site. Significant trees are also identified along the site's western boundary.
Assist in urban regeneration	3	There are no specific urban regeneration projects within East Bridgford.
Green Belt Score	17	Medium-high

Conclusion

- 1.2 EBR/I is located to the south of the main village of East Bridgford. 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.
- 1.3 Development of this portion of land would impact on both designated and non-designated heritage assets in terms of the setting of the conservation area, key views from it and the loss of ridge and furrow. The overall score of 17 indicates the land is of **medium-high green belt importance** (when assessed against the purposes of including land within the Green Belt).

EBR/J South of Closes Side Lane



EBR/J looking south across the site from Closes Side Lane

1.4 EBR/J covers the same area as SHLAA site 939.

Site Name	South of Closes Side Lane	
Green Belt Site Reference	EBR/J	
SHLAA Reference	939	
Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	This parcel of land adjoins East Bridgford on its western boundary only. There are some residential properties and smallholding buildings along part of the eastern edge of the site. Some residential development lies partially to the north of the site. The site is rural in nature. Hedgerows of varying quality surround the site, but are weaker to the south and east. Whilst there is only one boundary with the settlement, it is contained.
Prevent merging of settlements	1	The site makes no contribution to the preventing the merging of settlements either visually or perceptually.
Assist in safeguarding the countryside from encroachment	3	The land itself does not contain inappropriate development. Whilst in agricultural use there are urbanising features to the west and north, with the settlement edge being particularly prominent to the west.

Preserve setting and special character of historic towns	1	The site does not affect the setting of East Bridgford conservation area or any other designated and non-designated heritage asset that may contribute to the historic character of the settlement.
Assist in urban regeneration	3	There are no specific urban regeneration projects within East Bridgford.
Green Belt Score	11	Low-medium

Conclusion

- 1.5 Site EBR/J is well contained by existing development and strong hedgerows to the east. Whilst development would lead to some degree of sprawl and encroachment the site is considered to be more urban fringe than countryside
- 1.6 Unlike most of the other sites assessed around East Bridgford, development of the site would have no impact on the historic character of the settlement.
- 1.7 The overall conclusion is that the site is of **low-medium Green Belt importance** when assessed against the purposes of including land within it.

EBR/K North of Butt Lane (2)



Site EBR/K Looking across the site westwards towards the village from the public right of way

- 1.8 The site consists of the whole of SHLAA site 940.

Site Name	North of Butt Lane (2)	
Green Belt Site Reference	EBR/K	
SHLAA Reference	940	
Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	This area of Green Belt shares one boundary with East Bridgford to its west. It is mostly contained by hedgerows of varying quality, however part of the eastern boundary is open.
Prevent merging of settlements	1	Development of the land does not prevent, either visually or perceptually, the merging of settlements.
Assist in safeguarding the countryside from encroachment	3	The land does not contain inappropriate development. The edge of East Bridgford is prominent along its western boundary. The character of the site is considered to relate to the countryside more than to the village, however the prominence of a hard village edge is an overriding feature when viewed from the public right of way.
Preserve setting and special character of historic towns	2	The south-western corner of the site adjoins the conservation area, however development within this part of the conservation area is modern. The contribution that the site makes towards the setting of the historic core of the village is therefore considered to be negligible.
Assist in urban regeneration	3	There are no specific urban regeneration projects within East Bridgford.
Green Belt Score	13	Low-medium

Conclusion

- 1.9 Site EBR/J consists of an agricultural field to the east of East Bridgford. 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. It is considered that there is a limited impact on the historic setting of East Bridgford if the site were to be developed.
- 1.10 Overall it is concluded that the site is of **low-medium Green Belt importance** when assessed against the purposes for including land within it.

BUN/A: Former Bunny Brickworks



BUN/A: View east from Main Road

4.1 BUN/A occupies the same area and boundaries as SHLAA site 30

Site Name	Former Bunny Brickworks	
Green Belt Site Reference	BUN/A	
SHLAA Reference	30	
Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	5	This site is disconnected from the main settlement area of Bunny. Development would intrude into the open countryside.
Prevent merging of settlements	1	Development of the site would result in a very limited merging of Bunny with neighbouring settlements.
Assist in safeguarding the countryside from encroachment	3	The site contains elements of previously used land and is in close proximity to the existing built forms of the trading estate and residential ribbon development on Gotham Lane. Some of the site has started to naturally regenerate with grasses and scrub.
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	There are no other regeneration projects in the existing area of Bunny which may not come forward as a result of developing this site.
Green Belt Score	13	Low-medium

Conclusion

- 4.2 The Former Bunny Brickworks site BUN/A is disconnected from the main settlement of Bunny and would lead to some degree of sprawl.
- 4.3 The site contains evidence of previously used land, and is in close proximity to Bunny Trading Estate and some residential ribbon development on Gotham Lane.
- 4.4 The development of the site would not result in any impact on Bunny Conservation Area or its setting. There are no designated or non-designated heritage assets which would be affected.
- 4.5 Overall, the site is of **low-medium Green Belt importance** when assessed against the purposes of including land in it.

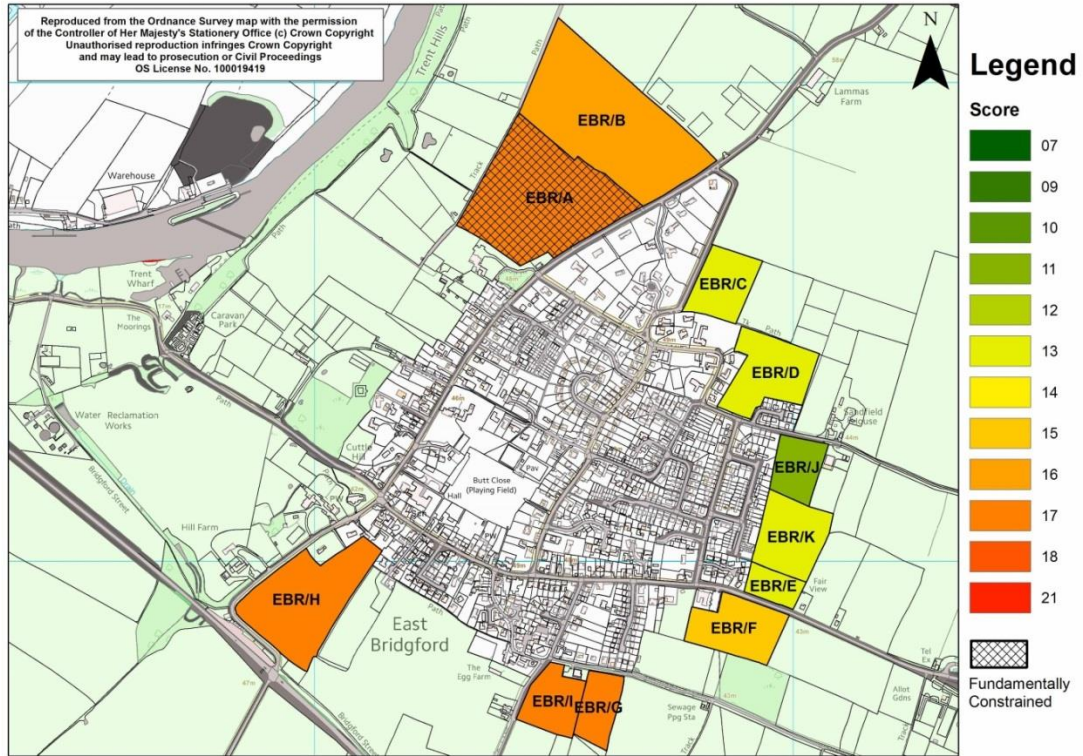
Appendix 1: Updated East Bridgford and Bunny Site Assessment Summary

2. Other Villages – Detailed Site Assessment Table

Settlement	Green Belt Site	Green Belt Site Score	Green Belt Site Importance
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
East Bridgford	EBR/I	17	Medium-high
East Bridgford	EBR/J	11	Low-medium
East Bridgford	EBR/K	13	Low-medium
Bunny			
Bunny	BUN/A	13	Low-medium

Appendix 2. Updated Assessment Maps

East Bridgford



Bunny

