Nottinghamshire Green Belt Local Plan

June 1989

Nottinghamshire County Council
Planning & Transportation
Director: V. S. Payne

NOTTINGHAMSHIRE GREEN BELT LOCAL PLAN

The Nottinghamshire Green Belt Local Plan was adopted by the County Council on June 7th 1989.

The Proposals Map at the back of this Plan is divided into four sheets to facilitate easy reference.

V.S. Payne
Director of Planning and Transportation
Nottinghamshire County Council

June 1989

Contents

		Page
1	**Introduction** What is a Green Belt? What is a Local Plan?	1
2	**Planning Background** History of the Green Belt in Nottinghamshire The Structure Plan Context The Scope of the Local Plan and its Relationship with other Plans and Planning Policies	2
Figure 1	**The Nottinghamshire Green Belt in relation to the South-East Derbyshire Green Belt**	4
3	**The Green Belt Boundaries** Principles of Approach Summary of Boundaries (A) The Inner Boundary (B) The Outer Boundary (C) Towns and Villages excluded from the Green Belt	5
4	**Green Belt Development Control Policies**	9
5	**Complementary Proposals in the Green Belt**	12
6	**Monitoring and Review**	14
Appendix I	Local Plans and other Planning Guidance in the area of the Green Belt	15
Figure 2	**Local Plans in the area of the Green Belt**	16
Appendix II	Structure Plan Policies relevant to the Local Plan	17
	Proposals Map	Inside back cover

NCC/P&T/0928/5.89

1. Introduction

WHAT IS A GREEN BELT?

1.1 "A Green Belt is an area of land, near to and sometimes surrounding a town, which is kept open by permanent and severe restriction on building" (Ministry of Housing and Local Government, "The Green Belts", HMSO, 1962). In this context 'open land' means land generally free of buildings. The purpose of keeping land undeveloped will vary in detail from area to area, but broadly will be to prevent the merging of built-up areas and to minimise urban expansion. Normally the only new buildings allowed are those associated with agriculture or other uses which need a large open area or by their very nature need a countryside location.

1.2 The designation of a Green Belt is a very important part of planning policies not only for the Green Belt area itself, but also for the built-up areas encircled by it.

WHAT IS A LOCAL PLAN?

1.3 Local Plans deal with particular areas or aspects of the County Structure Plan in more detail. Definitive proposals are shown on an Ordnance Survey-based Proposals Map. Like all Local Plans the Green Belt Local Plan must conform generally to the Structure Plan.

1.4 Local Plans together with the County Structure Plan form the new Development Plan for Nottinghamshire. The new Development Plan will wholly or partly supersede the former Development Plans for both the County and City of Nottingham, which were approved by the Minister of Housing and Local Government in 1959-60, and the Town Maps approved between 1959 and 1965.

2. Planning Background

HISTORY OF THE GREEN BELT IN NOTTINGHAMSHIRE

2.1 In 1955, the Minister of Housing and Local Government published Circular 42/55 entitled "Green Belts". Green Belts are intended, as set out in the circular, to perform at least one of the following three functions:

(i) to check the further growth of a large built up area;

(ii) to prevent neighbouring towns from merging into one another; or

(iii) to preserve the special character of a town.

2.2 In 1956 Nottinghamshire County Council, in consultation with other local authorities in the County, drew up a Sketch Plan Green Belt around the Nottingham conurbation, approximately eight kilometres (five miles) wide. To the north and north-west of the conurbation, the Sketch Plan Green Belt was up to twelve kilometres (seven miles) wide and extended to the fringes of the Mansfield, Kirkby and Sutton areas.

2.3 The main purpose of the Nottinghamshire Sketch Plan Green Belt was to restrict urban growth, particularly to the east and south of the Nottingham conurbation, and to prevent it merging with Hucknall, the Mansfield-Ashfield urban areas and the towns along the Erewash Valley.

2.4 At the same time, Derbyshire County Council drew up a Sketch Plan Green Belt in South-East Derbyshire extending along the Nottinghamshire-Derbyshire border from the River Trent to South Normanton. The South-East Derbyshire Green Belt complemented the Nottinghamshire Green Belt. Together they covered a roughly triangular shaped area bounded by Derby, Alfreton/Mansfield and Bingham.

2.5 The Sketch Plan Green Belt proposals were never formally submitted to the Minister for his approval. In 1962, the Minister decided that formal submission should await the Review of the County Development Plan, so that they would form part of a comprehensive planning framework. Work on the Review was begun, but not completed, before the 1968 Town and Country Planning Act introduced Structure and Local Plans.

2.6 While not formally approving the Sketch Plan proposals, the relevant Ministers in making planning decisions have consistently supported the Sketch Plan Green Belt.

2.7 The approval of this Local Plan means that the Sketch Plan Green Belt is no longer an approved planning document of the County Council. It may still be referred to for historical purposes, for example to show that Green Belt policies have affected a certain area since 1956.

THE STRUCTURE PLAN CONTEXT

2.8 The Nottinghamshire Structure Plan was approved with modifications by the Secretary of State for the Environment on July 22nd, 1980. The Structure Plan provides the framework within which Local Plans are prepared and development control decisions reached. The Structure Plan proposes that there should be a Green Belt around Nottingham. It states that without the support of a Green Belt, "normal" planning control powers would not be able to prevent further merging of the Nottingham conurbation with towns along the Erewash Valley, with Hucknall, and with the Mansfield-Ashfield area. Green Belt designation is also considered necessary to contain development pressures south and east of Nottingham. The Structure Plan contains a number of policies particularly affecting the Green Belt. These policies are set out in full in *Appendix II.*

2.9 While the Structure Plan reaffirms the need for a Green Belt around Nottingham, proposals are also made to provide land for residential and industrial purposes in the period 1976-96 (see policies in Chapters 20, 21, 22, 23, 24 and 25 of the Structure Plan). The scale of this provision requires some development on land which was formerly in the Sketch Plan Green Belt, in particular around the Nottingham conurbation.

THE SCOPE OF THE LOCAL PLAN AND ITS RELATIONSHIP WITH OTHER PLANS AND PLANNING POLICIES

2.10 The Green Belt Local Plan has two main functions:

(i) to define detailed boundaries for the Green Belt;

(ii) to set out policies for the control of development within the area designated as Green Belt.

The Plan consists of this ***Written Statement*** and the ***Proposals Map*** defining the boundaries of the Green Belt at the scale of 1:25,000.

2.11 The content of the Local Plan has been guided by the advice set out in Government Circulars 42/55, 50/57 and 14/84 and in Planning Policy Guidance Note 2. The objectives of the Green Belt are set out below:

(i) to prevent the merging of built-up areas;

(ii) to check urban expansion into the countryside.

The Green Belt will assist in urban regeneration, principally within Greater Nottingham, by placing a strong presumption against development within the designated area.

2.12 The Green Belt Local Plan is only concerned with associated development control policies within the boundaries of the designated area. It does not cover proposals for development in areas outside the Green Belt. Other Local Plans and policies will complement the provisions of this Local Plan. ***Appendix I*** gives details of relevant Local Plans and other planning guidance.

2.13 The South-East Derbyshire Green Belt Local Plan, as prepared by Derbyshire County Council, contains development control policies for the land adjoining the Nottinghamshire boundary from the River Trent to Pye Hill/Ironville. Nottinghamshire County Council generally supports the policies in this Local Plan. The boundaries of the South-East Derbyshire Green Belt have been taken into account in drawing up the Nottinghamshire Green Belt boundaries ***(see Figure 1).***

2.14 The Green Belt Local Plan supplements other planning policies that also impose restrictions on development in the countryside, notably those relating to agricultural land (Structure Plan policy 14.14), woodland (policy 15.16) and landscape (policy 16.23). Landscape and recreational aspects in the Green Belt are further discussed in ***Section 5.***

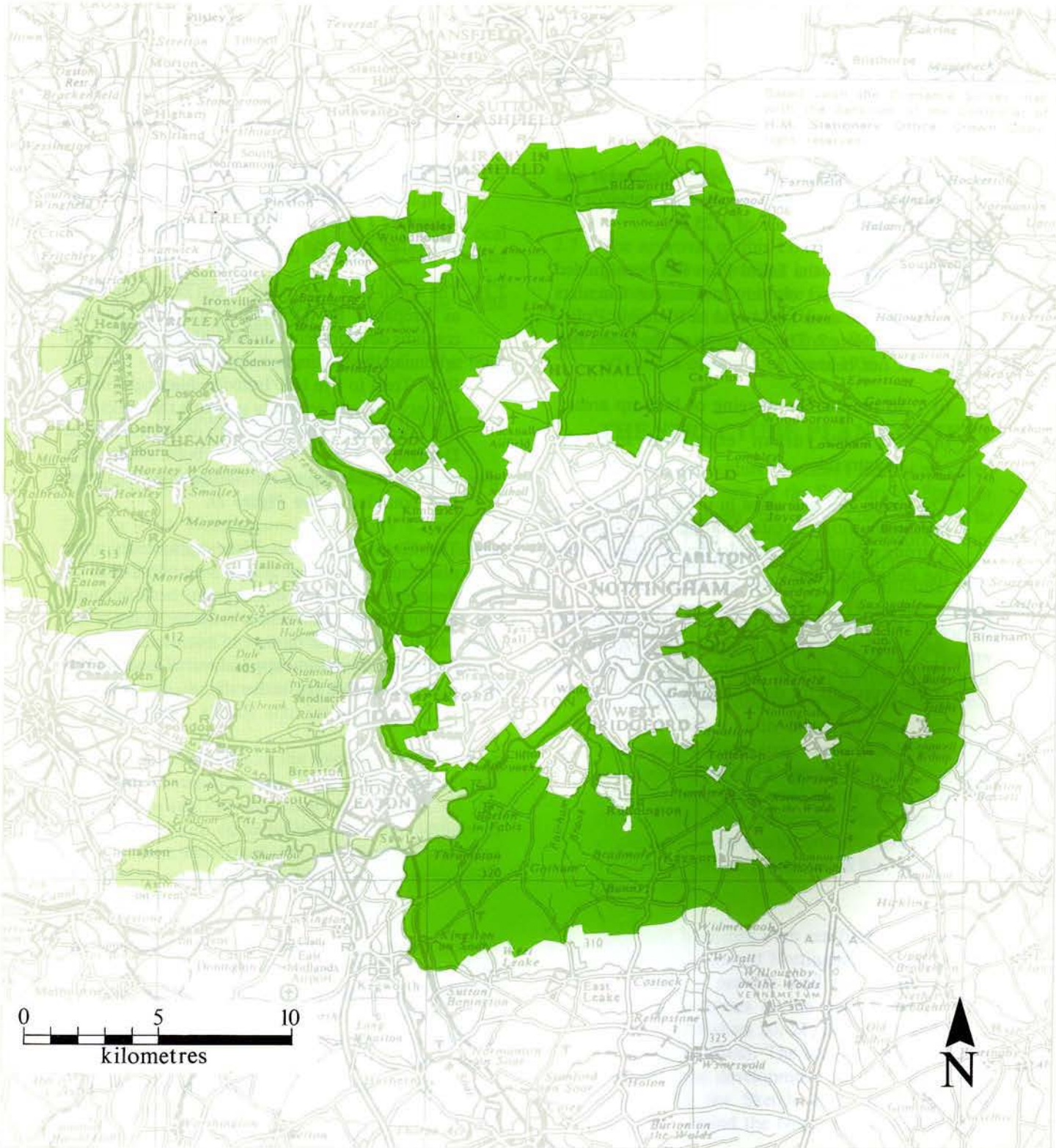

Figure 1 The Nottinghamshire Green Belt in relation to the South East Derbyshire Green Belt

General extent of Green Belts:

South East Derbyshire

Nottinghamshire

3. The Green Belt Boundaries

3.1 The Structure Plan establishes the principle that a Green Belt policy should operate in the area around Greater Nottingham, but does not define the precise boundaries of the Green Belt. That is one of the purposes of the present document. The boundaries are shown on the ***Proposals Map.*** (The general extent of the Green Belt is also diagrammatically shown on ***Figure 1).***

P1 THE NOTTINGHAMSHIRE GREEN BELT WILL COVER THE AREAS DEFINED AS GREEN BELT ON THE PROPOSALS MAP.

PRINCIPLES OF APPROACH

3.2 Green Belt boundaries must reflect the main objectives of the Green Belt - to prevent the merging of built-up areas and to check their growth. The interpretation of these objectives must also be in line with Structure Plan policies, including those which allow for future development in various areas. In particular, around the Nottingham conurbation, some new development such as homes, factories, shops and schools will be essential. Circular 14/84 gives general advice that, in defining Green Belt boundaries, account should be taken of development needs arising over a longer time period than that covered by the Structure Plan. This advice requires to be interpreted in the light of Structure Plan policies which provide specific guidance for the Local Plan.

3.3 It should be emphasised that the exclusion of an area of land from the Green Belt does not necessarily imply that it is available for development. For example, owners may be unwilling to sell, there may be drainage constraints, land may be required for recreational purposes.

3.4 It is clearly essential that the boundaries of the Green Belt should be firm. They should, therefore, be easily defensible and hence wherever possible follow features on the ground that are distinct and unlikely to change, for example, rivers, roads, railways, woodlands and the edges of built-up areas.

3.5 Open land outside built-up areas is suitable for inclusion within the Green Belt irrespective of its use; for example playing fields, parks and golf courses are as appropriate in a Green Belt as farmland ***(also see paragraph 4.4).***

SUMMARY OF BOUNDARIES

3.6 The following description and justification of the Green Belt boundaries deal in turn with the inner boundary, the outer boundary, and towns and villages excluded from the Green Belt.

(A) The Inner Boundary

3.7 The Structure Plan states that "the inner boundary of the Green Belt will be drawn as near as is practicable to development, including that provided for in the Structure Plan up to 1996" (policy 16.28). Whilst it is in order to provide a measure of flexibility to meet development land requirements up to 1996, it would be contrary to Structure Plan policy 16.28 to make specific allowance in the Local Plan to meet post 1996 development land needs. In drawing the inner boundary account has also been taken of possible needs for uses such as community facilities that are not quantified in the Structure Plan.

(a) Wilford to Lady Bay Bridge (Rushcliffe Borough)

3.8 The boundary runs along Clifton Boulevard from the Nottingham City boundary to Loughborough Road. This line accords with the Structure Plan which provides for residential and industrial development between Wilford and West Bridgford (policy 20.141) whilst protecting the area south of Clifton Boulevard from such development (policy 20.142).

3.9 The edge of the built-up area is then followed to Melton Road, thus protecting the Sharphill Wood area from residential and industrial development in accord with Structure Plan policy 20.142.

3.10 From Melton Road the boundary broadly follows the northern boundary of the Edwalton Golf Course. It then runs along the Gamston - Lings Bar Road in line with Structure Plan policies 20.141 and 20.142 which provide for residential and industrial development between West Bridgford and Gamston whilst protecting land east of the Gamston - Lings Bar Road from such development.

3.11 North of Radcliffe Road the boundary follows the line of the proposed Trent Crossing at Colwick to Adbolton Lane, and from Adbolton Lane westwards to the edge of Lady Bay. Land to the east of the proposed Trent Crossing is protected from development by Structure Plan policy 20.142

which states that there is a presumption against residential and industrial development east of the proposed route.

3.12 At Lady Bay the boundary is drawn along Holme Road to Lady Bay Bridge. The open aspect looking east from the Bridge along the Trent, together with formal and informal recreational areas, is thus given additional protection to its status as flood-plain.

(b) Lady Bay Bridge to Colwick (Nottingham City)

3.13 The River Trent provides a clear-cut boundary for the Green Belt from Lady Bay Bridge to the Colwick Racecourse and Country Park area. The Green Belt boundary then follows the edge of largely undeveloped land mainly comprising Colwick Woods, most of the Racecourse and the Colwick Country Park.

(c) Colwick to Forge Mill (Gedling Borough)

3.14 From Colwick the boundary follows the Trent and, subsequently, the eastern side of the proposed industrial land on the former Colwick Sidings. The edge of existing or committed development is then broadly followed to Burton Road.

3.15 The rest of the boundary in Gedling is considerably influenced by the Structure Plan policies to protect the major ridge-lines which run approximately from Gedling Wood to Dorket Head and thence to Big Wood (policy 20.139). The Green Belt boundary broadly follows the edge of existing or committed development.

(d) Forge Mill (Ashfield District)

3.16 A suitable boundary for the Green Belt is provided by the footpath and road north of Forge Mill.

(e) Forge Mill to Beeston Rylands (Broxtowe Borough, Nottingham City)

3.17 The boundary from Forge Mill to Seller's Wood broadly follows the edge of existing or committed development. The inclusion of Bulwell Hall Park and the City Golf Course will help to maintain the separate physical identities of Hucknall and Nottingham.

3.18 The Structure Plan proposes substantial development on the western side of the conurbation: it also safeguards certain areas of land from development. The Green Belt proposals are in accord with both these intentions.

3.19 South of Seller's Wood the boundary of the Green Belt follows the Western Outer Loop Road to Trowell Road. (This section of the Loop Road comprises Low Wood Road, Woodhouse Way and Bilborough Road). The boundary thus broadly follows the edge of the built-up area but also allows for development in the Assarts Farm area.

3.20 South of Trowell Road the boundary runs generally along the edge of existing development, first to the A52 and subsequently along the northern edge of Stapleford.

3.21 The boundary then follows Stapleford's western edge, complementing the South-East Derbyshire Green Belt boundary which aims to preserve the break between Stapleford and Sandiacre.

3.22 The Green Belt boundaries have been drawn so as to maintain the open break between Stapleford and the built-up areas from Toton to Bramcote.

3.23 To the west of Toton the Green Belt boundary follows the edge of existing development, so as to maintain the north-south 'green link' and keep the land adjacent to the River Erewash free from development.

3.24 From Toton to Beeston Rylands the Green Belt boundary generally follows the edge of existing or committed development.

(f) Beeston Rylands to Wilford (Nottingham City)

3.25 The boundary broadly follows the edge of existing or committed development (in consequence Clifton is surrounded by Green Belt). This is in accord with the principles of (a) drawing the Green Belt as near as is practicable to development and (b) preventing coalescence - in this case of Clifton with surrounding areas. This will also help to protect areas in formal and informal recreational use and prevent development from approaching the Local Nature Reserve at Wilwell Cutting. The boundary is also compatible with the protection much of the area enjoys as flood-plain or by convenant. Bringing the Green Belt along the Trent up to Clifton Bridge complements the Green Belt boundary which is drawn up to Lady Bay Bridge.

(B) The Outer Boundary

3.26 Structure Plan policy 16.28 provides guidance for defining the outer boundary. The Green Belt is to be approximately 11kms wide to the north (excluding Annesley Woodhouse), 9 kms wide to the east (excluding Bingham), 7 kms wide to the south (excluding East Leake) and will extend to the County boundary to the west. In the letter approving the Structure Plan, the Secretary of State for the Environment stated (para 7.6) "that

the outer boundary of the Green Belt should broadly coincide with that of the Sketch Plan Green Belt''; and indeed the kilometre figures given for the width of the Green Belt are generally approximate to the outer boundary of the Sketch Plan Green Belt. The outer boundary of the Green Belt proposed in this Local Plan broadly accords with that for the Sketch Plan Green Belt: the same settlements are within the proposed outer boundary as were included within the outer boundary of the Sketch Plan Green Belt. Alterations to the Sketch Plan outer boundary, however, have been made in various places so as (a) to provide a line that is defensible and follows distinct features on the ground wherever possible; (b) to enable necessary development in the urban areas of the Mansfield-Ashfield Zone; and (c) to accord with the boundary of the South-East Derbyshire Green Belt.

(a) North
(Ashfield District, Newark and Sherwood District)

3.27 The outer Green Belt boundary generally follows the line of the River Erewash to Portland Park. Three major changes to the Sketch Plan Green Belt boundary have been made. (i) The area between the Erewash, the Derbyshire boundary, the A38 and the western edge of the Kirkby urban area has not been included in the Green Belt for two main reasons: to accord with the Derbyshire Green Belt, and to accord with the general width of the Green Belt laid down by Structure Plan policy 16.28. (ii) The Portland Park area has been included in the Green Belt (this area was within the Sketch Plan Green Belt for the period 1957-62). This area of the Green Belt serves to prevent the merging of Nuncargate/Kirkby Woodhouse with the main Kirkby built-up area. (iii) The area south of Mansfield ***(see paragraph 3.29)***.

3.28 From Portland Park, the Green Belt boundary has been drawn around the urban areas of Nuncargate, Kirkby Woodhouse and Annesley Woodhouse, and the eastern edge of Kirkby-in-Ashfield as far as the Coxmoor Plantation. From the Coxmoor Plantation, the boundary of the Green Belt follows, in turn, the field boundaries to Coxmoor Road, Coxmoor Road to the A611 and the A611 to Cauldwell Road. This boundary line has been selected as it is better defined on the ground than that of the Sketch Plan Green Belt, which extended further north and west.

3.29 The Green Belt boundary from the Cauldwell Road/A611 junction to Rainworth follows the northern edge of the major areas of woodland (Thieves Wood and Harlow Wood), the minor road from Harlow Wood to Blidworth Lane, and the southern edge of L Lake to the edge of development at Rainworth. The former Sketch Plan Green Belt boundary extended further north but the line has been moved further south partly so as not to act as a constraint on the future planning of Mansfield and to follow firm, recognisable and defensible features on the ground. Minor revisions have been made to the boundary at Rainworth.

(b) East
(Newark and Sherwood District, Rushcliffe Borough)

3.30 The outer Green Belt boundary between Rainworth and the River Trent generally follows the line of the Sketch Plan Green Belt. Some alterations have been made in order to follow distinctive topographic features rather than parish boundaries. In the Hoveringham/Thurgarton area, alterations have been made so as to accord with the boundary of sand and gravel workings east of Hoveringham and to follow the Hoveringham/Thurgarton Road as far as Thurgarton. The Gonalston/Thurgarton parish boundary, which is followed by the Sketch Plan Green Belt, is not readily apparent on the ground. As a result, the Green Belt now abuts Thurgarton village.

3.31 From the River Trent southwards the Green Belt boundary has been drawn closer to Kneeton village than the Sketch Plan line and then follows the road from Kneeton to the Foss Way (A46). The Foss Way is used as far as the Saxondale roundabout and the Bingham by-pass is then followed to the Bingham-Langar road. The Green Belt boundary then follows unclassified roads to the A606 except (i) at Tithby, where the village is included in the Green Belt, (ii) between the A46 and the Owthorpe/Kinoulton road, where a private road and a public right of way are used, and (iii) between the A46 and A606 where the boundary runs along the northern edge of Roehoe Wood. Minor changes to the Sketch Plan Green Belt boundary have been made, mainly to follow a more clearly defined topographic feature as at Kneeton and between Colston Bassett and Kinoulton. A small change in the boundary also occurs at Bingham to accord with Structure Plan policies 16.28 and 21.37.

(c) South
(Rushcliffe Borough)

3.32 From the A606 to the Leicestershire border the Green Belt boundary follows the Roehoe Brook/Fairham Brook and then the line of the north-facing ridge between Wysall and East Leake. From the East Leake/Gotham road, the boundary follows the road to the golf course and a public right of way to near the village of West Leake. The boundary then follows unclassified roads, farm tracks and areas of woodland to Scotland Farm in the parish of West Leake.

3.33 The main changes to the Sketch Plan Green Belt occur between the A60 and West Leake. The line between the A60 and East Leake is more in accord with the width of the Green Belt laid down by Structure Plan policy 16.28 and more easily identified on the ground than the Sketch Plan Green Belt line. Between East and West Leake the boundary also follows more easily identified physical features than does the Sketch Plan Green Belt.

(d) West
(Rushcliffe Borough, Broxtowe Borough, Ashfield District)

3.34 The Structure Plan boundary generally extends up to the County boundary, in accord with Structure Plan policy 16.28.

(C) Town and Villages excluded from the Green Belt

3.35 The Structure Plan names (in policy 16.28) a number of towns and villages which lie between the inner and outer boundaries of the Green Belt but should be excluded from it. The list consists of those towns and villages that are excluded from the Sketch Plan Green Belt: all have substantial populations and a generally built-up character. Five areas not named in policy 16.28 have also been excluded from the proposed Green Belt - Gunthorpe, the area Kodak has permission to develop, Clifton, New Annesley and the business park site south of Ruddington. These are considered in turn:

(a) ***Gunthorpe*** has experienced significant growth since the Sketch Plan Green Belt was originally defined. Furthermore a limited amount of new housing could be accommodated in the village which, while in keeping with its scale and character, would represent more than infill as defined in ***policy P5(i)(c)***.

(b) After public participation, an extensive area south of Annesley Woodhouse was given planning permission in 1977 for development by ***Kodak Ltd.***

(c) ***Clifton*** - See ***paragraph 3.25***.

(d) ***New Annesley*** - following comment on the Draft Plan by Annesley Parish Council, an envelope is defined for the village of New Annesley to enable development associated with a scheme for necessary environmental improvements to be carried out which would otherwise be contrary to Green Belt policies. In drawing the envelope boundaries, care has been taken to preserve Green Belt designation for the ridge line which lies between the village and the developed area of Nuncargate and Annesley Woodhouse.

(e) To enable the reclamation of the former ***Ruddington Ordnance Depot*** to be carried out, a business park is proposed as part of the scheme which would otherwise be contrary to Green Belt policies.

3.36 Usually the Green Belt boundaries have been tightly drawn around the 'excluded' towns and villages, including land committed for development, to prevent them expanding into the surrounding countryside. The chief exceptions are Calverton and Hucknall, which are indicated in the Structure Plan for development. The main locations where the Green Belt boundaries depart from the edges of these built-up areas are as follows:

(a) Calverton

(i) ***North of the village:*** this area is excluded from the Green Belt to meet future industrial needs of the settlement and nearby villages;

(ii) ***South-west of the village:*** a small area is excluded to meet future residential needs.

These departures accord with the policies and proposals of the Gedling Borough Local Plan.

(b) Hucknall

(i) ***Linby Colliery and Tip:*** part of the colliery and tip area is excluded from the Green Belt, allowing for possible development whilst also providing for Green Belt to be maintained between Hucknall and Linby;

(ii) ***Butler's Hill area:*** in which the Hucknall District Plan proposes industrial development;

(iii) ***South-west and west of the town:*** where undeveloped land has been excluded mainly to allow for possible future development, in particular for aero-engine research and testing on Hucknall Airfield where detailed planning will give an opportunity for ensuring that both land in the vicinity of Astral House and the area between the Green Belt and the northern boundary of the runway remain largely open;

(iv) ***North-west of the town:*** where the proposed Hucknall By-pass provides a suitable boundary.

4. Green Belt Development Control Policies

4.1 The main purpose of including land in a Green Belt is to maintain its open character so as to prevent built-up areas merging and to restrict their expansion. The policies below are designed to serve this aim whilst also achieving other ends, such as allowing the requirements of farming to be met. The policies are restricted to matters of specific Green Belt concern: they do not cover many of the matters taken into account in making planning decisions, for example the effect of proposed development on traffic.

4.2 The policies below accord with the provisions of the Structure Plan, in particular policy 16.28 of the Structure Plan which lays down the basis for controlling development within the Green Belt. The first policy below is largely taken from policy 16.28 and gives the main framework for regulating development. Some refinement to the policy is given by the subsequent policies.

P2 WITHIN THE GREEN BELT THERE WILL BE A STRONG PRESUMPTION AGAINST DEVELOPMENT EXCEPT FOR:

(a) ESSENTIAL RURAL ACTIVITIES. INCLUDING AGRICULTURE, FORESTRY AND MINERAL EXTRACTION;

(b) APPROPRIATE RECREATIONAL USES;

(c) CERTAIN INSTITUTIONAL USES AND SIMILAR USES STANDING IN EXTENSIVE GROUNDS;

(d) CEMETERIES.

4.3 To achieve the objectives of Green Belt designation most types of development can only be allowed in exceptional circumstances. Some types of use, however, are appropriate to a Green Belt, principally those that are essentially rural in nature, including agriculture and forestry. Similarly, mineral extraction often necessarily requires a rural location. Policies controlling mineral development are contained in the Structure Plan. The County Council has prepared a Sand and Gravel Local Plan which includes policies and proposals affecting the area of the Green Belt. The Nottinghamshire Sand and Gravel Local Plan was statutorily adopted by the County Council in 1984. Provision for other minerals will be set out in the Minerals Local Plan which is in preparation: this Plan also will affect the area covered by the Green Belt. Industrial development close to mineral extraction sites can be acceptable if it is essential to the efficient operation of the sites (also see paragraph 13.54 of the Structure Plan and paragraph 5.13 of the Sand and Gravel Local Plan). Purely on Green Belt considerations ancillary structures and activities that are essential to mining operations, such as spoil disposal, would be appropriate in the Green Belt (but see also Structure Plan policy 13.52 and Green Belt Local Plan ***policy P3***). Other essential development in the countryside may include that for public utilities, such as the extension or reconstruction of electricity transmission lines and pylons, railway installations, pumping stations, and sewage works, which may need to be located in the Green Belt.

4.4 Certain recreational facilities such as country parks, golf courses, and playing fields need extensive areas of land, and keep the open character of the land. Such uses would be appropriate on suitable sites within the Green Belt. Buildings or other structures associated with such a use can be acceptable where they are essential to the functioning of that use. Structure Plan policy 12.10 states that new recreation facilities requiring substantial areas of land will normally be provided on the fringes of the urban areas so that these facilities will be located as near as possible to the main centres of population. Such facilities may provide useful buffer areas between the urban areas and productive farmland, and reduce problems experienced by farmers in urban-fringe locations. Structure Plan policies 12.26, 12.28, 12.31, 14.14, 14.17 and 18.14 are also of relevance ***(see Appendix II).***

4.5 It is not intended to turn the area within the Green Belt into a form of agricultural museum. It is a working area for farmers and foresters, and is an area within which many casual and quiet recreational pursuits can be undertaken (walking, cycling, horseriding, fishing and bird watching). The Green Belt can also be used for locating more noisy activities; while such activities require careful siting, they are not in conflict with Green Belt designation, though there may be conflict in particular cases with other planning policies for the control of development.

4.6 Non-residential (i.e. touring and transit) caravan site provision in the County is considered in Structure Plan policy 12.29 which states that such development should be located so as to minimise the adverse effect on the environment. Touring caravan sites can be acceptable as part of proposals for marina and country park development, where they are properly landscaped and ancillary to the main use of the site. The County is on through routes to a number of holiday centres and as such

transit caravan and camp sites may be necessary close to the main routes.

4.7 Cemeteries and institutions standing in extensive grounds are acceptable in the Green Belt, being large space users that are substantially open in character.

4.8 Development for purposes other than those stated in ***policy P2*** will not normally be acceptable. ***Policies P4 and P5***, however, state circumstances in which the general rule can be relaxed. Thus, for example, dwellings will not normally be permitted in the Green Belt, but can be allowed on appropriate 'infill' sites.

P3 WHERE PROPOSED DEVELOPMENT IS CONSIDERED APPROPRIATE TO A GREEN BELT, THEN ANY BUILDING OR STRUCTURE SHOULD BE LOCATED AND DESIGNED SO AS NOT TO DETRACT FROM THE OPEN CHARACTER OF THE GREEN BELT.

4.9 Proposals may be made for types of development which are acceptable in principle in the Green Belt, but whose location or design may impair the open character of the Green Belt.

P4 (i) IN VILLAGES WITHIN THE GREEN BELT, APPLICATIONS FOR THE CHANGE OF USE, REPLACEMENT, OR EXTENSION OF EXISTING BUILDINGS WILL NORMALLY BE CONSIDERED FAVOURABLY WHERE THEY ARE IN KEEPING WITH THE SCALE AND CHARACTER OF THE VILLAGE AND THE BUILDING, AND WOULD NOT IN ANY OTHER WAY HAVE A MATERIALLY ADVERSE EFFECT ON THE ENVIRONMENT.

(ii) OUTSIDE VILLAGES, THERE WILL BE A PRESUMPTION AGAINST THE CHANGE OF USE, REPLACEMENT, OR SUBSTANTIAL EXTENSION OF EXISTING BUILDINGS IN THE GREEN BELT, EXCEPT FOR PROPOSALS:

(a) NECESSARY FOR THE PURPOSES OF AGRICULTURE OR OTHER USES APPROPRIATE TO A GREEN BELT (AS IDENTIFIED IN POLICY P2);

(b) NECESSARY FOR THE RETENTION OF BUILDINGS REGARDED BY THE LOCAL PLANNING AUTHORITY AS BEING OF ARCHITECTURAL OR HISTORIC VALUE, AND WHICH WOULD ALSO MAINTAIN THE CHARACTER OF THE BUILDINGS CONCERNED.

4.10 Since the attractive character of the villages within the Green Belt is partly due to their existing buildings, it is important that new uses be found for them if they become redundant or disused. These new uses could include small firms, which can help to provide jobs, prevent loss of services and keep a balanced and viable community. The problems of starting and maintaining small scale businesses will be substantially eased if permission can be given for such uses to be established in existing buildings, subject to normal planning safeguards. Similarly it is considered that where firms are established in Green Belt villages their limited expansion should not be unnecessarily resisted. Replacement or extension of other buildings in villages is also acceptable, provided that no significant harm is done to the environment.

4.11 Because of the importance of safeguarding the open nature of the Green Belt, proposals for the change of use, replacement, or extension of existing buildings are more acceptable in villages than in the countryside. Such proposals, however, can be acceptable outside villages where they are necessary for the retention of buildings which are of value because of their individual architectural or historic worth or because of their strong contribution to the local scene.

P5 (i) IN VILLAGES WITHIN THE GREEN BELT THERE WILL NORMALLY BE NO OBJECTIONS ON GREEN BELT GROUNDS TO APPLICATIONS FOR DWELLINGS PROVIDED:

(a) THE SITE IS LOCATED WITHIN THE BUILT-UP AREA OF A VILLAGE; **AND**

(b) THE PROPOSED DEVELOPMENT IS IN KEEPING WITH THE SCALE AND CHARACTER OF THE VILLAGE AND NEIGHBOURING PROPERTY; **AND**

(c) THE PROPOSED DEVELOPMENT REPRESENTS ACCEPTABLE INFILLING OF A SMALL GAP WITHIN A SUBSTANTIALLY BUILT-UP FRONTAGE.

(ii) OUTSIDE VILLAGES, DWELLINGS WILL NORMALLY ONLY BE PERMITTED IN THE GREEN BELT WHERE THEY ARE BOTH ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR OTHER ACTIVITIES APPROPRIATE TO A GREEN BELT (AS IDENTIFIED IN POLICY P2) AND THE NEED FOR THE PROPOSED LOCATION HAS BEEN ESTABLISHED.

4.12 Dwellings will not normally be permitted in the Green Belt, but in some cases 'infill' development may be acceptable. Not all small gaps are appropriate for infilling. Part of the character of many villages is made up of gardens, paddocks and other breaks between buildings. Infill development may also not be desirable if it would consolidate groups of houses which are isolated from the main body of a village, or if it would consolidate a ribbon of development extending into the open countryside. In some villages little or no infill development may be appropriate; in others a limited amount of infill on selected sites may be acceptable. Further guidance is, or will be, available in the Local Plans and supplementary planning guidance prepared by District Councils.

4.13 It is desirable that infill sites should be developed as far as possible to meet local housing requirements. Such requirements may, for example, include specialist accommodation for the elderly, housing for agricultural workers, or remedy local shortages of dwellings of a particular size.

4.14 ***Policy P5(ii)*** will help to maintain the open character of the Green Belt without unnecessarily constraining agriculture and other appropriate activities. Unless there is an overriding need, dwellings are usually best sited within villages or, failing that, close to existing buildings, in order to keep the open nature of the countryside.

4.15 Residential caravans and mobile homes are regarded as dwellings for the purposes of ***policy P5***.

5. Complementary Proposals in the Green Belt

5.1 Green Belt designation is principally concerned with maintaining the undeveloped character of the area so as to prevent built-up areas merging and to contain urban development. As is stated in ***Section 2***, Green Belt designation is not intended specifically to encourage recreational uses, or to protect good quality farmland. These aspects and others are covered by separate planning policies set out in the approved Structure Plan, and developed further in Local Plans and management plans.

5.2 It is essential that, within the Green Belt, land is put or can be put to positive uses such as agriculture, forestry, leisure or other appropriate uses. If this is not the case, there is the very real danger that land will fall into disuse or become derelict and be subject, particularly near the edge of towns and villages, to proposals for development of an urban character. There is also a need to maintain and, where necessary, improve the visual quality of the environment within the Green Belt. This can be done for example by the removal of eyesores, the restoration of derelict or disused land to a suitable use, and by amenity tree planting. Government advice set out in Circular 14/84 is that local planning authorities can assist in improving and enhancing the countryside environment within the Green Belt by working together with landowners, farmers and voluntary groups. The Circular goes on to state that once detailed Green Belt boundaries have become fixed they should not be amended, or development allowed, merely because the land has become derelict. The County Council accepts and agrees with this advice.

5.3 Policies and proposals on recreation and landscape matters will, if carried out with proper care and management, complement the designation and aims of the Green Belt. New Structure Plan recreation policies place emphasis on future leisure uses requiring extensive areas of land being located in the urban fringe areas of the County, which include part of the Green Belt. Recreational uses may act as a buffer between farmland and housing on the urban edge, or channel leisure trips to certain parts of the urban fringe away from sensitive areas of farmland.

5.4 The Structure Plan also proposes (policies 23.24 and 24.67) that environmental improvement will be undertaken in the Erewash Valley, much of which lies within the Green Belt, and an Environmental Improvement Plan for this area has been approved by the County Council.

5.5 Bodies such as the Countryside Commission provide grant-aid and advice both to the public and private sectors for a range of recreational and amenity schemes in the Green Belt on a priority basis. The County Council acts as the agent for the Countryside Commission as regards amenity tree planting schemes in Nottinghamshire. Financial and other assistance may also be available from other bodies, for example, for environmental improvement, tree planting (e.g. the Forestry Grant Scheme operated by the Forestry Commission) and appropriate tourist development.

5.6 The County Council will continue to reclaim land through the Derelict Land Reclamation Programme which is grant-aided by Central Government. Support will also be given to other bodies or individuals for appropriate reclamation schemes. Tree planting to replace existing woodlands, coppices or hedgerow trees, and new planting, will substantially affect the visual quality of the countryside in the Green Belt. Long-term landscaping schemes involving tree planting may be undertaken in the confidence that urban encroachment is unlikely to take place for a considerable period of time, if at all. Particularly where the Green Belt is narrow, tree planting to screen development may help to create the illusion of space.

5.7 The removal of hedgerows is not controlled by planning legislation. The County Council, however, recognises that the visual quality of land in the Green Belt is at risk in some areas if existing hedgerows and small woodland areas are removed and that it can be greatly improved in other areas by planting programmes. The County Council is an important tree planting agency and as such will carry out planting schemes in the County as justified by local need. In undertaking such schemes, the County Council will normally give precedence to species traditional to the area, and will pay special regard to species composition and method of establishment.

5.8 Particular attention to planting will be given:

(a) in those areas which have been denuded of trees in the landscape insofar as is compatible with modern agricultural practices;

(b) in those areas where the existing tree stock is over-mature and is not being replaced;

(c) in conjunction with new and existing developments which would be outside the scope of the development itself, but which would integrate it with the surrounding landscape;

(d) to rehabilitation planting in existing woods especially where these are in danger of dereliction;

(e) to minimising the visual impact of intrusive development;

(f) in Conservation Areas;

(g) along the main approach roads to towns and villages to which there is a need to attract new employers.

6. Monitoring & Review

6.1 The Plan will be monitored to see:

(a) how far its provisions are carried out;

(b) whether its provisions need to be changed.

6.2 The policies to control development will be carried out chiefly by the six District Councils affected by the Green Belt. Monitoring will help to secure a reasonable degree of consistency.

6.3 Monitoring may also indicate a need to tighten some policies or slacken others.

6.4 The effect of Green Belt policies on pressures for development outside the Green Belt will also be monitored as far as possible. In particular, the impact of the necessarily restrictive Green Belt policies on villages located within the Green Belt will be the subject of monitoring in consultation with the local communities concerned.

6.5 Green Belt boundaries should be firm. It is intended that major modifications to the Green Belt will only be made, if at all, as a consequence of future reviews of the Structure Plan, unless there are very exceptional circumstances. The First Review of the Nottinghamshire Structure Plan is in preparation. Minor changes can be made either by a review of the Green Belt Local Plan or by the approval of other statutory Local Plans. Adjustment to boundaries will require strong justification.

6.6 If modification of the inner boundary of the Green Belt proves necessary, this should be done in a way which avoids undermining the basic purpose of preventing built-up areas merging and restricting their expansion. Any modification to the inner boundary should also continue to:

(a) prevent building taking place on or beyond ridge lines;

(b) avoid building where transportation problems would become burdensome; and

(c) avoid incurring high infrastructure costs (e.g. of drainage).

Appendix I. Local Plans & Other Planning Guidance in the Area of the Green Belt

(Read with Figure 2 - overleaf)

1. It is intended to progress the following Plans to statutory adoption (each lies, wholly or partly, within the Green Belt).

Ashfield District Council

(1) Hucknall Local Plan (LP)
Former Hucknall Urban District.

(2) Kirkby (LP)
Former Kirkby Urban District east of the M1 motorway, together with additional land south of Annesley Woodhouse, east of the M1 motorway, north of the A608 and west of the A611 (adopted 1984).

(3) Sutton (LP)
Former Sutton Urban District.

Broxtowe Borough Council

(4) Broxtowe (LP)
All of Broxtowe Borough (adopted 1985).

Gedling Borough Council

(5) Gedling Borough (LP)
All of Gedling Borough.

Nottingham City Council

(6) Nottingham City (LP)
All of the City of Nottingham apart from the City Centre.

Rushcliffe Borough Council

(7) Central Rushcliffe (LP)
Former West Bridgford Urban District and the parishes of Gamston, Holme Pierrepont and Ruddington (adopted 1989).

(8) South Rushcliffe (LP)
All of Rushcliffe Borough not covered by (7) above (adopted 1985).

2. The County Council has prepared a Sand and Gravel Local Plan (adopted 1984) which includes policies and proposals affecting the area of the Green Belt. Provision for other minerals will be set out in the Minerals Local Plan which is in preparation: this Plan will also affect the area covered by the Green Belt.

3. Proposals for environmental improvement and additional planning guidance for particular parts of the Green Belt are or will be contained in policy documents. These documents include ones for:

Nottinghamshire County Council

(a) Plan for Sherwood Forest (approved 1988).

(b) Trent Valley Recreation (covering land adjoining the River Trent that is used for recreational purposes).

(c) Erewash Valley Environmental Improvement Plan (covering the Nottinghamshire side of the Erewash valley) (approved 1981).

Broxtowe Borough Council

(a) Attenborough Gravel Workings.

(b) Bramcote Hills (approved 1976, revised 1981).

(c) Nottingham Canal.

Newark and Sherwood District Council

(a) Newark Southern Area (covering Southwell and the villages in the south of Newark and Sherwood District) (approved 1983).

(b) Newark Western Area (covering the coalfield in the west of Newark and Sherwood District from Ollerton in the north to Blidworth in the south) (approved 1976).

Detailed planning guidance from District Councils is, or will be, available for particular villages within the Green Belt.

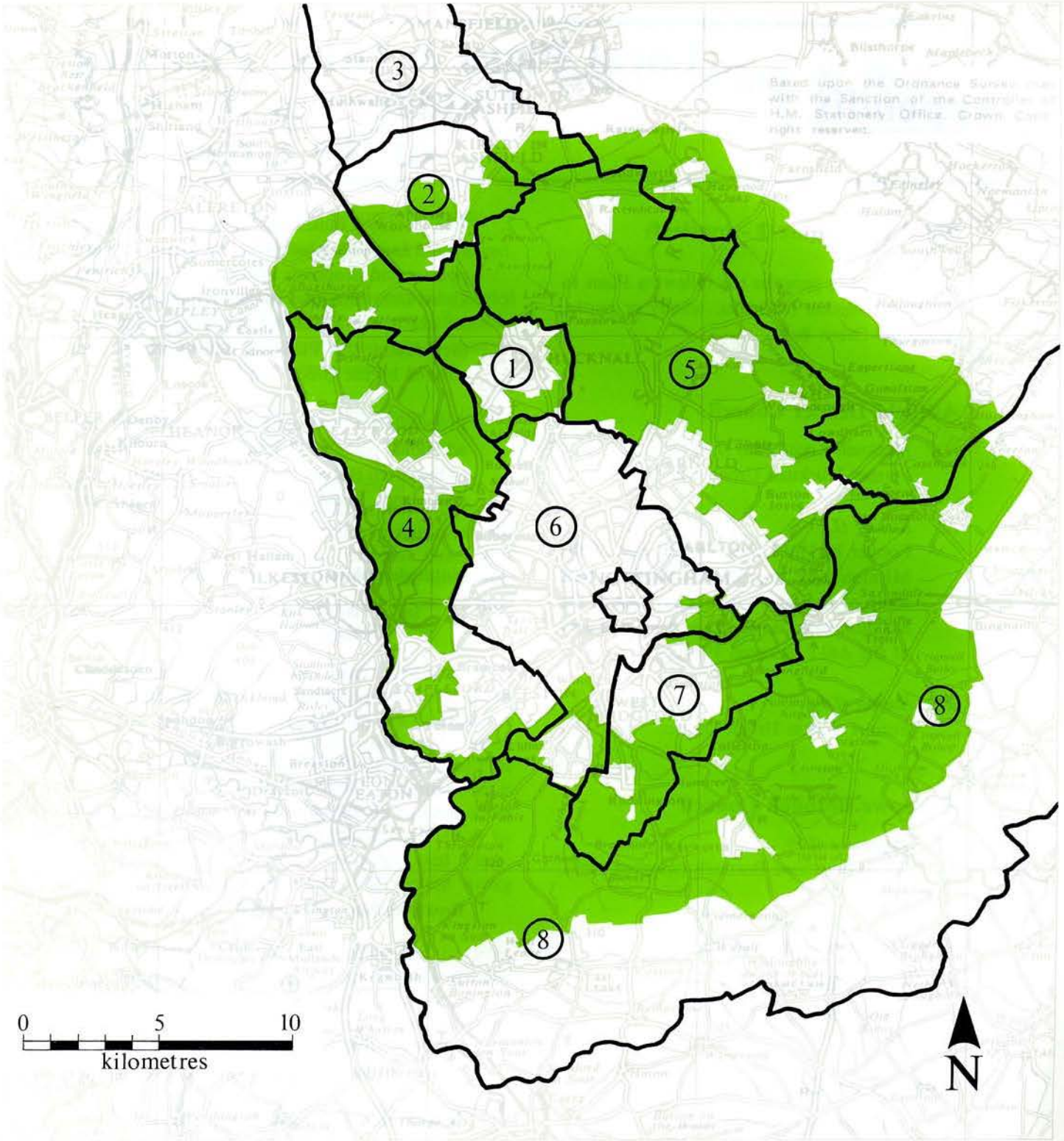

Figure 2 Local Plans in the Area of the Green Belt

General extent of the Green Belt

7 Approximate boundaries of Local Plans (Numbers refer to Appendix 1)

Appendix II. Structure Plan Policies Relevant to the Local Plan

4.65 Outside the urban areas of the County, provision will be made for a limited amount of industrial development in appropriate settlements. Normally, in other settlements, applications for industrial development will only be considered favourably where the development will not create unacceptable traffic or environmental problems. There will be a presumption against industrial development in the countryside. Within the Green Belt, applications will be considered in the light of the policy for Green Belt (policy 16.28).

12.10 Provision for new recreation facilities requiring substantial areas of land will normally be made on the fringes of the urban areas and will avoid agricultural land of a high quality.

12.26 Provision will be made for additional public open space within and on the fringe of urban areas and in rural settlements where present provision is inadequate to meet the needs of the local population.

12.28 Provision for a range of facilities for golf will be made on existing golf courses, in country parks, or on derelict land wherever possible.

12.29 Provision for caravan sites will be made in locations which minimise the adverse effect upon the environment.

12.31 Provision for recreation facilities will be made on derelict and disused land and land subject to mineral workings where appropriate.

13.52 There will be a presumption against the surface tipping of waste and spoil where other methods of disposal which have less environmental impact are available. Where surface tipping is unavoidable the County Council will require it to be located and designed so as to minimise pollution and visual intrusion and to enable the satisfactory restoration of the land.

13.54 Applications for industrial development associated with the mineral extractive industry in close proximity to sites of extraction will not normally be considered favourably where this conflicts with general policies for the location of industry and it is not essential to the efficient operation of the extraction site.

14.14 There will be a strong presumption against the use of high quality agricultural land for development and against the disruption of economic farm units. If it is necessary to take agricultural land for development, it will, wherever practicable, be of a lower rather than a higher grade.

14.17 In considering proposals for new recreational development there will be a presumption against the use of agricultural land and the disruption of economic farm units.

15.16 Applications for development will not normally be considered favourably where they involve the destruction of amenity woodland.

16.23 The Sherwood Forest area will be defined as a special landscape area in which particular priority will be given to the stringent control of development and the preparation of detailed proposals for enhancement.

16.28 There will be a Green Belt around Nottingham within which there will be a strong presumption against new development except:

(a) for essential rural activities, including agriculture, forestry and mineral extraction;

(b) for appropriate recreational uses;

(c) for certain institutional uses and similar uses standing in extensive grounds.

The inner boundary of the Green Belt will be drawn as near as is practicable to development, including that provided for in the Structure Plan up to 1996. The depth of the Green Belt will be approximately 11 kilometres to the north (excluding Annesley Woodhouse), 9 kilometres to the east (excluding Bingham), 7 kilometres to the south (excluding East Leake), and to the County boundary to the west. The following settlements are excluded from the Green Belt; Hucknall, Kimberley, Awsworth, Eastwood, Brinsley, Jacksdale, Underwood, Selston, Ravenshead, Blidworth, Calverton, Woodborough, Lambley, Burton Joyce, Lowdham, Ruddington, Radcliffe-on-Trent, Cotgrave, Keyworth, Cropwell Bishop, Tollerton and East Bridgford. Infill housing development on a limited scale will be permitted in some settlements within the Green Belt. These will be identified in Local Plans.

18.14 The County Council will support or where necessary undertake the reclamation of derelict, degraded and under-used land, for uses appropriate to the area in which it is located.

GREATER NOTTINGHAM ZONE

20.43 Between 1976 and 1996 provision will be made for the development of 835 hectares of land for residential purposes.

20.45 Provision will be made for most of the new residential development needed in Greater Nottingham between 1976 and 1996 to take place on the periphery of the existing urban area.

20.48 (a) Between 1976 and 1996 provision will be made for 280 hectares of land for industrial development.

Greater Nottingham Outer Area

Nottingham District
Part of the Outer Area

20.132 Between 1976 and 1996 provision will be made for the development of 180 hectares of land for residential purposes and 105 hectares for industrial development in the Nottingham District Part of the Outer Area.

Gedling District
Part of the Outer Area

20.137 Between 1976 and 1996 provision will be made for the development of 160 hectares of land for residential purposes, mainly on the northern periphery of Arnold and Nottingham.

20.138 Between 1976 and 1996 provision will be made for the development of 45 hectares of land for industrial purposes, mainly in the Netherfield area.

20.139 There will be a presumption against residential and industrial development on and to the north of the major ridge lines which lie to the north and east of the existing built-up area of Greater Nottingham.

Rushcliffe District
Part of the Outer Area

20.141 Between 1976 and 1996 provision will be made for the development of 190 hectares of land for residential purposes and 30 hectares for industrial development, mainly between Wilford and West Bridgford and the proposed road between Gamston and Lings Bar.

20.142 There will be a presumption against residential and industrial development to the east of the proposed Trent crossing at Colwick and the proposed road between Gamston and Lings Bar, to the south of Clifton Boulevard (A614(T)) and in the Sharphill Wood area.

Broxtowe District
Part of the Outer Area

20.145 Between 1976 and 1996 provision will be made for the development of 190 hectares of land for residential purposes, and 20 hectares for industrial development in the Broxtowe District Part of the Greater Nottingham Zone.

20.150 There will be a presumption against residential and industrial development on the Catstone Hill Ridge, the land between the Catstone Hill Ridge and the M1 motorway, the Bramcote Hills area, and the visually most important parts of the undeveloped land between Beeston and Stapleford.

Ashfield District
Part of the Outer Area

20.153 Between 1976 and 1996 provision will be made for the development of 65 hectares of land for residential purposes and 20 hectares for industrial development in the Ashfield District Part of the Greater Nottingham Zone.

20.154 There will be a presumption against residential and industrial development in the Misk Hill area.

RUSHCLIFFE ZONE

21.36 Between 1976 and 1996 provision will be made for the development of 140 hectares of land for residential purposes and 25 hectares for industrial development.

21.37 Provision for residential development will be concentrated in Bingham. Limited provision for small-scale development will also be made in the larger settlements of the Zone. Elsewhere there will be a presumption against further provision.

21.41 Provision of development leading to new employment opportunities will be made in existing major settlements in the Zone.

CENTRAL NOTTINGHAMSHIRE (COMMUTING) ZONE

22.26 Between 1976 and 1996 provision will be made for the development of 75 hectares of land for residential purposes and 10 hectares for industrial development.

EREWASH ZONE

23.29 Between 1976 and 1996 provision will be made for the development of 95 hectares of land for residential purposes and 140 hectares for industrial development.

23.32 Provision for residential and industrial development will be concentrated in Eastwood and Kimberley. Elsewhere there will be a presumption against further residential development.

23.34 Measures to improve the general environment of the Erewash Zone will be taken and will be encouraged.

MANSFIELD-ASHFIELD ZONE

24.51 Between 1976 and 1996 provision will be made for the development of 510 hectares of land for residential purposes and 300 hectares for industrial development.

24.54 Provision for residential and industrial development will be concentrated in Mansfield, Mansfield Woodhouse, Sutton-in-Ashfield, Kirkby-in-Ashfield, Huthwaite and Fulwood.

24.62 Between 1976 and 1996 provision will be made for the development of 45 hectares of land for residential purposes and 103 hectares for industrial development in Central and Southern Mansfield.

24.64 Between 1976 and 1996 provision will be made for the development of 205 hectares of land for residential purposes and 135 hectares for industrial development in the Sutton, Kirkby, Huthwaite and Fulwood area.

24.65 There will be a presumption against any new development additional to existing planning permissions outside the Sutton, Kirkby, Huthwaite and Fulwood area of the Ashfield Area of the Zone.

24.66 Apart from the necessary provision for residential and industrial development there will be a presumption against new development outside the limits of the existing built-up area except:

(a) for essential rural activities including agriculture, forestry and mineral extraction;

(b) for appropriate recreational uses;

(c) for certain institutional uses and similar uses standing in extensive grounds.

24.67 Provision will be made for environmental improvements to be undertaken.

CENTRAL NOTTINGHAMSHIRE (MINING) ZONE

25.27 Between 1976 and 1996 provision will be made for the development of 120 hectares of land for residential purposes and 40 hectares for industrial development.

25.29 Provision for residential and industrial development will be concentrated in Ollerton-Boughton. Provision for industrial development will also be made in Bilsthorpe, Warsop and Calverton.