

**Broxtowe Borough Council
Gedling Borough Council
Nottingham City Council
Aligned Core Strategies**

**Green Belt Review Background
Paper
June 2013**



Contents

1.0	Purpose of the Document.....	3
2.0	Background to the Green Belt	3
3.0	Need for a Green Belt Review.....	4
4.0	Approach.....	5
5.0	Previous Work	6
6.0	Strategic Assessment.....	7
7.0	Defining boundaries	9
8.0	Conclusions and Next Steps	12
	Appendix A – Map showing Green Belt boundaries.....	14
	Appendix B – Results table.....	15
	Appendix C – Approach to Field Farm and Toton in the Broxtowe part of the Aligned Core Strategies.....	19

1.0 Purpose of the Document

- 1.1 The purpose of this paper is to identify the approach that has been used in undertaking the review of the Green Belt around Greater Nottingham as part of the Aligned Core Strategies work. The paper goes on to provide a framework that will be used when considering the review of elements of the Green Belt which are not covered by the Aligned Core Strategies and matters of detail.
- 1.2 The Aligned Core Strategies is the first part of the Local Plan (formerly Local Development Framework) the second part of which will include the site specific allocations and development management development plan documents. Collectively these documents will form the statutory Development Plan for the area and will set out how the local authorities involved will develop over the next 15 or so years. The Regional Spatial Strategy (The East Midlands Regional Plan) also formed part of the Development Plan but has now been revoked.
- 1.3 The authorities involved in the Aligned Core Strategies are:
- Broxtowe Borough Council;
 - Gedling Borough Council; and
 - Nottingham City Council.

2.0 Background to the Green Belt

- 2.1 The National Planning Policy Framework (NPPF), at paragraph 79, identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.
- 2.2 The five purposes of the Green Belt are listed in the NPPF (paragraph 80) as:
- 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
- 2.3 Once established, the NPPF (paragraph 83) identifies that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The NPPF also sets out that authorities should consider the boundaries of the Green Belt having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.
- 2.4 In reviewing Green Belts, the Government places particular importance on promoting sustainable patterns of development. Paragraph 84 of the NPPF

sets out that Local Planning Authorities (LPAs) should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Paragraph 85 then identifies that, in defining boundaries, LPAs should ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.

- 2.5 The NPPF also allows local planning authorities to designate safeguarded land. Safeguarded land is land outside of settlement boundaries, but not within the Green Belt, that is protected from inappropriate development. Generally it is used to protect land for allocation in the future. At present there is Safeguarded Land only in Gedling Borough.
- 2.5 Sketch plans for the Nottingham-Derby Green Belt were first produced in the 1950s but were not formally adopted. Policies were set to formalise Green Belt boundaries in the 1980 Nottinghamshire Structure Plan and Nottinghamshire County Council prepared the Green Belt Local Plan for Nottinghamshire which identified specific Green Belt boundaries in 1989.
- 2.7 The City and Borough Councils carried these Green Belt Boundaries forward into their Local Plans and the overall extent of the Green Belt has not changed radically since it was first established. The Green Belt has performed its main function and purpose well in preventing the coalescence of the principal urban areas of Nottingham and Derby. It has also helped to maintain separations between other settlements. Structure and Local Plan reviews since then have resulted in amendments to Green Belt boundaries to accommodate new development. A map of the existing Nottingham-Derby Green Belt can be found at Appendix A.

3.0 Need for a Green Belt Review

- 3.1 As noted above Green Belts should only be altered in exceptional circumstances. These exceptional circumstances may include whether the development needs of the area can be accommodated without releasing Green Belt land. Consideration should be given to the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 3.2 Therefore, even if the development needs of the area can be met without Green Belt release, consideration will still need to be given to whether releasing Green Belt land may produce a more sustainable outcome. Consideration of the inner Green Belt boundary will be important in Greater Nottingham where there is no land outside of the urban area or settlements that is not either Green Belt or Safeguarded.

- 3.3 As work on the Aligned Core Strategies commenced when the East Midlands Regional Plan was in place, the focus of the Green Belt review was on assessing the sites around the Principal Urban Area in accordance with the strategy of urban concentration it adopted. While the Regional Plan itself has now been revoked, it has been agreed to continue with the strategy of urban concentration across the plan area as the Sustainability Appraisal has shown this to be the most sustainable pattern of development.
- 3.4 The objectively assessed housing figure for Greater Nottingham (including the boroughs of Erewash and Rushcliffe) is 49,950 homes up to 2028. Information regarding the potential supply of sites can be found within the various Strategic Housing Land Availability Assessments which cover the plan area. Given the tightly drawn Green Belt boundaries around much of Greater Nottingham and the scale of growth, it is accepted that some release of Green Belt will be necessary.

4.0 Approach

- 4.1 Undertaking a review of the Green Belt involves two stages. These are a strategic assessment followed by a more detailed site-by-site process to define precise Green Belt boundaries and the status of smaller settlements. Due to the strategic nature of the Aligned Core Strategies it is not possible to carry out these two stages as one. However, both stages need to be undertaken through the Local Plan process.
- 4.2 In undertaking the review of the Green Belt around Greater Nottingham the following process has been followed:
1. Strategic Assessment
 2. Defining boundaries
 - a) Strategic Sites
 - b) Broad Locations, non-strategic sites and settlement boundaries
- 4.3 Stage 1 involved a strategic assessment of Green Belt land around Greater Nottingham and also an assessment of the most sustainable locations for large scale strategic development taking account of a range of criteria. This work has helped inform the overarching spatial strategy and settlement hierarchy proposed to be adopted in Policy 2 of the Aligned Core Strategies and identifying where the principle of Green Belt review has been established. Detail of this work is included in this paper.
- 4.4 Stage 2 involves a more detailed look at the individual sites and settlements where growth is proposed. Stage 2a is focused on the large scale strategic sites which are allocated in the Aligned Core Strategies. The Aligned Core Strategies must show how the Proposals Map has been changed as a result of the policies within it. Therefore any site allocated by the Aligned Core Strategies must identify specific Green Belt boundaries.
- 4.5 Where decisions about the detail of sites are not being made in the Aligned Core Strategies the Proposals Map does not need to be updated at this

stage. This would include where the principle of Green Belt review has been established but work is not yet advanced enough to establish exact boundaries (such as the Broad Locations for Growth, non-strategic sites around the urban area and the Key Settlements for Growth) and whether smaller settlements will be inset or washed over by the Green Belt. While the Aligned Core Strategies includes indicative areas at the Broad Locations and the Key Settlements, the need for further work and public consultation means that Stage 2b will be fully addressed through later development plan documents prepared individually by the local authorities involved. This paper sets out a framework for how these decisions will be made.

- 4.6 At both stages 2a and 2b the need to designate safeguarded land has been or will be considered. Safeguarded Land can be designated where:
- The land is suitable for development; and
 - One of the following applies:
 - The need to develop the site within the plan period is not foreseen as more sustainable sites are available; or
 - It is not necessary to keep the land permanently open; or
 - It is not appropriate for land to remain in the Green Belt due to the need to define defensible Green Belt boundaries.

5.0 Previous Work

- 5.1 Various pieces of evidence which consider the Green Belt value and sustainability of different areas, locations and sites around Greater Nottingham have been prepared to underpin the Regional Strategy and Aligned Core Strategies. These documents have already played a key role in establishing where development requirements should be provided for.
- 5.2 This work includes:
- Nottingham - Derby Green Belt Review (2006)
 - Appraisal of Sustainable Urban Extensions (2008)
 - Sustainable Locations for Growth Report (2010)
- 5.3 The Nottingham-Derby Green Belt Review (Green Belt Review 2006) provided strategic guidance as to the relative importance of different areas of the Green Belt around Greater Nottingham in relation to the five purposes of the Green Belt identified above. Overall it found that the area between Nottingham and Derby was the most important area of Green Belt. Areas to the south and east met fewer of the five purposes of the Green Belt. It should be noted, however, that only those areas of Green Belt within the area covered by the Aligned Core Strategies can be amended through the Aligned Core Strategies.
- 5.4 The Appraisal of Sustainable Urban Extensions (SUE Study 2008) assessed locations around Greater Nottingham against a number of criteria, including Green Belt, accessibility and environmental constraints. The Study was

focussed on the edge of the main built up area (the Principal Urban Area) as well as the edges of other urban areas (the Sub-Regional Centres of Hucknall and Ilkeston) as it was prepared in the context of the Regional Strategy which steered development to these locations.

- 5.5 The Sustainable Locations for Growth Report (SLG Report 2010) assessed the appropriateness of development in and around key settlements across Greater Nottingham other than those addressed by the SUE Study. It used similar assessment criteria to the SUE Study including consideration of Green Belt policy.

6.0 Strategic Assessment

- 6.1 The Strategic stage assessed broad areas around Greater Nottingham. It sought to identify the Green Belt value of different areas and also the most sustainable locations for growth around the urban areas and also at the various settlements and villages in the plan area. The strategic stage was based on the following
- Nottingham-Derby Green Belt Review: Assessment of Purposes and Role of the Green Belt (2006)
 - Appraisal of Sustainable Urban Extensions: Part A Assessment (2008)
 - Sustainable Locations for Growth Report (2010)
- 6.2 The main purpose of the Green Belt Review (2006) was to provide an assessment of how the land within the Green Belt fulfilled the five purposes of the Green Belt set out in Paragraph 1.5 of PPG2 (included in Paragraph 2.2 of this Background Paper). The Green Belt Review also considered the potential of identifying additional areas as Green Belt and the role open Green Belt land might play as part of the Green Infrastructure network for the area.
- 6.3 The Green Belt Review (2006) rated broad areas for their importance against the five purposes identified above. Each of the five purposes carried equal weight and was given a rating of X (low importance) to XXXXX (high importance) for its regional and national importance. A score was also given for the Green Infrastructure importance of the area. Each area was given an overall assessment of 'High', 'Medium' or 'Low' importance.
- 6.4 Part A of the SUE Study (2008) was a broad assessment of locations for growth adjacent to the Nottingham Principal Urban Area and the two sub-regional centres of Hucknall and Ilkeston. Potential 'directions for growth' were identified. These were designed to be large in extent in order to cover areas far wider than individual sites. The portion of each direction most heavily analysed was the countryside immediately adjacent to the built up area; the further any part of the direction extended from the edge of the urban area the less relevant it became to the SUE Study.

- 6.5 Each direction was assessed against a number of criteria indicating the suitability of development. A 'sieve mapping' exercise was first carried out to eliminate land that was not environmentally suitable for development regardless of the results of the remaining criteria. The criteria were:
- Infrastructure considerations;
 - Geoenvironmental considerations;
 - Transport and accessibility;
 - Housing affordability;
 - Economic development;
 - Regeneration potential; and
 - Green Belt and/or strategic policy.
- 6.6 The SLG Report (2010) provided a useful starting point to consider the impact and constraints to growth in the countryside which surrounds Greater Nottingham. The Report was carried out by the same consultants as the SUE Study and made use of a similar methodology which ensured there was a degree of 'fit' between the two reports. The SLG Report provided information on the merits and demerits of accommodating housing and ancillary growth in smaller settlements and villages and also the potential for new free standing settlements.
- 6.7 Areas that were considered through the SUE Study (2008) and settlements with a population of less than 750 were excluded from the SLG Report (2010). Overall the Report considered settlements with a population of between 750 and 11,000. An 'assessment area' was drawn around each identified settlement up to 1km (around 15 minutes walking distance) to provide a more focussed look at each settlement.
- 6.8 Each area was assessed against a number of criteria indicating the suitability of development. As with the SUE Study (2008), a sieve mapping exercise was first carried out to eliminate land that was not environmentally suitable for development regardless of the results of the remaining criteria. The criteria were:
- Infrastructure considerations;
 - Geoenvironmental considerations;
 - Transport and accessibility;
 - Housing affordability;
 - Economic development;
 - Regeneration potential;
 - Green Belt and/or strategic policy;
 - Housing land availability; and
 - Landscape/urban character.
- 6.9 The map of the Green Belt at Appendix A also shows the areas and directions assessed as part of the Green Belt Review and SUE Study.

Further details of the methodology and outcomes for the three documents can be found within those documents.

Green Belt Review (2006)

<http://www.nottinghaminsight.org.uk/insight/handler/downloadHandler.ashx?node=94083>

SUE Study (2008)

<http://www.broxtowe.gov.uk/index.aspx?articleid=4287%20>

SLG Report (2010)

<http://www.nottinghamcity.gov.uk/index.aspx?articleid=9067>

- 6.10 The results of the strategic stage of the Green Belt review have been combined to feed into the 'results table' which can be found in Appendix B. This results table shows how the findings of the three different reports have fed into the production of the Aligned Core Strategies and the development of Policy 2 (The Spatial Strategy).
- 6.11 While the Green Belt is an important consideration when determining how to accommodate future growth it is only one of many considerations. Other factors may, individually or in combination, outweigh the need to maintain the Green Belt in a particular location. The Results Table at Appendix B shows how these considerations have resulted in the spatial strategy and settlement hierarchy in the Aligned Core Strategy.

7.0 Defining boundaries

- 7.1 As identified in paragraph 4.2 above, the second stage involves establishing specific boundaries for the Green Belt. This stage is broken into two further stages. Stage 2a addresses the large strategic sites which are being allocated in the Aligned Core Strategies. The boundaries for the Broad Locations, smaller sites around the urban area and sites around the Key Settlements and other villages will be dealt with in subsequent Development Plan Documents.
- 7.2 Paragraph 85 of the NPPF sets out the approach when defining Green Belt boundaries. It requires, inter alia, that local planning authorities should:
- Not include land which it is unnecessary to keep permanently open;
 - Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
 - Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 7.3 Where strategic scale developments are to be allocated through the Aligned Core Strategies the Proposals Map will need to be updated to include specific boundaries. This stage is addressed through Part B of the SUE Study. Given the less strategic and more specific criteria that may render

each site suitable or unsuitable the sources of information and criteria differ slightly from Part A.

- 7.4 Part B of the SUE Study (2008) resulted in a recommendation as to whether a site was suitable for development and included housing numbers and a 'red line' defensible boundary to identify the area that could be allocated. In preparing these recommendations consideration was given to the following criteria:
- Transport and accessibility;
 - Geoenvironmental
 - Landscape
 - Local Policy/Previous Inspectors Comments (including Green Belt)
- 7.5 In some cases, the recommended sites have not been allocated (or not allocated in full) in the Aligned Core Strategies for a variety of reasons including that the full extent of the site was not required to meet housing needs or the Sustainability Appraisal determined that the development of the site would be less sustainable than others. This may also be because of other factors, such as the need for access or infrastructure requirements, meaning the site would not be deliverable within the plan period.
- 7.6 Where sites have not been allocated in full, consideration has been given to allocating the remainder of the site as safeguarded land. Details of the sites allocated in the Aligned Core Strategies can be found in the results table at Appendix B of this Background Paper. Maps identifying the specific boundaries proposed are contained in the Aligned Core Strategies and in the two Proposals Maps covering the area. Maps of these sites are also included in this Background Paper at Appendix C.
- 7.7 Due to the strategic nature of the Aligned Core Strategies there are a number of Green Belt issues that have not been specifically addressed in it. These include the specific boundaries of the Broad Locations and non-strategic sites around the urban area, changes to the Green Belt boundaries of the key settlements for growth and other villages, and whether villages will be inset or washed over by the Green Belt. In defining boundaries consideration will also be given to designating land as safeguarded land to allow for future development needs.
- 7.8 In terms of the Broad Locations, non-strategic sites around the urban area and boundaries for the Key Settlements, a similar approach to Part B of the SUE study will be used. Additionally there will need to be extensive public consultation with local communities and others with an interest, as there has been over the sites allocated in the Aligned Core Strategies, to understand their views on the options.
- 7.9 The table below sets out the criteria that were used in the SUE Study (2008) and SLG Report (2010). It provides commentary of the criteria and whether they will be needed by this stage and how to judge compliance with them.

Criteria	Comment
Sieve Mapping	Already carried out through the SUE/SLG Studies and the SHLAA
Transport & Accessibility	How will the site be accessed? Is there access to existing local facilities? Are there opportunities for public transport?
Geoenvironmental	Is there on-site contamination? Does the site or part of it flood? Will development affect the aquifer or other groundwater sources?
Housing Affordability	Already carried out through the SUE/SLG Studies.
Landscape & Urban Character	What is the topography of the area? Does the character allow new development to be integrated into the built environment?
Regeneration Potential	Is the site previously developed? Does the site offer the opportunity to regenerate adjacent areas?
Local and National Policy	Does the site make a valuable contribution to any of the five purposes of the Green Belt? Will a defensible Green Belt boundary be created? Do other policies potentially restrict development; do these outweigh the other benefits of the site?

- 7.10 The majority of the sites have been considered through the Strategic Housing Land Availability Assessment (SHLAA). As such, whether the site is suitable, available and achievable has already been assessed. The sustainability of each site will also need to be considered through the Sustainability Appraisal. The criteria will prove useful, alongside the criteria in paragraph 85 of the NPPF, when a decision needs to be made regarding competing suitable, available and achievable sites, especially around the settlements for growth.
- 7.11 Through the site specific development plan documents, decisions will also need to be made about whether settlements are 'inset' or 'washed over' by the Green Belt. An 'inset' settlement is one where the Green Belt boundary is drawn around the settlement so that the built up area of the village is not included in the Green Belt. Larger settlements with a denser built form are usually 'inset'.
- 7.12 A 'washed over' settlement is one where the built up area is included within the Green Belt. The NPPF (paragraph 86) requires that this should be used primarily because the open character of the settlement is an important characteristic and requires protection. Other means, such as conservation areas or design guides, should be used to protect other valuable

characteristics. A 'washed over' settlement may include an infill boundary within which 'limited' infill development may be acceptable.

- 7.13 Whether a settlement is 'inset' or 'washed over' is a matter to be determined on a case by case basis subject to the characteristics of that settlement. Decisions about specific Green Belt or infill boundaries will be informed by the evidence base referred to in this Background Paper and use of the criteria identified above.
- 7.14 Once new Green Belt boundaries and the status of smaller settlements have been determined they will be set out in draft Development Plan Documents. The development sites and all reasonable alternatives will be assessed through the Sustainability Appraisal process. Both the Plan and the Sustainability Appraisal will be subject to public consultation and Independent Examination.

8.0 Conclusions and Next Steps

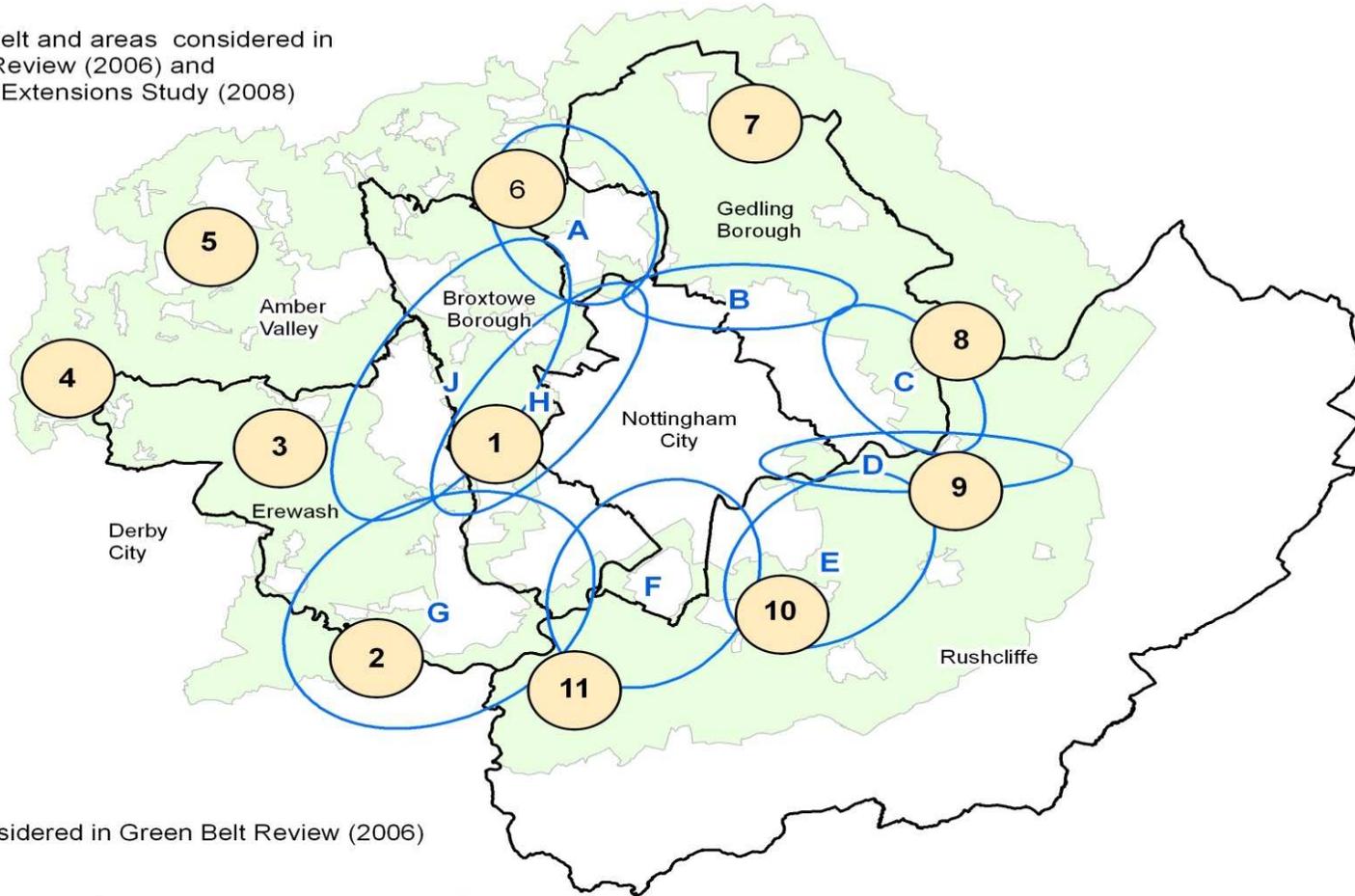
- 8.1 This Background Paper sets out the approach that has been used in reviewing the Green Belt in the plan area for the Aligned Core Strategies and also sets out the approach for reviewing the Green Belt
- 8.2 The Results Table in Appendix B shows the findings of the three documents referred to in this Background Paper and shows how the Green Belt Review has informed the strategy proposed for adoption in the Aligned Core Strategies. To provide a full picture it also identifies where Green Belt areas are not covered by the Aligned Core Strategies. The Results Table shows where sites have been allocated in the Aligned Core Strategies and where the principle of Green Belt review has been established. Further details of the decisions regarding strategic sites in Broxtowe Borough (as these are strategic sites which will involve Green Belt release) are included at Appendix C.
- 8.3 Where the principle of review has been established or the Green Belt issues are not covered by the Aligned Core Strategies they will be addressed by the Site Specific Allocations DPD.
- 8.4 Policies for the management of development in the Green Belt, such as those related to replacement buildings, 'limited' infilling in washed over villages and disproportionate extensions will be addressed through the Development Management development plan document.
- 8.5 The time frames for these are set out below:

	Broxtowe	Gedling	Nottingham City
Issues & Options	Summer/Autumn 2013	Sept/Oct 2013	Sept 2011
Preferred	n/a	April 2014	Sept 2013

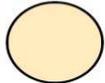
Option			
Publication	Winter/Spring 2013/14	Oct 2014	Sept 2014
Adoption	Winter 2015	Dec 2015	Dec 2015

Appendix A – Map showing Green Belt boundaries

Map showing Green Belt and areas considered in Green Belt Review (2006) and Sustainable Urban Extensions Study (2008)



Legend



Areas considered in Green Belt Review (2006)



Directions considered in Sustainable Urban Extensions Study (2008)



Green Belt



HMA Local Authority Boundaries

Appendix B – Results table

Area	Green Belt Review	SUE Study	SLG Study	ACS/SA
1 - Nottingham to Ilkeston and Long Eaton	High Importance	<p>Note: there is no direction I</p> <p><u>Part A</u></p> <p><u>Direction G</u>: Development adjacent to the PUA is not suitable in any location. However, limited mixed-use development on land already surrounded by the PUA may be possible subject to amenity, environmental and Green Belt constraints.</p> <p><u>Direction H</u>: The south of the Direction for Growth appears more suitable for mixed-use growth but the north is more constrained environmentally; development here would also require improvements in transport capacity and judgements on Green Belt policy and loss of agricultural land.</p> <p><u>Direction J</u>: Mixed-use development south, west and possibly east of Ilkeston should support Ilkeston's role as a sub-regional centre, but will be heavily reliant on transport network enhancements.</p> <p><u>Part B</u></p> <ul style="list-style-type: none"> • G2 – Between Stapleford and 	<p><u>Awsworth</u></p> <p>Medium suitability for medium level of growth to S, S-E and E.</p>	<p>Site G2 is proposed as a strategic location for growth. It is considered to have decisive sustainable transport and potential economic benefits, and to be visually and physically well contained. It is not considered to serve the strategic purpose of preventing Nottingham merging with Derby.</p> <p>Site G3 is not considered suitable due to flood risk, impact on Sites of Importance for Nature Conservation and noise from the railway.</p> <p>Part of site H2 is proposed as a strategic allocation for housing. It is considered to be well contained by topography and to have highly defensible boundaries. It is not considered that its development would lead to settlements merging into each other.</p> <p>A medium level of growth is proposed for Awsworth. Green Belt release will be required through the Allocations DPD.</p>

		<p>Toton</p> <ul style="list-style-type: none"> • G3 – Toton Sidings • H2 – North of Stapleford 		
2 - Derby to Long Eaton	Not within Aligned Core Strategy plan area			
3 - Derby to Ilkeston	Not within Aligned Core Strategy plan area			
4 – Immediate north of Derby	Not within Aligned Core Strategy plan area			
5 – Amber Valley Towns	Not within Aligned Core Strategy plan area			
6 - North of Eastwood, Kimberley and Hucknall	High importance	<p>Part A</p> <p><u>Direction A:</u> Some residential and employment growth in this area is suitable and desirable and should support the role of Hucknall as a sub-regional centre.</p> <p><u>Direction J:</u> Development in the north of the area is unsuitable on most physical criteria, as well as strategic policy grounds.</p>	<p><u>Brinsley</u> Medium suitability for medium level of growth to W, S-W and E.</p> <p><u>Eastwood</u> High suitability for high level of growth to S, N and N-E.</p> <p><u>Kimberley</u></p>	<p>Sites A1 and A2 can be developed without need to release Green Belt land and will be allocated through the ACS. A1 will be restricted in size due to highway constraints and the prospective SPA in the area. Some safeguarded land will be designated.</p> <p>A low level of growth is proposed for Brinsley, in light of its local heritage, landscape and nature conservation constraints. Green Belt release will be</p>

		<p><u>Part B</u></p> <ul style="list-style-type: none"> • A1 – Top Wighay Farm • A2 – North of Papplewick Lane 	<p>High suitability for medium level of growth to S, N-W and N-E.</p> <p><u>Newstead</u> Medium suitability for low level of growth to S</p>	<p>required through the Allocations DPD.</p> <p>A high level of growth is proposed for Eastwood. Green Belt release will be required through the Allocations DPD.</p> <p>A medium level of growth is proposed for Kimberley. Green Belt release will be required through the Allocations DPD.</p> <p>Lack of identified sites and the need to maintain green belt gap to south mean no additional growth is proposed at Newstead outside existing boundaries.</p>
7 - Ravenshead to Calverton and surrounds	Medium importance	<p><u>Part A</u></p> <p><u>Direction B</u>: Area can support some residential growth adjacent to PUA, linked to existing and new bus provision and the regeneration of deprived communities</p> <p><u>Part B</u></p> <ul style="list-style-type: none"> • B1 – North of Redhill 	<p><u>Bestwood</u> Medium suitability for low level of growth to N, N-E and E.</p> <p><u>Calverton</u> Medium suitability for medium level of growth to E, S, S-W, W and N-W</p> <p><u>Ravenshead</u> Medium suitability for medium level of growth to N and S.</p>	<p>Traffic impacts and access issues means site B1 is not considered achievable for development. Smaller scale development in the Redhill area may be possible and will be addressed through the Allocations DPD including Green Belt release if necessary.</p> <p>A higher level of growth is proposed for Calverton due to the lack of urban sites. This may be reduced if further sites in or edge of the urban are identified. Impact of growth has been considered to be acceptable subject to contributions to infrastructure. Green Belt release will be required through the Allocations DPD.</p> <p>A medium level of growth is proposed for Bestwood to ensure the benefits of regeneration are fully realised. Green</p>

				<p>Belt release will be required through the Allocations DPD.</p> <p>A medium level of growth is proposed for Ravenshead. Green Belt release will be required through Allocations DPD.</p>
8 - Northeast of Arnold & Gedling	Medium importance	<p><u>Part A</u></p> <p><u>Direction C</u>: Area could support some residential growth, with the small area free from environmental constraints adjacent to the PUA east of the proposed Gedling Colliery Country Park most suitable for further assessment.</p> <p><u>Part B</u></p> <p>No recommended sites</p>	<p><u>Burton Joyce</u> Medium suitability for low level of growth to N-E.</p> <p><u>Lambley</u> Medium to low suitability for low level of growth to N, N-E, S-W, W and N-W.</p> <p><u>Woodborough</u> Medium to low suitability for low level of growth to S-E, S, S-W and W.</p>	<p>No SUE's proposed in the ACS. Smaller scale growth may be allocated through the Allocations DPD including Green Belt release if necessary.</p> <p>Gedling Colliery can't be developed at present due to the cost of the required access road. The site will be retained as an area of future growth to allow development during the plan period if possible.</p> <p>A low level of growth is proposed at Burton Joyce, Lambley and Woodborough. Green Belt release may be required through Allocations DPD.</p>
9 - East of West Bridgford to Bingham	Not within Aligned Core Strategy plan area			
10 - South of West Bridgford to East Leake	Not within Aligned Core Strategy plan area			
11 - Clifton and South	Not within Aligned Core Strategy plan area			

Appendix C – Approach to Field Farm and Toton in the Broxtowe part of the Aligned Core Strategies.

9. Why Field Farm as an allocation

9.1 For sites *allocated* in the Core Strategies, the reviewed Green Belt boundaries are included as policy map extracts in the Core Strategy.

9.2 There are insufficient urban sites to meet Broxtowe’s objectively assessed housing need in the first five years of the Core Strategy. Of the competing green belt sites based on the evidence above, the site considered to perform best is the site north of Stapleford at Field Farm. This site is well contained by topography and has highly defensible boundaries being either existing housing to the north-west, west, south and south-east and the railway line and protected open space to the north. There is also the higher land at Stapleford Hill to the east. The planning application on the site includes 450 new homes without encroaching onto any of the protected areas of open space at the north of the site. This site was considered favourably by the Inspector to be released from the green belt at the previous Local Plan Inquiry, at a time of radically lower housing needs, which did not apply to any of the competing options. He was also clear in his view that development here would not lead to the coalescence of Trowell village with Stapleford, being of the view that the housing north of the brook, although within Trowell Parish, was physically and visually attached to Stapleford and as such development would not lead to settlements merging into each other.

9.3 Specifically when considering this site for housing at the previous Local Plan Inquiry the Inspector stated in his report that-

‘I can see little in land use terms to distinguish or separate between Parishes the housing developments along the west side of Stapleford Road. The narrow brook and small name-place signs hardly suffice. As STRAG conceded, it is difficult to perceive that one is not in Stapleford north of the brook. Similarly, I can see little to distinguish these housing developments from those to the south of Ilkeston Road or from the Trowell Grove and Mayfield Drive estates, apart from age and tenure which are not Green Belt factors. They all appear in land use terms to be an extension of the built up area of Stapleford.’

9.4 All of the other sites will either lead to some reduction in the gap between settlements (sites at Toton and Woodhouse Way) or will not have the same highly defensible boundaries (Coventry Lane and Bilborough Road). Of all the options for as a strategic allocation, this has the minimum release of green belt now and will result in the most visually contained allocation with defensible boundaries. It would also allow the greatest amount of flexibility in terms of responding to changes in circumstances, such as potential land release at the MOD. As such, the ‘exceptional circumstances’ case is most easily demonstrated. The site has been consistently promoted by a single

house builder who is willing and able to commence delivery once permission is granted. The site has no in principle or holding objections from any statutory consultee, and so early delivery is considered to be more assured on this site than the others which is a significant matter, recognised in the Sustainability Appraisal, given the difficulties in securing the early delivery of sites in Broxtowe and across the HMA. It is acknowledged that Toton is the best performing site in the SA to inform the Core Strategy, but this is not considered justification to hold up delivery on a site at Field Farm, given the delivery issues and as development on both sites are addressed in the Core Strategy as detailed further below.

10. Why Toton as a Strategic Location

- 10.1 For sites identified as *broad locations* in the Core Strategies (sites and key settlements identified for growth) the principle of green belt review is established.
- 10.2 There are insufficient urban sites to meet Broxtowe's objectively assessed housing need over the full 15 years of the Core Strategy. Toton was identified as a preferred site for a housing led allocation in 2011 on land restricted to west of Toton Lane, but was not included in the publication version of the Core Strategy as it was not considered at this time that a single site for some 800 dwellings would be required to be released from the green belt to meet Broxtowe housing needs.
- 10.3 In terms of the strategic location for growth now proposed in the Core Strategy, this was also resisted by the previous Local Plan Inspector for green belt reasons and in particular his concern regarding the perception of coalescence between settlements and his view that filling the gap between the large free standing electricity substation and the urban area of Toton can not be constituted as 'rounding off the latter'. However, no other site was considered by this Inspector to merit release from the green belt other than Field Farm. Also even allowing for the view of the previous local plan Inspector, it is not considered that the green belt in this area north of Toton serves the same strategic purpose of preventing Nottingham merging with Derby, which is an opinion shared by the consultant team who undertook the Tribal report. In the context of considering the extent of the built development around the site, the Tribal consultant team commented that:
- 'Development here would seem not to constitute unrestricted urban sprawl into open countryside, as it is debatable whether the Green Belt gap within the PUA here could be genuinely described as 'countryside'; it is more an informal suburban amenity space.'*
- 10.4 It is important to note that the fundamental reason Nottingham has a green belt is to prevent Nottingham and Derby from merging into one another, as similar sized cities without the risk of merging with a large neighbouring settlement don't have a green belt at all. This is a point consistently identified as being of significance in the earlier green belt reviews referred to above. Therefore, any potential merging between Toton and Stapleford is considered to be less of a strategic issue than encroachment into open areas of green

belt to the west of the A6002 at Coventry Lane and Bilborough Road, given that this part of the green belt north of Toton is already surrounded by settlements within the Nottingham Principal Urban Area. In addition the Toton site west of Toton Lane is considered to be visually and physically well contained with the railway sidings/ potential HS2 station and line to the west, Toton to the south, Toton Lane to the east and George Spencer School and the sewage works to the north beyond which is the A52. The areas to the East of Toton Lane are less well contained, but the tram line and park and ride, when complete, will form a defensible boundary in NPPF terms.

- 10.5 The Toton site also has the very significant advantage of sustainable transport to the links to the tram with the terminus and park and ride facility to be located a very short walk from this location on the east side of Toton Lane. The location has always been best placed of the competing strategic sites to take the maximum benefit from the tram, which would not only support this important public transport facility but would also take more cars off the road than would be the case with a similar development less well connected to public transport. The tram is expected to be operational by 2014 and both the Tribal consultants and the previous Local Plan Inspector attached weight to the sustainable transport benefits through the tram of allocating housing land in this location. Since this time the delivery of the tram is more certain with construction underway.
- 10.6 It is however, the sustainable transport and potential economic benefits of the proposed HS2 station at Toton, which decisively increase the sustainability of development adjacent to the station, and it for this reason that Broxtowe have amended the Core Strategy to include this as a Strategic Location for growth. The addendum to the Sustainability Appraisal recognises the increased sustainability of the site on transport, employment and innovation grounds.
- 10.7 In addition to this the preferred route of the HS2 route will bisect the site West of Woodhouse Way which, if confirmed, will significantly reduce the available land for development on this site.
- 10.8 However, it is also for these same reasons relating to HS2 that it is not realistic to amend greenbelt boundaries now at the Toton location, given the current uncertainty regarding HS2. The site at Toton has been identified as the preferred location for a station but there are matters that cannot be concluded with any degree of certainty now. These include the road access arrangements, the safeguarding of the NET line across the site, the distance any residential or other development would need to be set back from the station and line, the appropriateness of different uses on the site, particularly given the uncertainty of the land that will be available.
- 10.9 This approach gives significant flexibility as if Toton is the confirmed location for the HS2 station then the details of the site adjacent to it can be addressed in the Broxtowe Allocations DPD which is due to be adopted in the winter of 2014/15, after a final decision is taken on HS2. If at this time, in the unlikely event of the station not being confirmed at Toton, then there are plenty of alternatives to consider in order to meet the housing and economic needs of Broxtowe.