

Green Belt Review

Appendix F: Rushcliffe Borough Council

December 2022



Contents

1	Introduction	3
2	Assessment: MBUA Nottingham (within Rushcliffe)	5
3	Assessment: Key Settlements.....	15
4	Assessment: Broad Areas.....	36

1 Introduction

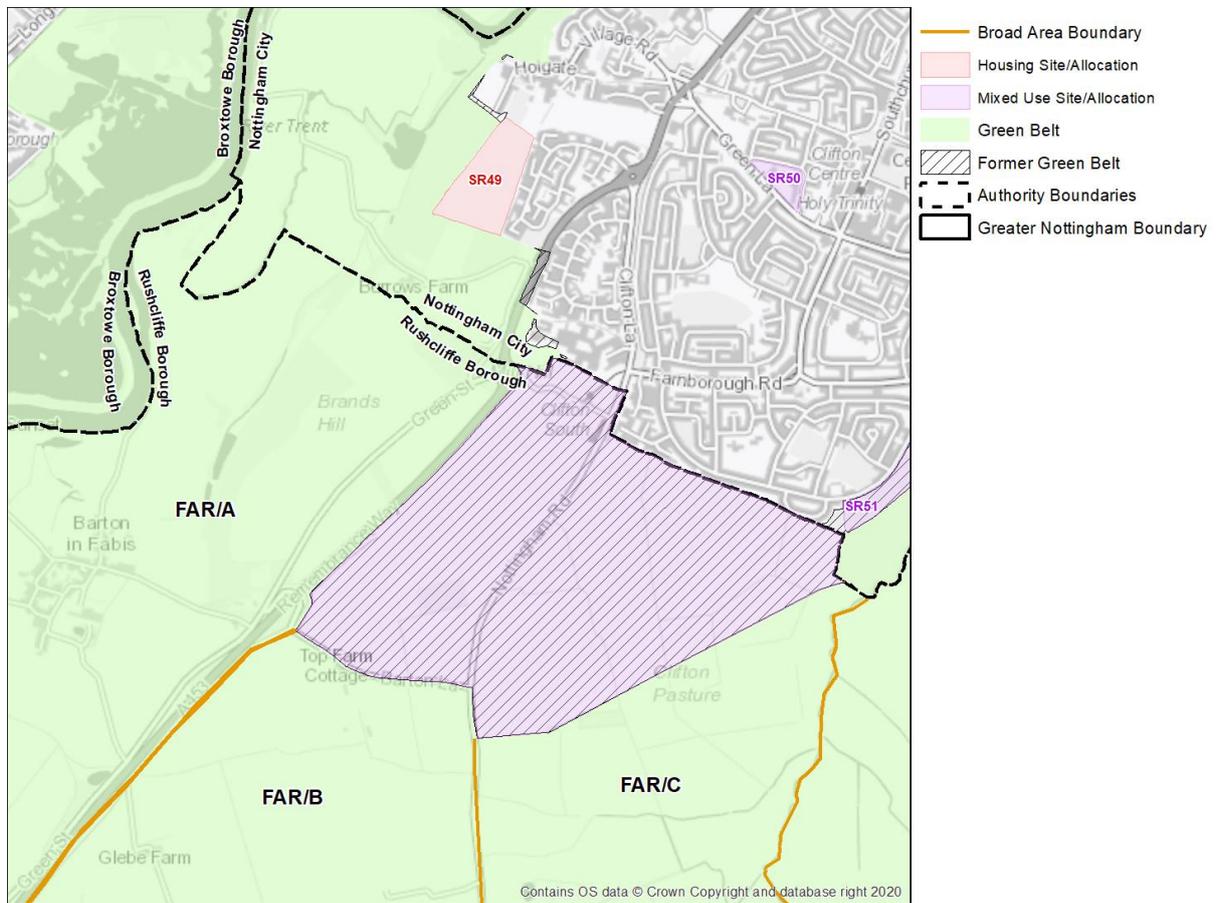
- 1.1 Broxtowe, Gedling, Nottingham City and Rushcliffe Councils are working jointly to prepare evidence to support the Greater Nottingham Strategic Plan. As part of this work, the Councils have undertaken a strategic Green Belt Review.
- 1.2 A separate Green Belt Background Paper provides further information regarding Green Belt Policy, the need for a review and how Green Belt issues will be addressed as part of the Strategic Plan.
- 1.3 The review updates the previous assessment and takes into account changes since the last review, such as
- development on the ground;
 - revised conservation area boundaries; and
 - local plan proposals (housing and employment allocations/sites)
- 1.4 The main report sets out the methodology used for undertaking targeted assessments of the Green Belt and each local authority has its own appendix - this appendix relates only to Rushcliffe Borough Council. This review has been prepared to support the Greater Nottingham Strategic Plan and therefore looks at broad areas. For Rushcliffe, additional 'freestanding' Green Belt assessments have also been undertaken. This is to cover areas of Green Belt which fall outside of the existing Broad Area assessments, where strategic sites are being promoted for development and are being considered as a 'reasonable alternative' for the purposes of the Sustainability Appraisal and site selection process. A more detailed assessment of specific sites will be undertaken as part of each Council's Part 2 Local Plan reviews.
- 1.5 The review assesses areas against Assessment Criteria and uses the scoring matrix, set out at Appendix A. These are based on the following purposes of including land in the Green Belt as set out in national planning policy guidance (NPPF):-
1. to check the unrestricted sprawl of large built-up areas;
 2. to prevent neighbouring towns from merging into one another;
 3. to assist in safeguarding the countryside from encroachment;
 4. to preserve the setting and special character of historic towns; and
 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.¹
- 1.6 Lower scores mean that a broad area is, overall, less valuable in terms of the Green Belt.
- 1.7 It should be noted that the Green Belt Review only forms part of the site selection process and decisions regarding whether a site is allocated for development will be dependent on a number of other factors. Other factors, such as landscape, historic environment, flooding and nature conservation will

¹ The fifth purpose, assisting in urban regeneration, has not been used as it is considered that all Green Belt land performs this purpose equally.

be the subject of separate assessments and will be given due weight when making decisions about which sites to allocate for development.

2 Assessment: MBUA Nottingham (within Rushcliffe)

Fairham



Barton in Fabis

Strategic Area	FAR/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	The location is adjacent to one green belt inset boundary. This is to the strategic allocation south of Clifton. The A453 provides a strong defensible boundary that would be breached if development were to occur within this broad area. The only strong defensible boundaries until coming to the River Trent to the north are a tree belt and Green Street.
Prevent merging of settlements	4	Development within this area could significantly reduce or completely close the gap between the main built up

Green Belt Purpose	Score	Justification
		area within Rushcliffe and the washed over village of Barton in Fabis.
Assist in safeguarding the countryside from encroachment	4	Barton in Fabis is a village washed over by the green belt. The village itself is not considered to be inappropriate development. There is limited inappropriate development located within this broad location.
Preserve setting and special character of historic settlements	4	There are a number of listed buildings within the historic core of Barton in Fabis. The most significant is St Georges church (Grade 1 listed), which has a spire that is prominent within the area.
Strategic Green Belt Score	16	

Fairham West

Strategic Area	FAR/B
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	The location is adjacent to one green belt inset boundary. This is to the strategic allocation South of Clifton. The only strong features of note which could contain further development and act as a defensible boundary is the foot of the Gotham Hills, which is some distance south, and the A453. Limited existing features to the south west which could form a defensible boundary. Having regard to the nature of these features, development within this area could lead to a long limb into the open countryside.
Prevent merging of settlements	4	Development in this direction would reduce significantly the gap between the edge of the strategic allocation at Clifton and Gotham. Whilst the Gotham Hills may provide some degree of separation between the two, the perceptual impact has the potential to be significant.

Green Belt Purpose	Score	Justification
Assist in safeguarding the countryside from encroachment	5	There are no inappropriate developments within this area.
Preserve setting and special character of historic settlements	2	Thrumpton conservation area is to the west of this broad area, but it is considered that the potential impact will be limited. There is a scheduled ancient monument within this broad area, however this is isolated and not connected to the setting or special character of a historic settlement.
Strategic Green Belt Score	15	

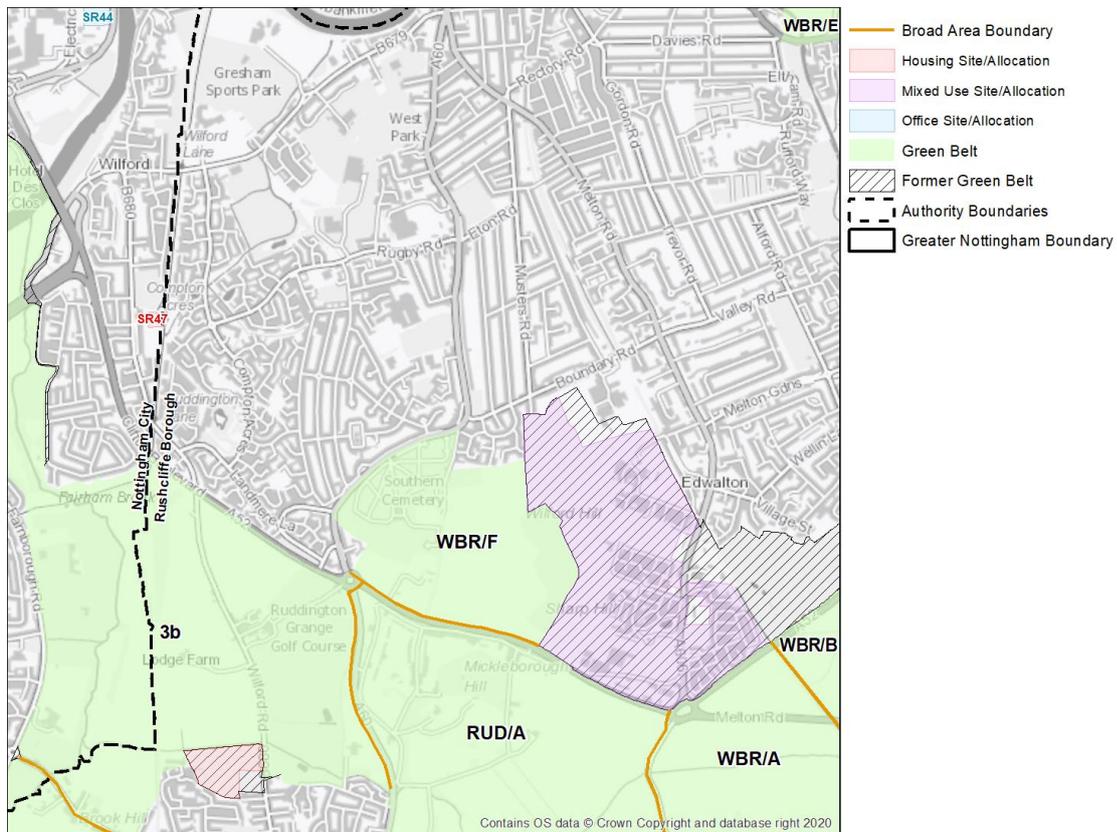
Fairham East

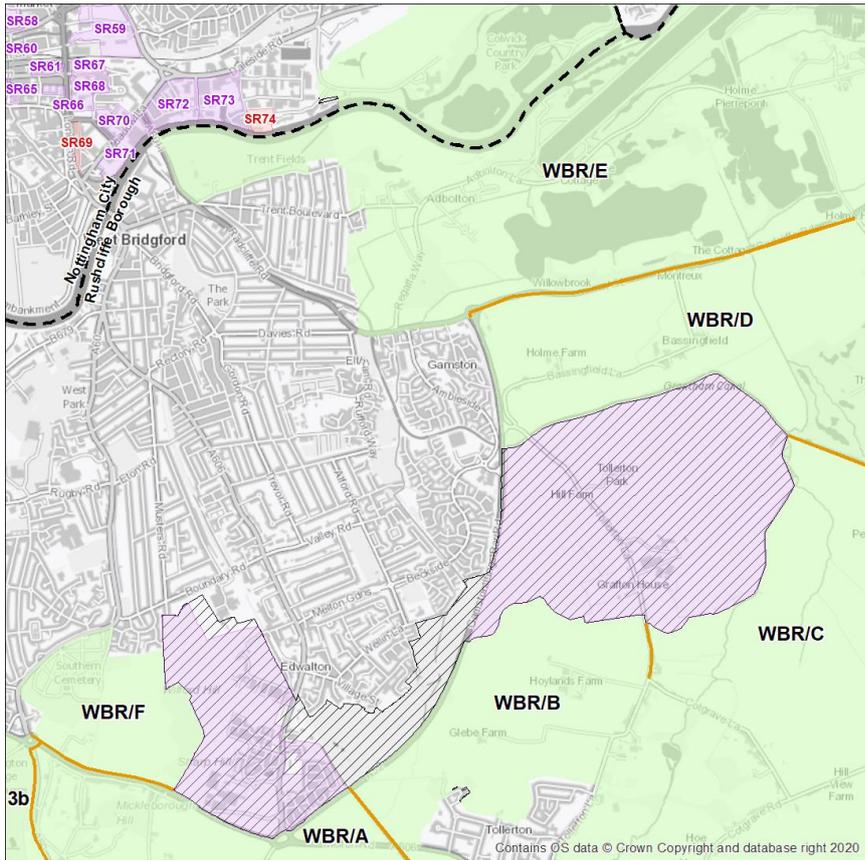
Strategic Area	FAR/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	5	The location is adjacent to one green belt inset boundary. This is to the strategic allocation South of Clifton. There are no strong features on the ground which could be considered to be a defensible boundary. The area is visually disconnected from the main built up area of Nottingham. The area is open and intensively farmed.
Prevent merging of settlements	3	The area provides a visual and perceptual gap between the edge of the strategic allocation South of Clifton and Gotham.
Assist in safeguarding the countryside from encroachment	5	There is no inappropriate development within this area.
Preserve setting and special character of	2	Development with this broad area may have an impact of the setting of the main historic feature within Gotham, the grade 1 listed St Lawrence church. The

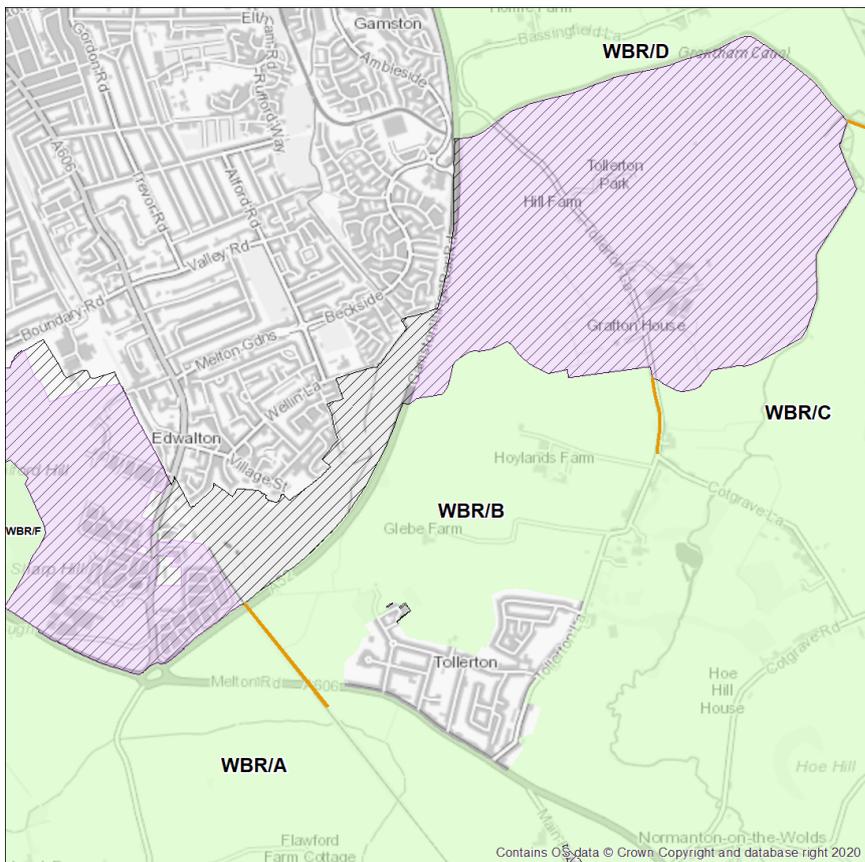
Green Belt Purpose	Score	Justification
historic settlements		church has a prominent spire that rises above the village.
Strategic Green Belt Score	15	

West Bridgford





- Broad Area Boundary
- Housing Site/Allocation
- Mixed Use Site/Allocation
- Green Belt
- Former Green Belt
- Authority Boundaries
- Greater Nottingham Boundary



- Broad Area Boundary
- Mixed Use Site/Allocation
- Green Belt
- Former Green Belt
- Authority Boundaries
- Greater Nottingham Boundary

North of A52

Strategic Area	WBR/F
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	Having regard to the strategic allocation at Edwalton, the area is adjacent to the urban edge on three sides. Whilst the area is contained by the A52 Ring Road, it spills over a prominent ridgeline.
Prevent merging of settlements	3	Development of this area at its maximum extent would effectively close the gap between West Bridgford and the area of low density housing at Ruddington that is not inset from the green belt.
Assist in safeguarding the countryside from encroachment	4	Predominantly agricultural in use. Whilst the cemetery is located within this area, its use is not inappropriate development within the green belt.
Preserve setting and special character of historic settlements	1	There are no identified features around this area that contribute to the setting or special character of historic settlements.
Strategic Green Belt Score	11	

East of Flawforth Lane West of Test Railway Track

Strategic Area	WBR/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	The area lies beyond the strong defensible boundary of the A52. The area is flat with long views across it when viewed from the A52 Wheatcroft Island. Possible defensible boundaries within this area are significantly weaker than the present boundary and consist of field boundaries or watercourses.

Green Belt Purpose	Score	Justification
Prevent merging of settlements	5	The area provides for an important strategic gap between West Bridgford and Tollerton. Development within this area would virtually join the two settlements together.
Assist in safeguarding the countryside from encroachment	5	This area is all in agricultural use and contains no inappropriate development.
Preserve setting and special character of historic settlements	1	There are no identified features around this area that contribute to the setting or special character of historic settlements.
Strategic Green Belt Score	15	

Between Tollerton and West Bridgford

Strategic Area	WBR/B
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	Having regard to the strategic allocation East of Gamston/North of Tollerton the northern boundary will adjoin the built up area once the development of the strategic allocation is complete. The area is currently visually disconnected from West Bridgford.
Prevent merging of settlements	5	The area provides for an important strategic gap between West Bridgford and Tollerton. Development within this area would virtually join the two settlements together.
Assist in safeguarding the countryside from encroachment	4	The area is largely agricultural with an area of woodland. It contains limited inappropriate development.

Green Belt Purpose	Score	Justification
Preserve setting and special character of historic settlements	1	No identified impacts in relation to this green belt purpose.
Strategic Green Belt Score	14	

Between Strategic allocation Gamston and Cotgrave

Strategic Area	WBR/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	5	This area is adjacent to the strategic allocation East of Gamston/North of Tollerton, the development of which has yet to commence. The area is very open and in agricultural use, and there are weak features within the area which could potentially provide for a defensible boundary.
Prevent merging of settlements	2	The area prevents the merging of the strategic allocation East of Gamston/North of Tollerton and Cotgrave, although there is some distance between the two.
Assist in safeguarding the countryside from encroachment	4	The area is agricultural and contains limited inappropriate development.
Preserve setting and special character of historic Settlements	1	No identified impacts in relation to this green belt purpose.
Strategic Green Belt Score	12	

Bassingfield

Strategic Area	WBR/D
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	2	This area is adjacent to the strategic allocation East of Gamston/North of Tollerton, and Gamston, although it is separated from Gamston by the A52 Lings Bar road. The area consists of agricultural fields, paddocks and the settlement of Bassingfield. It is generally flat with smaller field patterns closer to the settlement. Having regard to the strategic allocation, there will be two boundaries to the urban edge. The A52 forms a defensible boundary to the north.
Prevent merging of settlements	5	Development within this area has the potential to completely absorb Bassingfield.
Assist in safeguarding the countryside from encroachment	4	Outside of the settlement of Bassingfield, inappropriate development is limited to a handful of dwellings and the County Councils depot of the Gamston roundabout. The remainder of the area is agricultural or paddocks.
Preserve setting and special character of historic Settlements	1	No identified impacts in relation to this green belt purpose.
Strategic Green Belt Score	12	

Lady Bay

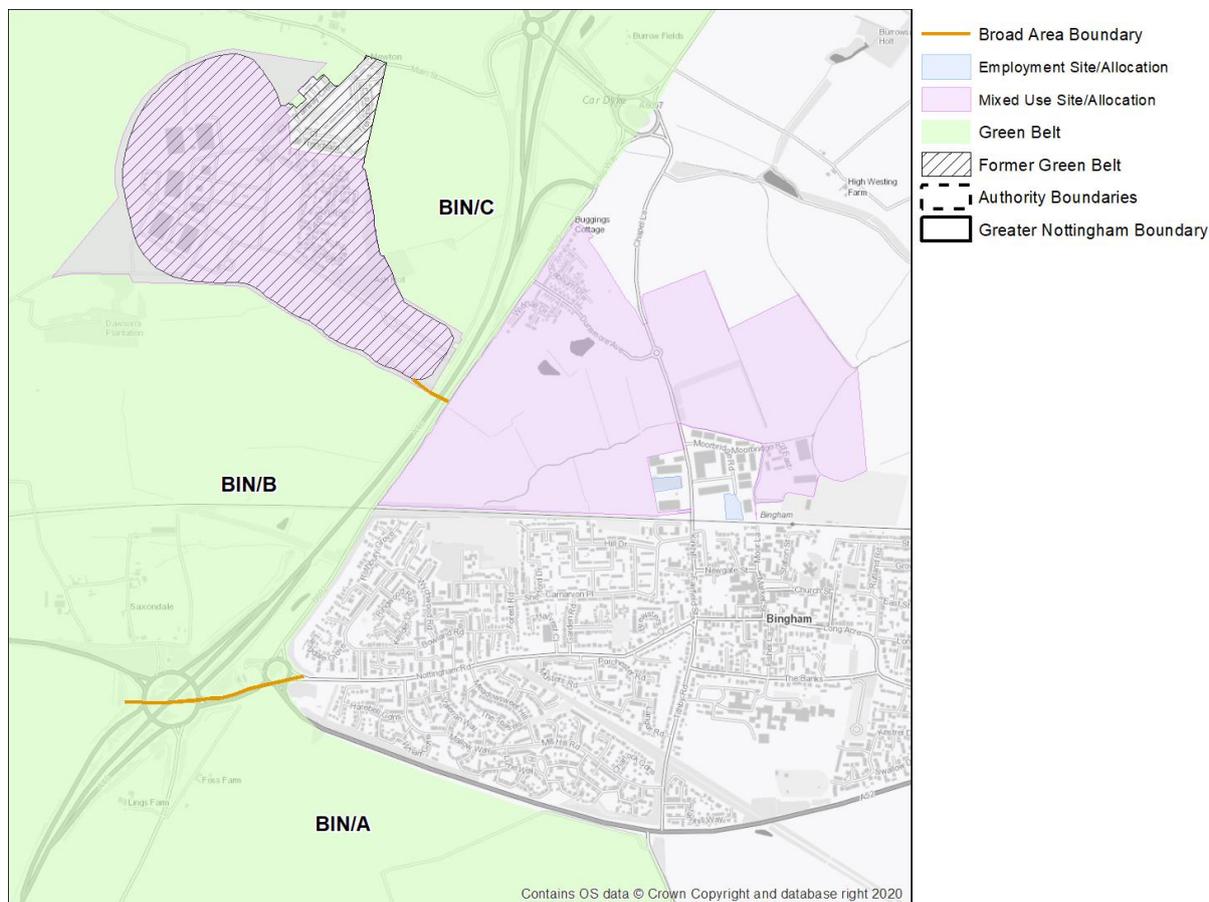
Strategic Area	WBR/E
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted	3	If development were to only occur up to Regatta Way than it has two boundaries with the main built up area of Nottingham. If development was to take place

Green Belt Purpose	Score	Justification
sprawl of settlements		further east then the area would have one complete and one partial boundary with the main built up area of Nottingham. Some degree of sprawl possible, however the degree of sprawl would be contained by existing lakes within the area, or Regatta Way.
Prevent merging of settlements	2	Development within this area would not lead to the physical merging of settlements due to the presence of the lakes between the east of the area and Holme Pierrepont. There would be a minor perception of merging should the area become developed.
Assist in safeguarding the countryside from encroachment	3	The vast majority of the area consists of uses that are not considered to consist of inappropriate development within the green belt. These use include agricultural land and buildings, playing fields, wildlife areas and paddocks. There is however a moderate degree of inappropriate development on the urban fringe on Adbolton Lane, and at Greenacres Park.
Preserve setting and special character of historic towns	1	No identified impacts in relation to this green belt purpose.
Strategic Green Belt Score	9	

3 Assessment: Key Settlements

Bingham



Bingham South

Strategic Area	BIN/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	5	The removal of Green Belt land south of the A52 would break the settlement's strategic southern Green Belt boundary. It would constitute prominent intrusion into open countryside.
Prevent merging of settlements	2	Development south of the A52 would reduce the distance between Bingham and Cropwell Butler.
Assist in safeguarding the countryside	5	The A52 is screened by an embankment and vegetation. Further west the A52/A46 interchange is a significant encroachment. Land south of the A52 is

Green Belt Purpose	Score	Justification
from encroachment		free from inappropriate development and the character of the area is open countryside.
Preserve setting and special character of historic towns	1	This area contains no heritage assets and doesn't form part of the historic setting of Bingham.
Strategic Green Belt Score	13	

Bingham West

Strategic Area	BIN/B
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	The present B692 (Fosse Way) provides a robust defensible boundary close to Bingham and prevents urban sprawl. Whilst the A46 provides an opportunity for a defensible boundary west off Bingham, removing land from the green belt beyond the A46 would be harder to constrain as there are weaker defensible boundaries and removal could result in development that is visually and physically disconnected from Bingham.
Prevent merging of settlements	4	The Green Belt designation west of the current boundary prevents the merging of Bingham with Saxondale and Upper Saxondale, and the inset for the Strategic Allocation of Former RAF Newton.
Assist in safeguarding the countryside from encroachment	3	The area contains limited inappropriate development. The A46 dual carriageway also passes through the area, together with a significant interchange.
Preserve setting and special character of historic towns	1	This area contains no heritage assets and doesn't form part of the historic setting of Bingham.

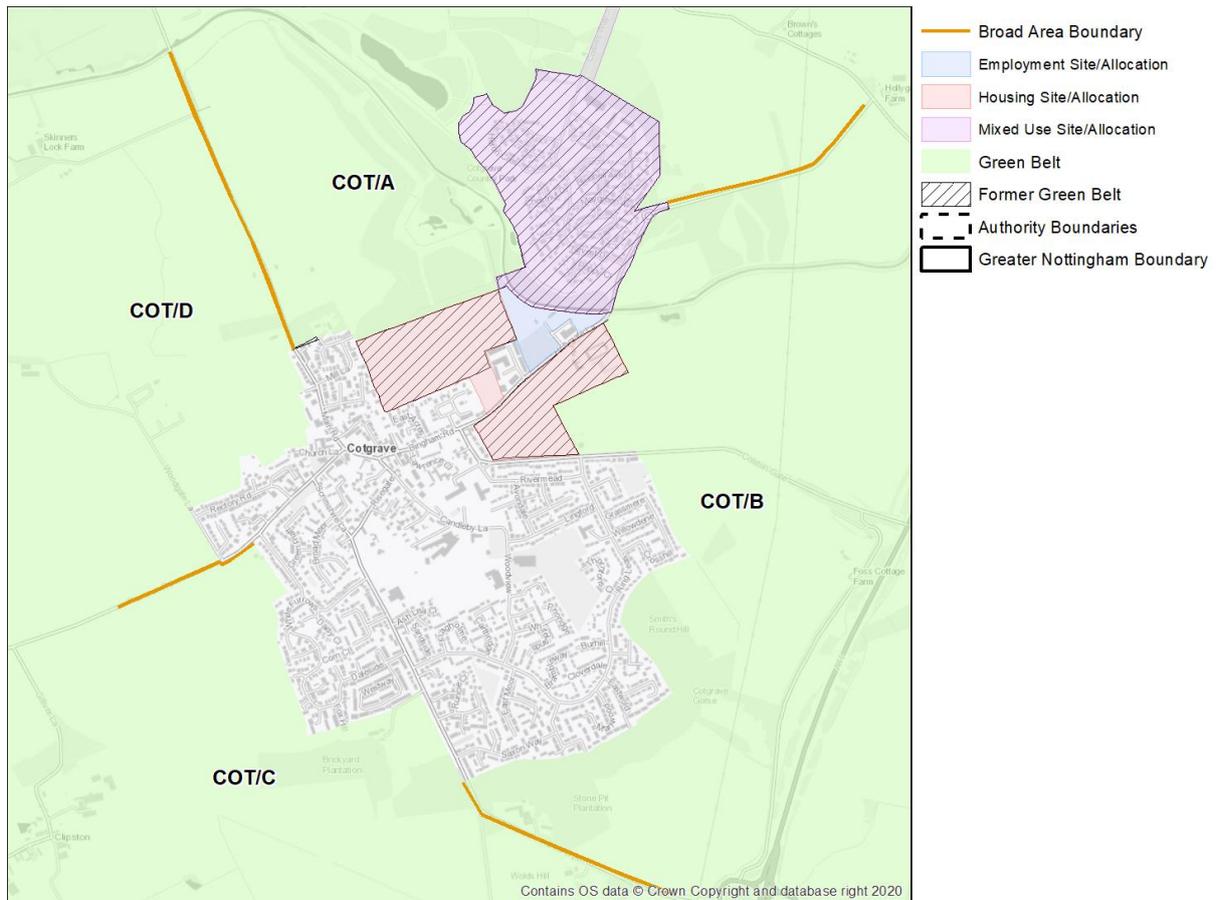
Green Belt Purpose	Score	Justification
Strategic Green Belt Score	12	

Bingham North West

Strategic Area	BIN/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	2	The present B692 (Fosse Way) provides a robust defensible boundary close to Bingham and prevents urban sprawl. Whilst the A46 and Main Street Newton provides an opportunity for a defensible boundary further west from Bingham, going further than this would lead to a long limb of development into the countryside, which is visually disconnected from Bingham. Potential defensible boundaries further west are also considerably weaker.
Prevent merging of settlements	5	The Green Belt designation west of the current boundary prevents the merging of Bingham with Newton.
Assist in safeguarding the countryside from encroachment	5	There is no inappropriate development in this location
Preserve setting and special character of historic towns	1	This area contains no heritage assets and does not form part of the historic setting of Bingham.
Strategic Green Belt Score	13	

Cotgrave



Cotgrave North

Strategic Area	COT/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	This area is adjoins Cotgrave and the recently completed Hollygate Park development. Given the pattern of development north of Cotgrave and the containment provided by the country park the Grantham Canal and Main Road, there are areas of land that could be developed that would be shielded from the wider green belt in this direction. This would lead however to a long limb of development into the countryside. Further north Stragglethorpe Road could offer a potential defensible boundary however this

Green Belt Purpose	Score	Justification
		would be a significant distance from the existing green belt boundary.
Prevent merging of settlements	1	There is some distance between Cotgrave and the nearest settlement of Radcliffe on Trent.
Assist in safeguarding the countryside from encroachment	4	This area is, in large, in agricultural use or a country park, with some limited inappropriate development.
Preserve setting and special character of historic towns	1	There are no identified impacts in relation to this green belt purpose.
Green Belt Score	9	

Cotgrave East

Strategic Area	COT/B
----------------	-------

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

Green Belt Purpose	Score	Justification
Prevent merging of settlements	1	There is some distance between this area and the nearest settlement of Cropwell Bishop.
Assist in safeguarding the countryside from encroachment	5	This strategic area is predominantly agricultural and woodland, together with part of a country park and a green burial site. All of these uses are countryside uses.
Preserve setting and special character of historic towns	1	Whilst the Green Belt extends close to the centre of Cotgrave, there are no designated or non-designated heritage assets that would be affected by development to the east of the town.
Green Belt Score	11	

Cotgrave South West

Strategic Area	COT/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	<p>Land south and west of Cotgrave provides scope to round off the urban edge most notably around The Brickyard. This area is also contained by The Brickyard Plantation and Scotton's Hill woodland.</p> <p>Land adjacent to Plumtree Road is open countryside consisting of large arable fields which offer fewer opportunities to restrict urban sprawl. The topography however slopes down towards the urban edge screening the land from the west.</p>
Prevent merging of settlements	3	The extension of development west would, in conjunction with the Strategic Allocation of East Gamston/North Tollerton, result in moderate reduction in the distance between Cotgrave and Nottingham's main urban area. Development has the potential to both visually and perceptually significantly reduce the distance between Cotgrave and Clipston on the Wolds.

Green Belt Purpose	Score	Justification
Assist in safeguarding the countryside from encroachment	4	The area contains limited inappropriate development. The overall character of the area is open countryside and is agricultural and woodland.
Preserve setting and special character of historic towns	1	Provided development does not extend beyond the parish boundary, development would be unlikely to have a significant impact in relation to this purpose.
Green Belt Score	11	

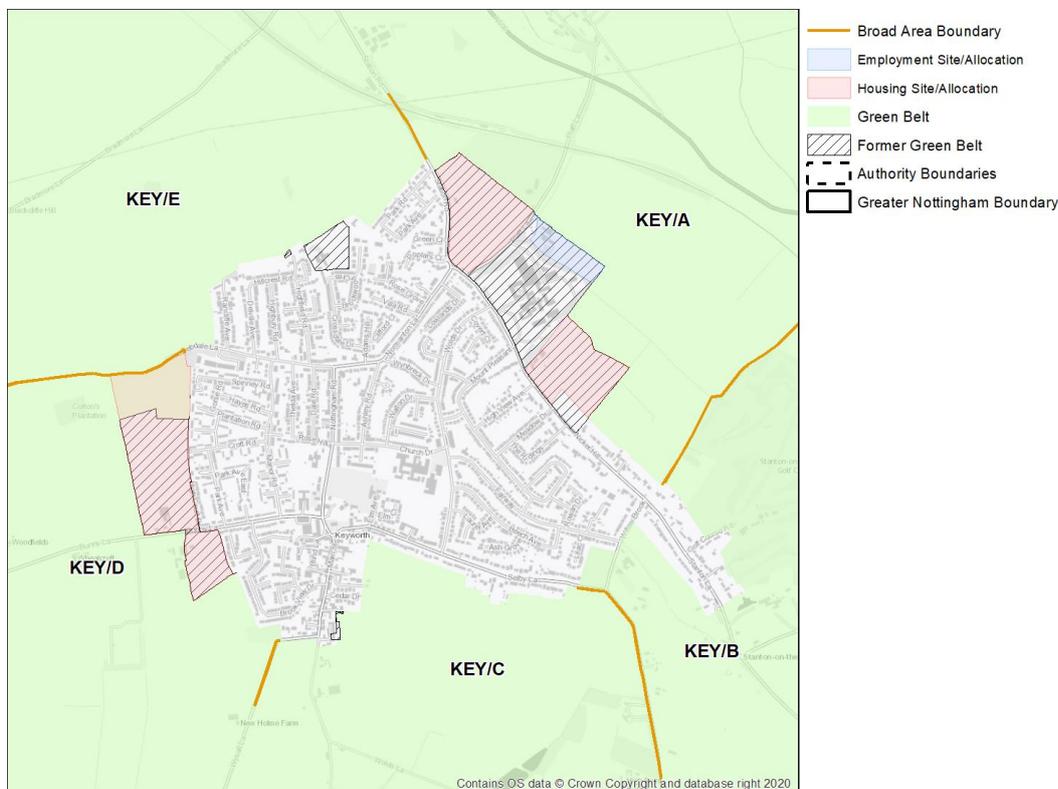
Cotgrave West

Strategic Area	COT/D
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	Land closer to the settlement contains more compact fields and scope to round off the settlement. The urban edge could be extended provided it does not extend beyond built developments on Plumtree Road and Main Road into the open countryside. Further development along Plumtree Road and Main Road would constitute ribbon development and prominent intrusions into the countryside (see review of Cotgrave North above). In large part, possible defensible boundaries are limited to field boundaries and hedgerows.
Prevent merging of settlements	2	The extension of development west would, in conjunction with the Strategic Allocation of East Gamston/North Tollerton, result in moderate reduction in the distance between Cotgrave and Nottingham's main urban area.
Assist in safeguarding the	4	The area is largely agricultural and contains limited inappropriate development.

Green Belt Purpose	Score	Justification
countryside from encroachment		
Preserve setting and special character of historic towns	2	The Green Belt is adjacent to Cotgrave's historic core, which includes the setting of the grade 1 listed All Saints church spire and several buildings of local interest.
Green Belt Score	11	

Keyworth



Keyworth North East

Strategic Area	KEY/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	The broad area is contained by the golf course, railway line and Station Road. These provide strong defensible boundaries. Within the site hedgerows provide internal boundaries.

Green Belt Purpose	Score	Justification
		The topography drops gently to the north away from Keyworth across the Normanton Wolds. East of Platt Lane the topography steepens to the road. As a consequence development beyond the railway line would form a prominent intrusion in the open countryside.
Prevent merging of settlements	4	Land further away from the settlement edge, beyond the railway line, forms an important buffer between Keyworth and Plumtree/Normanton-on-the-Wolds.
Assist in safeguarding the countryside from encroachment	4	There is a small amount of inappropriate development within this area, however the area is predominantly in agricultural or recreation use.
Preserve setting and special character of historic settlement	2	The cottages on Platt Lane exhibit features that qualify them as non-designated heritage assets (as set out in the Local Plan Part 2), as do some of British Geological Survey buildings. These are located on the settlement edge.
Strategic Green Belt Score	13	

Stanton on the Wolds

Strategic Area	KEY/B
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	The Melton Road and properties at Hill Crest form a robust strategic boundary to the east. Within the strategic area, established hedgerows provide identifiable, but weaker defensible boundaries. Compact fields between Widmerpool Lane and Stanton Lane would ensure development could be contained. This area is also screened by residential properties. Land either side of Browns Lane is more open and less contained.
Prevent merging of settlements	4	There are no settlements within the green belt to the east or south of Stanton on the Wolds.

Green Belt Purpose	Score	Justification
		Development between Widmerpool Lane and Stanton Lane would increase merging between Keyworth and the part of Stanton on the Wolds that is washed over by the green belt and the dwellings on Stanton Lane which are inset from the Green Belt.
Assist in safeguarding the countryside from encroachment	4	Outside of the washed over part of Stanton on the Wolds, there is limited inappropriate development.
Preserve setting and special character of historic settlement	1	Development would be unlikely to have an impact in relation to this purpose.
Strategic Green Belt Score	12	

Keyworth South

Strategic Area	KEY/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	The wider strategic area is contained by strong defensible boundaries along Widmerpool Lane, Wolds Lane and Lings Lane. However due to Keyworth's location on the ridgeline, development in this area would break the ridgeline and result in prominent intrusion into the countryside. The only obvious boundaries that could be used are field boundaries.
Prevent merging of settlements	1	There are settlements inset from the green belt to the south of Keyworth. Widmerpool is 2km south and outside the Green Belt.
Assist in safeguarding the countryside from encroachment	4	The area contains a small amount of sporadic inappropriate development on Lings Lane. The rest of the area is in agricultural use. As Keyworth is below the ridgeline, the overall character of the land is open countryside.
Preserve setting and special	4	This area of Green Belt is adjacent to Keyworth's Conservation area, which is the historic core of the

Green Belt Purpose	Score	Justification
character of historic settlements		village. A panoramic view has been identified across the green belt area outwards from the conservation area, and the buildings on the edge of the conservation area contribute to its character
Strategic Green Belt Score	13	

Keyworth West

Strategic Area	KEY/D
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	<p>Separating this broad area north and south of Bunny Lane, the area north consists of smaller fields which are well contained by established hedgerows and a ditch along Debdale Lane. The topography of the area is dominated by the ridge upon which Keyworth is located and the Green Belt designation prevents further expansion of Keyworth which would be visible over a wide area to the north and south.</p> <p>Land south of Bunny Lane and west of Hillside Farm is similar. The topography slopes south and west towards the Sewage Treatment Works. The removal of land within this area would facilitate development which would intrude prominently when viewed from the south and along Wysall Lane. Field boundaries offer the only opportunities for boundaries. Further out Wysall Road and Rancliffe Wood could provide for containment, however these features are some distance from the Keyworth inset boundary.</p>
Prevent merging of settlements	2	The settlements of Bunny and Bradmore are some distance to the west. There may be a perception of some degree of merging if development was to occur within this area..
Assist in safeguarding the countryside from encroachment	4	The area does not contain significant levels of inappropriate development. The overall character is open countryside as the area is in either in agricultural use or is woodland.

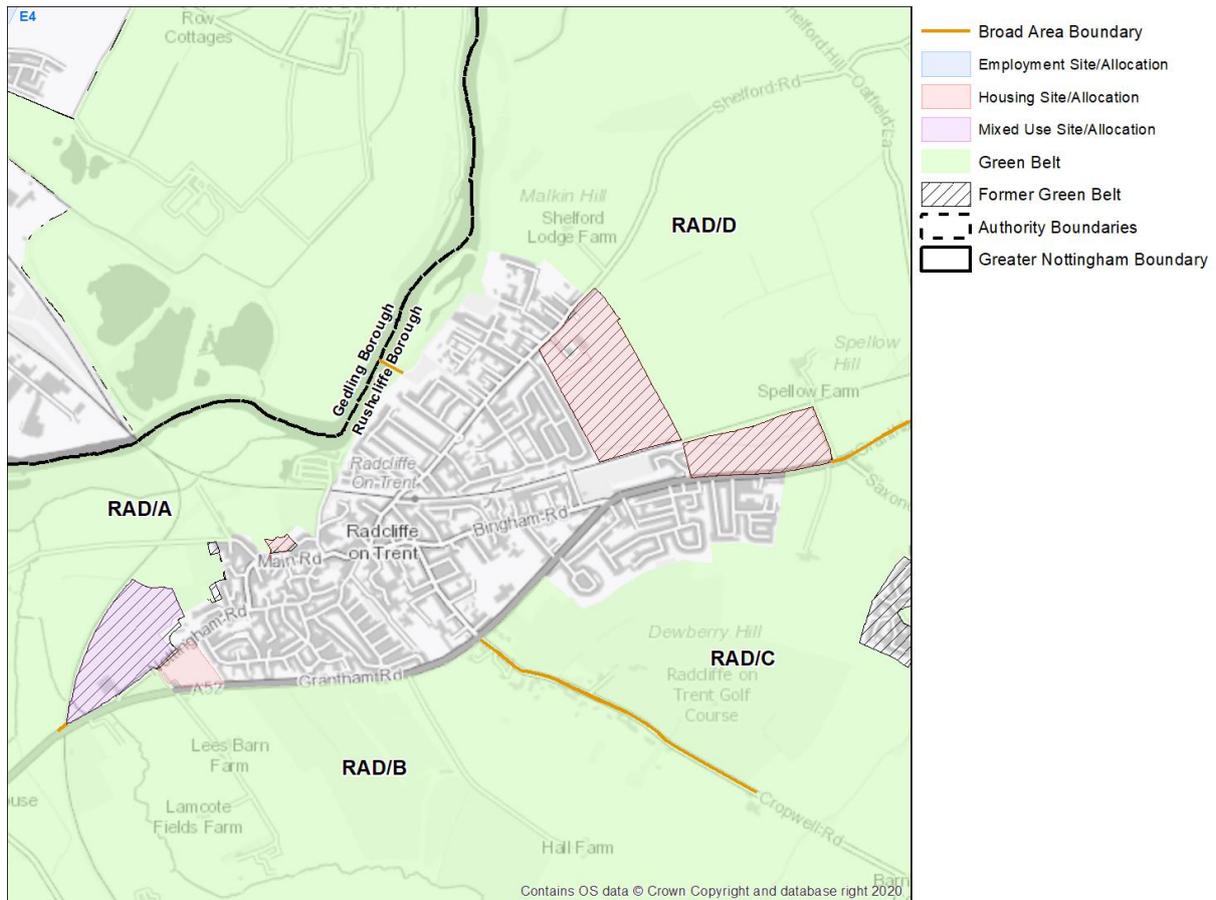
Green Belt Purpose	Score	Justification
Preserve setting and special character of historic settlement	2	The spire of the Church of St Mary Magdalene, which is grade 1 listed and within the conservation area is visible from both Wysall Lane and when travelling along Bunny Lane towards Keyworth.
Strategic Green Belt Score	12	

Keyworth North West

Strategic Area	KEY/E
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	Whilst this broad area is well contained by the railway line and Bradmore Lane, the topography slopes up from Bradmore Lane to Keyworth. (on the skyline) and development on this slope could be a prominent intrusion in the landscape. Bradmore Lane and the railway line could provide for a defensible boundary, however Bradmore Lane is some distance from the green belt inset boundary for Keyworth.
Prevent merging of settlements	4	Green Belt north of Keyworth prevents the merging of Keyworth and Plumtree.
Assist in safeguarding the countryside from encroachment	4	The whole area is in agricultural use with a small amount of woodland. It contains limited inappropriate development, restricted to a group of buildings on Station Road.
Preserve setting and special character of historic towns	1	Development would be unlikely to have an impact in relation to this green belt purpose.
Strategic Green Belt Score	12	

Radcliffe on Trent



Radcliffe on Trent: North East

Strategic Area	RAD/D
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	There is only one boundary with the green belt inset for Radcliffe on Trent. There are weak features (field boundaries) that could act as defensible boundaries closer to the village. Oatfield Lane, No Joke Plantation and Shelford Road are stronger boundaries further out.
Prevent merging of settlements	1	Shelford and Saxondale and the strategic allocation at Former RAF Newton are some distance away.
Assist in safeguarding the countryside from encroachment	5	The area contains large open fields and woodland. There are no instances of inappropriate development within this area.

Green Belt Purpose	Score	Justification
Preserve setting and special character of historic towns	1	The area does not contain or form the setting of designated heritage asset.
Green Belt Score	11	

Radcliffe on Trent South East

Strategic Area	RAD/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	2	Development south of the A52 would be contained by established woodland and tree belts, Dewberry Hill Local Wildlife Site, and Radcliffe on Trent Golf Course. Further east between Harlequin and Upper Saxondale arable field boundaries provide identifiable, but weaker defensible boundaries.
Prevent merging of settlements	4	Green Belt in the east of this area prevents merging of Radcliffe on Trent with Upper Saxondale with a small gap between the two. Though a greater distance, the Green Belt designation along Cropwell Road prevents the perception of Radcliffe and Cropwell Butler merging.
Assist in safeguarding the countryside from encroachment	4	Area contains some inappropriate development on Cropwell Road, although it is considered that they form a part of Radcliffe on Trent washed over by the green belt. Aside from agricultural buildings and former agricultural building in other uses, which are appropriate development within the green belt, there is the occasional dwelling.
Preserve setting and special character of historic towns	1	The area does not contain or form the setting of designated or non-designated heritage asset.
Green Belt Score	11	

Radcliffe on Trent South West

Strategic Area	RAD/B
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	5	The topography slopes up from the A52 and consists of large open fields with weak defensible boundaries and woodland. Development south of the A52 would constitute prominent urban intrusion into the open countryside.
Prevent merging of settlements	1	Development south of the A52 would not significantly reduce the green belt between Radcliffe and Cotgrave/or the Cropwells.
Assist in safeguarding the countryside from encroachment	4	Area contains development along Cropwell Road, although it is considered that this development forms part of Radcliffe on Trent washed over by the green belt. Land further west is open countryside in character with no inappropriate development within it.
Preserve setting and special character of historic settlement	1	The area does not contain or form the setting of designated or non-designated heritage asset.
Green Belt Score	11	

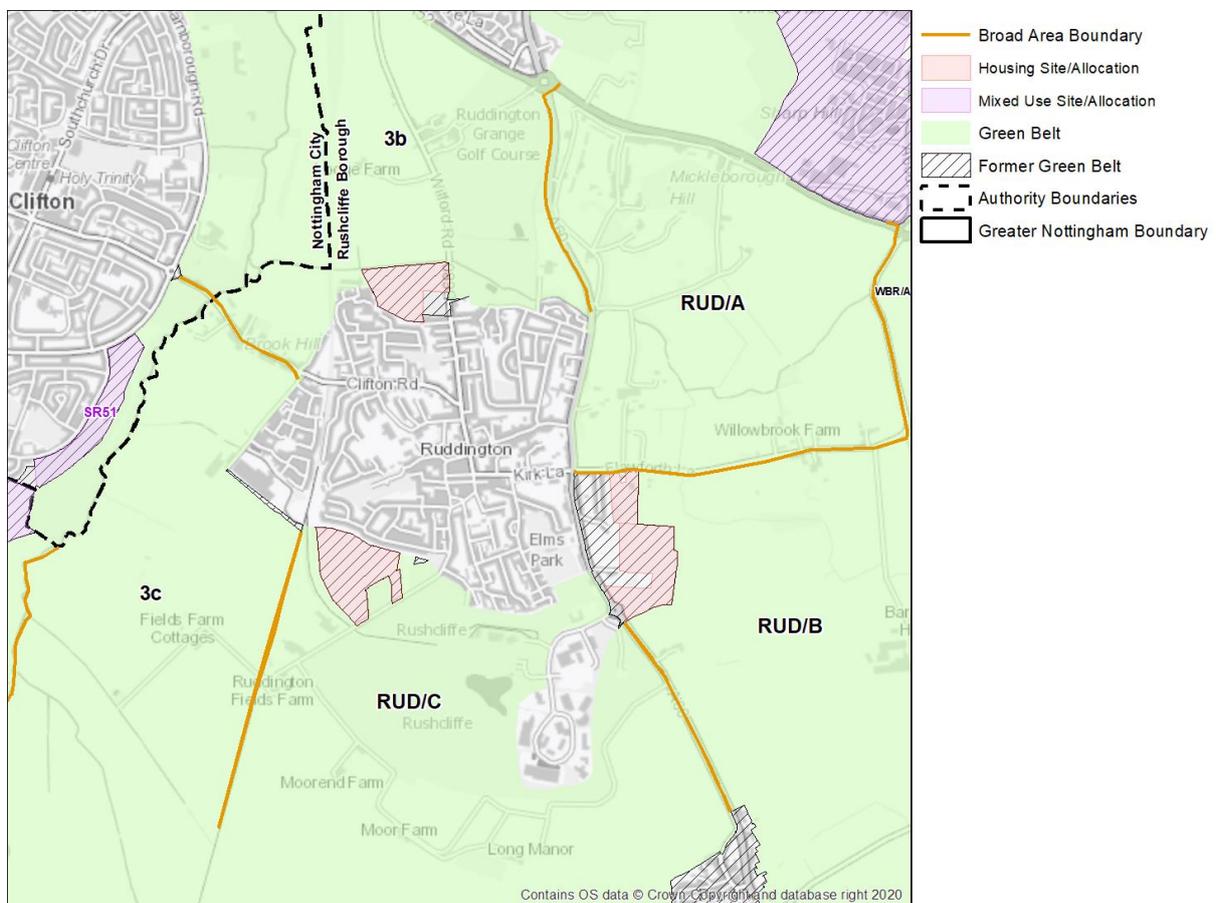
Radcliffe on Trent: West

Strategic Area	RAD/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	Flat land which is open. A small area within the disused railway embankment is contained, whilst beyond this the features of note that could form an (albeit weaker) defensible boundary are the Polser Brook, River Trent and Sandy Lane.
Prevent merging of settlements	4	Development west would significantly or completely reduce the distance between the small settlement of Holme Pierrepont which is within the green belt and Radcliffe on Trent.
Assist in safeguarding the	4	Holme Pierrepont is a washed over settlement within the green belt. Outside of Holme Pierrepont, there is limited inappropriate development.

Green Belt Purpose	Score	Justification
countryside from encroachment		
Preserve setting and special character of historic Settlements	4	Development could affect the setting of Holme Pierrepont Hall historic park and garden, the Hall itself and Church of St Edmund, which are both grade I listed and form the historic setting of Holme Pierrepont.
Green Belt Score	15	

Ruddington



Ruddington, West Bridgford and Clifton

Strategic Area	3b	
Green Belt Purpose	Score	Justification
Check unrestricted	2	This broad area is contained by the existing edges of Clifton to the west, A52 and Silverdale to the north,

Green Belt Purpose	Score	Justification
sprawl of settlements		<p>and Ruddington to the south and east. The A60 provides a robust eastern boundary. It is not considered that development would round off the built up area.</p> <p>The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane</p> <p>The broad area has no topographical features and is relatively flat.</p>
Prevent merging of settlements	5	<p>This broad area in large prevents the merging of the main built up area of Nottingham and Ruddington. Development in this location could physically join the two settlements together. There is a perception that the two settlements are already joined when travelling along Clifton Lane. Merging Clifton with Ruddington would potentially be less of an issue going out from the Clifton direction if the Fairham Brook was used as a boundary, however the broad area as a whole is critically important in preventing merging.</p>
Assist in safeguarding the countryside from encroachment	3	<p>There are some areas of inappropriate development, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane, although this ribbon development could be considered to be a part of Ruddington washed over by the green belt. There are areas of inappropriate development at South Nottinghamshire Academy, St Peters School and developments within the grounds of Ruddington Golf Club. However, the majority of the area consists of arable fields that are clearly within open countryside.</p>
Preserve setting and special character of historic towns	1	<p>The land does not contain or form the setting of a heritage asset.</p>
Strategic Green Belt Score	11	

Ruddington North East

Strategic Area	RUD/A
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	3	This broad area consists of rolling topography, tree belts, hedgerows and woodland. These features provide defensible boundaries within which urban sprawl could be contained. However, removal of land east of Ruddington would result in an urban extension beyond Loughborough Road into open countryside.
Prevent merging of settlements	4	At a strategic level, this area of Green Belt prevents the merging of Ruddington and Edwalton, part of Nottingham's main urban area. The Green Belt is 1.5km in width and consequently the significant removal of land in this area would be contrary to this purpose.
Assist in safeguarding the countryside from encroachment	2	Land within the north of this area contains a reasonable level of inappropriate development. Encroachment in this area is significant. In the south, adjacent to Ruddington's urban area, the land contains less inappropriate development and is open countryside in character. This rural appearance increases further to the east.
Preserve setting and special character of historic settlements	4	Land adjacent to Loughborough Road forms the setting of Easthorpe House and stables which are listed buildings. The grounds of the house are also identified as historic parkland. Ruddington's Conservation Area extends east of Loughborough Road into the Green Belt. The area therefore contributes to Ruddington's historic significance.
Strategic Green Belt Score	13	

Ruddington South East

Strategic Area	RUD/B
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	4	Green Belt east of Loughborough Road prevents significant urban intrusion into open countryside. The main features within the area that could form defensible boundaries are weaker field boundaries. The field boundaries are mainly hedgerows of varying size and connectivity, and consequently varying physical robustness.
Prevent merging of settlements	4	Potential that development could reduce the distance between Ruddington, Plumtree, Bradmore and Keyworth, with Bradmore being close in distance to Ruddington.
Assist in safeguarding the countryside from encroachment	4	The land is mostly in agricultural use with some small areas of woodland. The area contains little inappropriate development.
Preserve setting and special character of historic settlements	1	There are no identified impacts on the special character of the historic setting of Ruddington.
Strategic Green Belt Score	13	

Ruddington South

Strategic Area	RUD/C
----------------	-------

Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	5	Ruddington Country Park covers a significant amount of land within this area. There is one boundary with Ruddington. There are limited features within this flat area that could perform as a defensible boundary as field boundaries are weak.
Prevent merging of settlements	4	Development south of Ruddington beyond the business and Country Park would significantly reduce the distance between Ruddington and Bradmore.
Assist in safeguarding the countryside from encroachment	4	The area is predominantly agricultural and a country park. The Heritage Centre contains inappropriate development within the green belt, and there is also one business unit on Ruddington Fields Business

Green Belt Purpose	Score	Justification
		Park that is located in the green belt. Apart from the odd isolated dwelling, all other forms of built development are agricultural buildings or converted agricultural buildings, which are considered appropriate within the green belt.
Preserve setting and special character of historic settlement	1	There are no identified impact in relation to this green belt purpose.
Strategic Green Belt Score	14	

Ruddington West

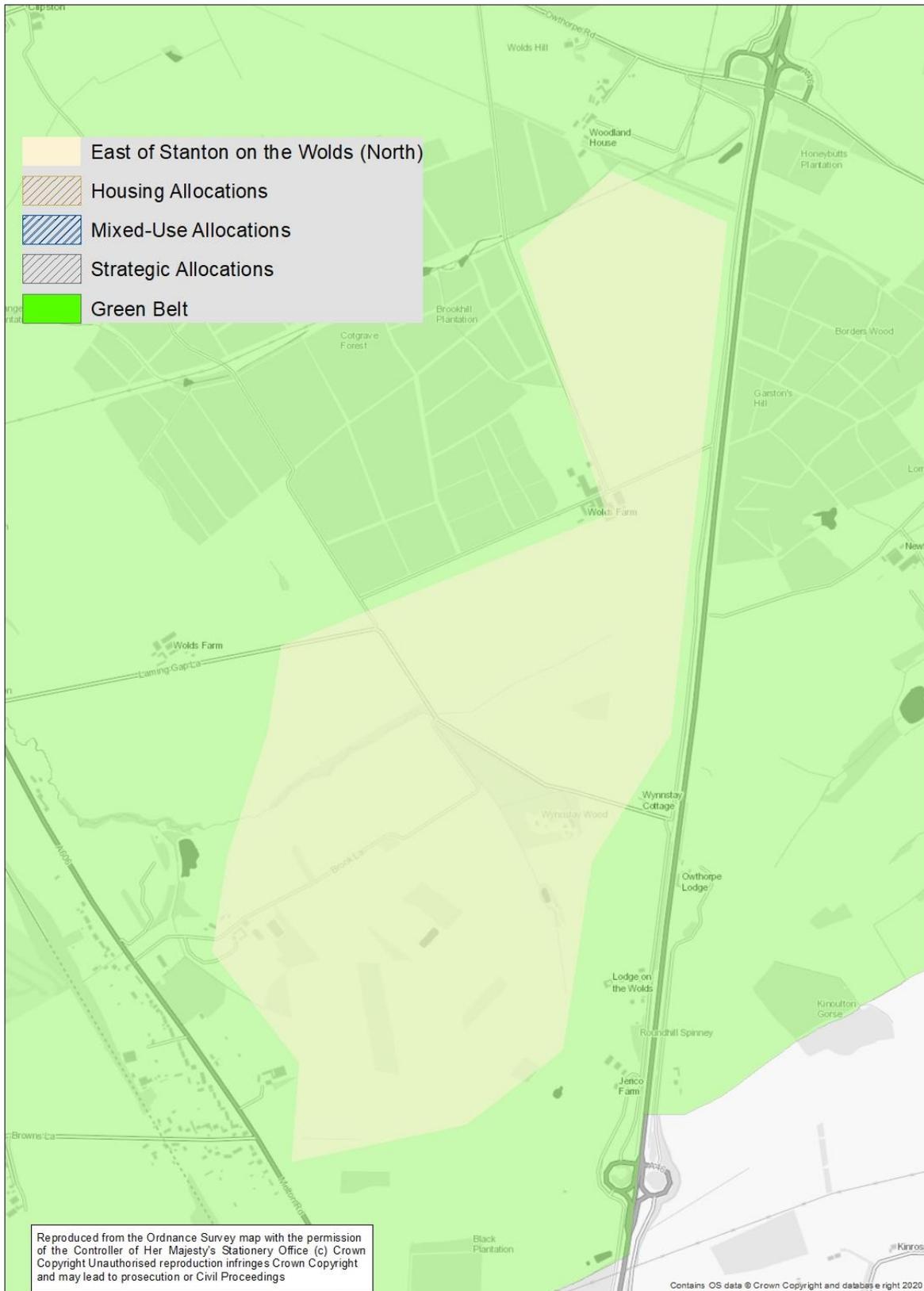
Strategic area	3c
----------------	----

Green Belt Purpose	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	This broad area is contained by the existing edges of Clifton to the west. It is not considered that development would round off the built up area. The Fairham Brook is a feature that may contain development if Clifton were to expand to the east. There are few strong features that could contain development if Ruddington were to expand to the south in the area along Pasture Lane. The broad area has no topographical features and is relatively flat.
Prevent neighbouring settlements from merging into one another	5	This broad area in large prevents the merging of Clifton and Ruddington. Development in this location could physically join the two settlements together. This would potentially be less of an issue for an expansion of Clifton if the Fairham Brook was used as a boundary.
Assist in safeguarding the	4	There are some areas of inappropriate developments, particularly in the area between Clifton and the Fairham

Green Belt Purpose	Score (out of 5)	Justification
countryside from encroachment		Brook, along Clifton Lane. Although this ribbon development could be considered to be a part of Ruddington washed over by the Green Belt. The majority of the area consists of arable fields that are clearly within open countryside. Some hardstanding at the former Fairham Comprehensive School remains.
Preserve the setting and special character of historic settlements	1	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements.
Total	14	

4 Assessment: Broad Areas

East of Stanton on the Wolds (North)



Settlement:	Adjacent other village
Broad Area:	East of Stanton on the Wolds (North)
Broad Area Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	This broad area only partially joins ribbon development at Stanton on the Wolds which is washed over by the green belt. Development in this area has the potential to form a long limb into the open countryside. There are some features such as hedgerows and field boundaries of various strengths that can provide for defensible boundaries. Stronger features within the area include the A606, A46 and Owthorpe Road. The vast majority of the area is visually disconnected from any settlement.
Prevent neighbouring settlements from merging into one another	4	Development of the whole broad area would significantly close the gap between the washed over part of Stanton on the Wolds and Cotgrave.
Assist in safeguarding the countryside from encroachment	5	Outside of the washed over village of Stanton on the Wolds there is very limited inappropriate development.
Preserve the setting and special character of historic settlements	1	Not within the setting of a historic settlement.
Total	14	

East of Stanton on the Wolds (south)



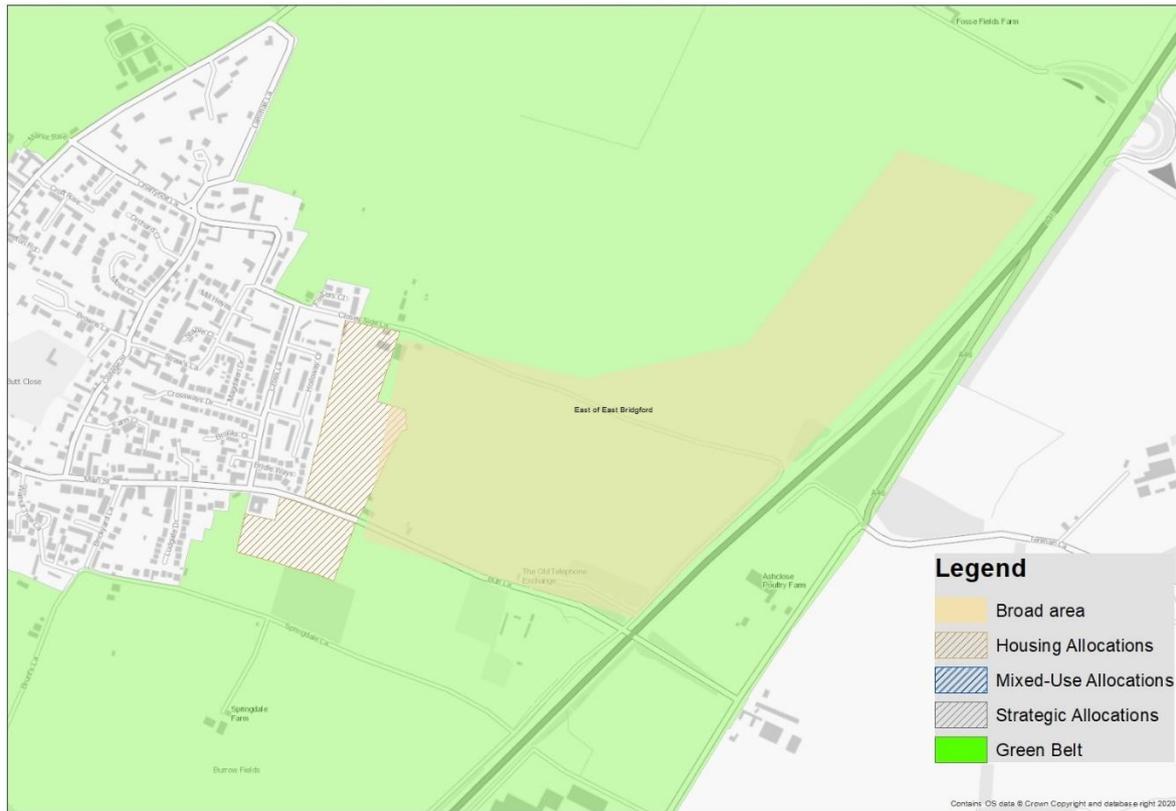
Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings

Contains OS data © Crown Copyright and database right 2020

Settlement:	Adjacent other village
Broad Area:	East of Stanton on the Wolds (south)
Broad Area Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	This broad area only partially joins ribbon development at Stanton on the Wolds that is washed over by the green belt. Development in this area has the potential to form a long limb into the open countryside. There are some features such as hedgerows and field boundaries of various strengths that can provide for defensible boundaries. Stronger features within the area include the A606 and A46. The vast majority of the area is visually disconnected from any settlement.
Prevent neighbouring settlements from merging into one another	3	Development of the whole broad area would close the gap between the washed over part of Stanton on the Wolds and Kinoulton, albeit the area to the east of the A46 lies beyond the outer green belt boundary.
Assist in safeguarding the countryside from encroachment	5	Outside of the village of Stanton on the Wolds, which is washed over by the green belt, there is very limited inappropriate development.
Preserve the setting and special character of historic settlements	1	Not within the setting of a historic settlement.
Total	13	

East of East Bridgford

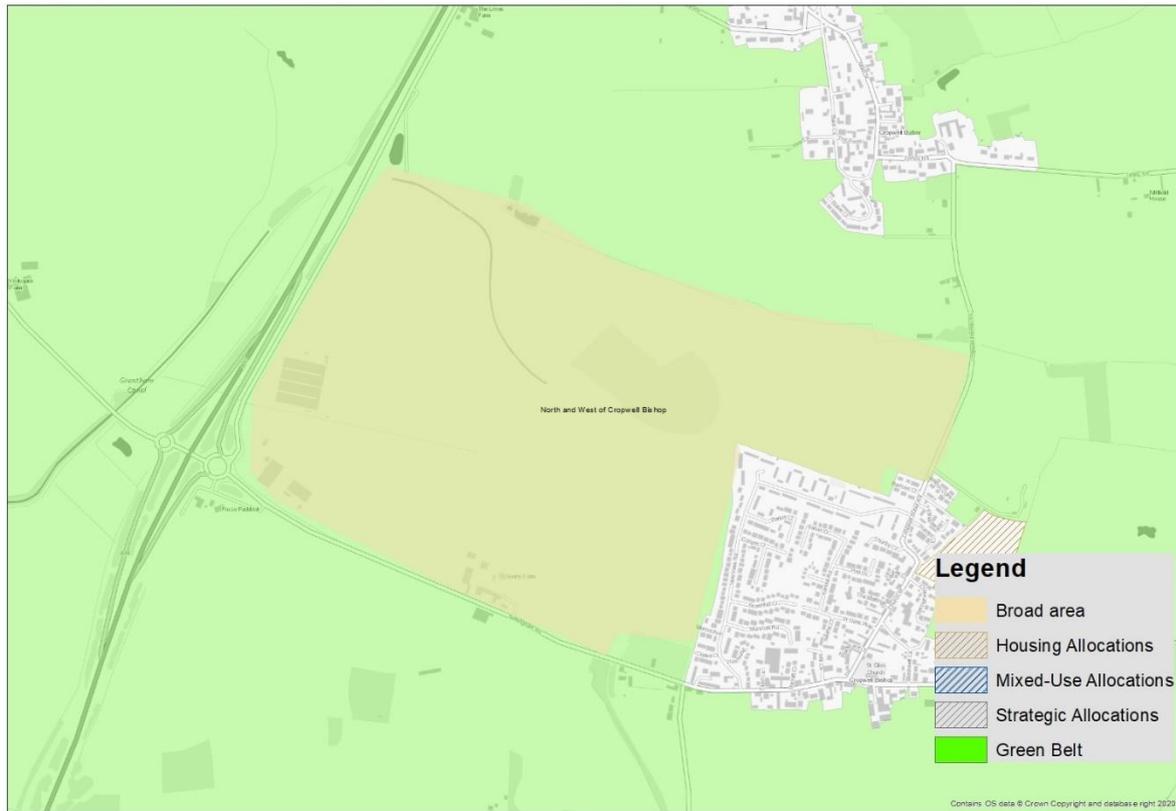


Settlement:	Adjacent other village
Broad Area:	East of East Bridgford
Broad Area Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The cluster of sites submitted to the east of East Bridgford that have been promoted for development form a long limb into the open countryside. There are field boundaries within the area that could form defensible boundaries. The A46 and the A6097 provide for stronger defensible boundaries further east and further south. The area is largely visually

Criteria	Score (out of 5)	Justification
		disconnected from East Bridgford due to the topography of the land and hedgerow screening, however glimpses of the settlement edge are possible from the Butt Lane overbridge.
Prevent neighbouring settlements from merging into one another	3	There would be a moderate reduction in the degree of separation between East Bridgford, Bingham and Car Colston.
Assist in safeguarding the countryside from encroachment	4	There are a few isolated buildings within this broad area west of the A46. More significant pockets of inappropriate development exist in between the A46 and the Fosse Way.
Preserve the setting and special character of historic settlements	2	East Bridgford Conservation Area comes almost to the edge of the settlement along Butt Lane, although it is considered that the impact will be minor.
Total	13	

North and West of Cropwell Bishop

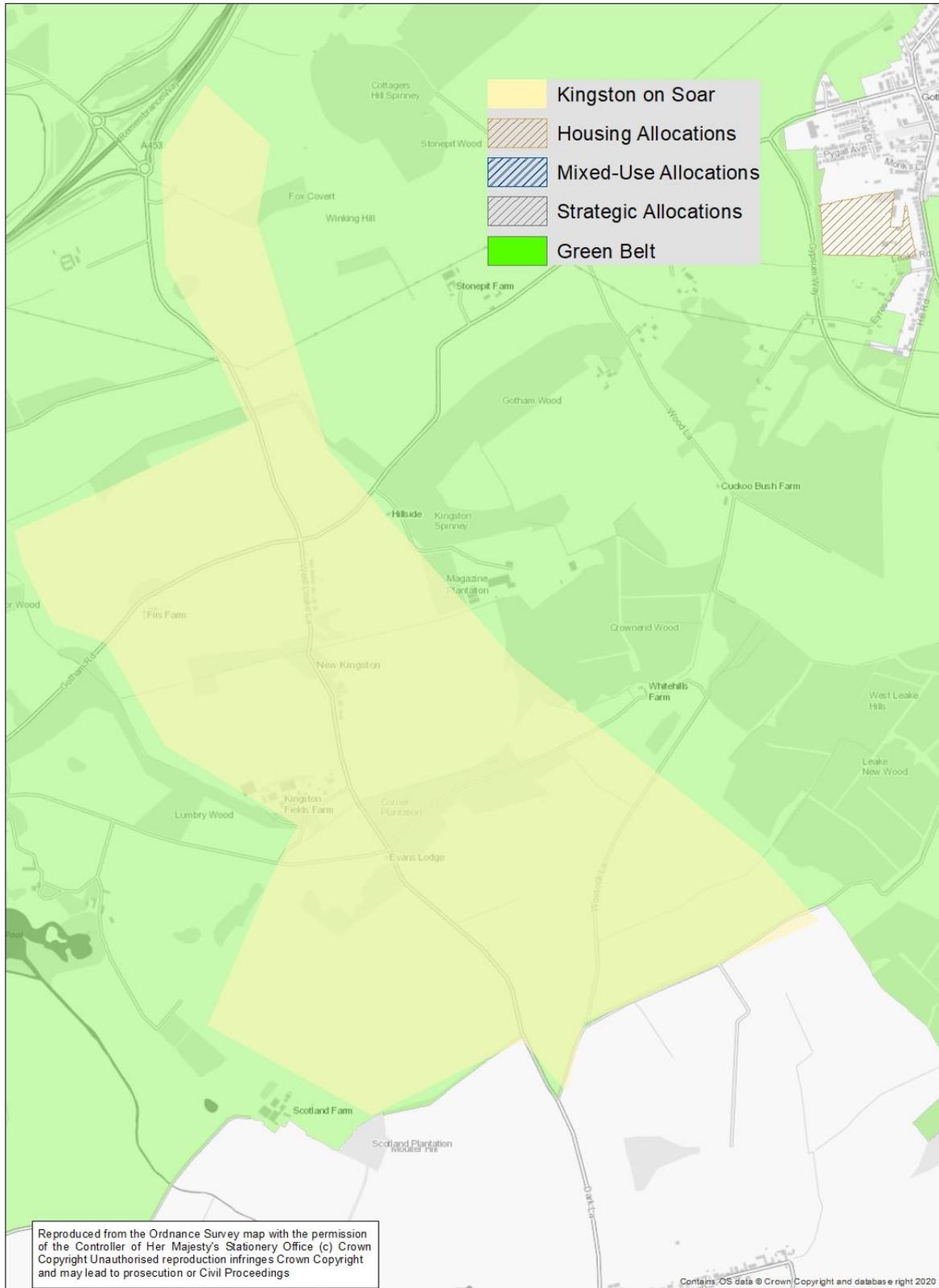


Settlement:	Adjacent other village
Broad Area:	North and West of Cropwell Bishop
Broad Area Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The broad area only has one boundary with the settlement of Cropwell Bishop. Development within this area would form a long limb into the open countryside. Main defensible boundary to the west is the Canal which is close to the settlement, and Nottingham Road to the south. Defensible boundaries beyond this include hedgerows, farm tracks to the north and ultimately the A46.

Criteria	Score (out of 5)	Justification
		West and north of the canal, the fields are large and open. Majority of the area is visually disconnected from the village itself due to topography and vegetation.
Prevent neighbouring settlements from merging into one another	4	Cropwell Butler to the north is relatively close and development in this direction would significantly reduce the gap both visually and perceptually.
Assist in safeguarding the countryside from encroachment	4	There is a small amount of inappropriate development along Nottingham Road causing a minor degree of encroachment.
Preserve the setting and special character of historic settlements	1	There is considered to be no impact on the setting of a historic settlement.
Total	13	

Kingston-on-Soar

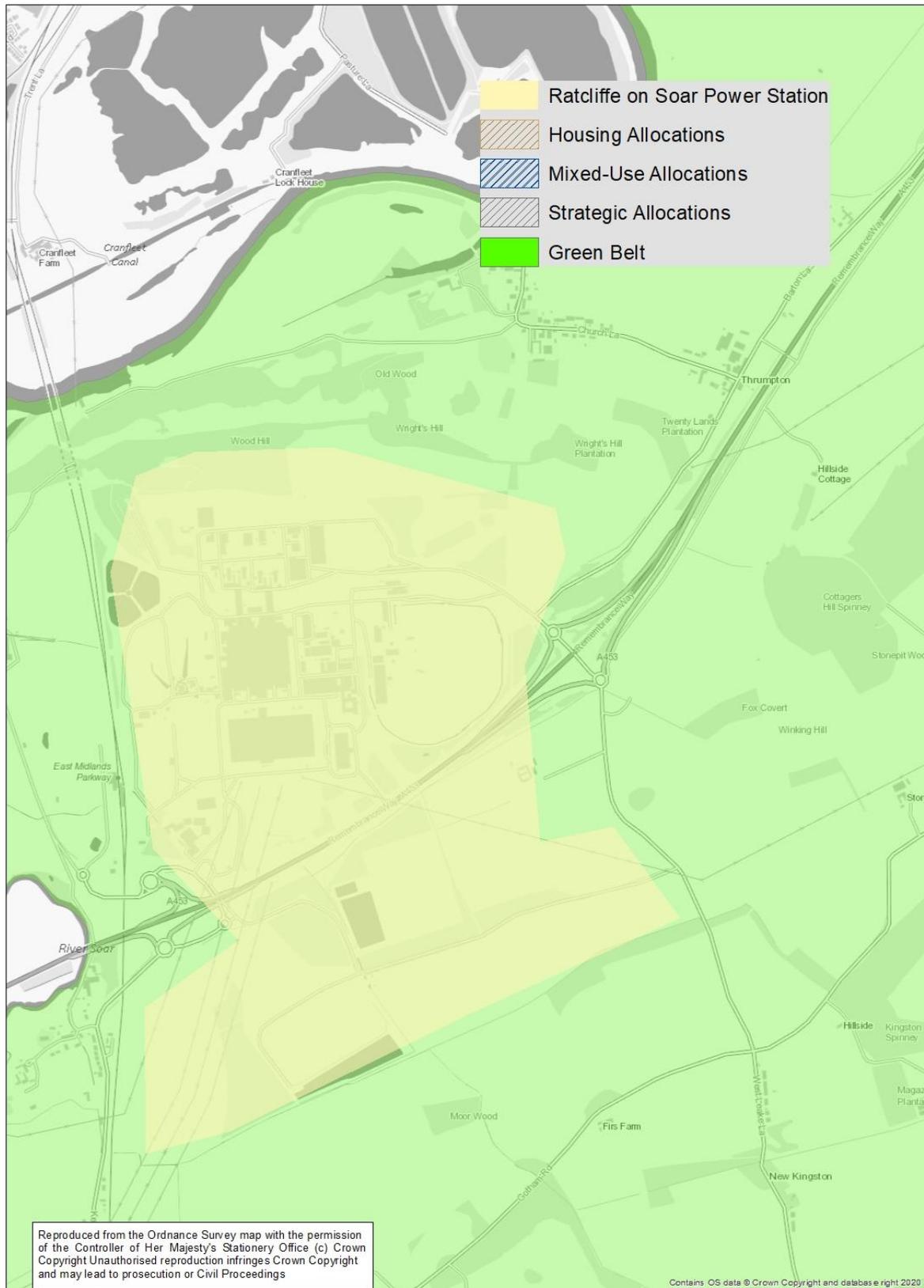


Settlement:	Freestanding broad area
Broad Area:	Kingston-on-Soar
Broad Area Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	<p>As a freestanding area, the land is isolated from the built up area of Nottingham and outlying settlements.</p> <p>The area is not contained by any substantial boundary features (railway lines, major roads, main rivers etc.). A field drain comprises a significant extent of the northern and western boundary. Farm tracks and roads form the southern boundary. Woodlands and the West Leake Hills to the east provide a more robust strategic boundary to the east.</p> <p>Isolated from existing built up areas, this broad area is not visually connected to any built up area. This disconnection is increased by the West Leake Hills that sit between this broad area and Gotham beyond.</p>
Prevent neighbouring settlements from merging into one another	3	<p>As a freestanding area, the removal of the land from the Green Belt would not result in the extension of an existing settlement and its merging with another built up area.</p> <p>However, its removal would result in a significant area of land being removed between West Leake, Gotham, Kingston on Soar, and Ratcliffe on Soar Power Station.</p>
Assist in safeguarding the	4	The area includes domestic homes at New Kingston and near Kingston Fields Farm.

Criteria	Score (out of 5)	Justification
countryside from encroachment		<p>However, these are not conspicuous within such a large area.</p> <p>The character is open countryside, comprising arable farmland, woodlands and small ribbon developments along West Leake Road.</p>
Preserve the setting and special character of historic settlements	3	<p>The land is located approximately half a mile from Kingston on Soar, which contains a number of listed buildings. Kingston Hall and its grounds separate the site from the village.</p> <p>There are two notable heritage assets within the site - Land south of Kingston Farm forms part of historic Kingston Park and Kingston Fields Farmhouse is Grade 2 Listed. These however are not associated with a settlement.</p>
Total	13	

Ratcliffe on Soar Power Station

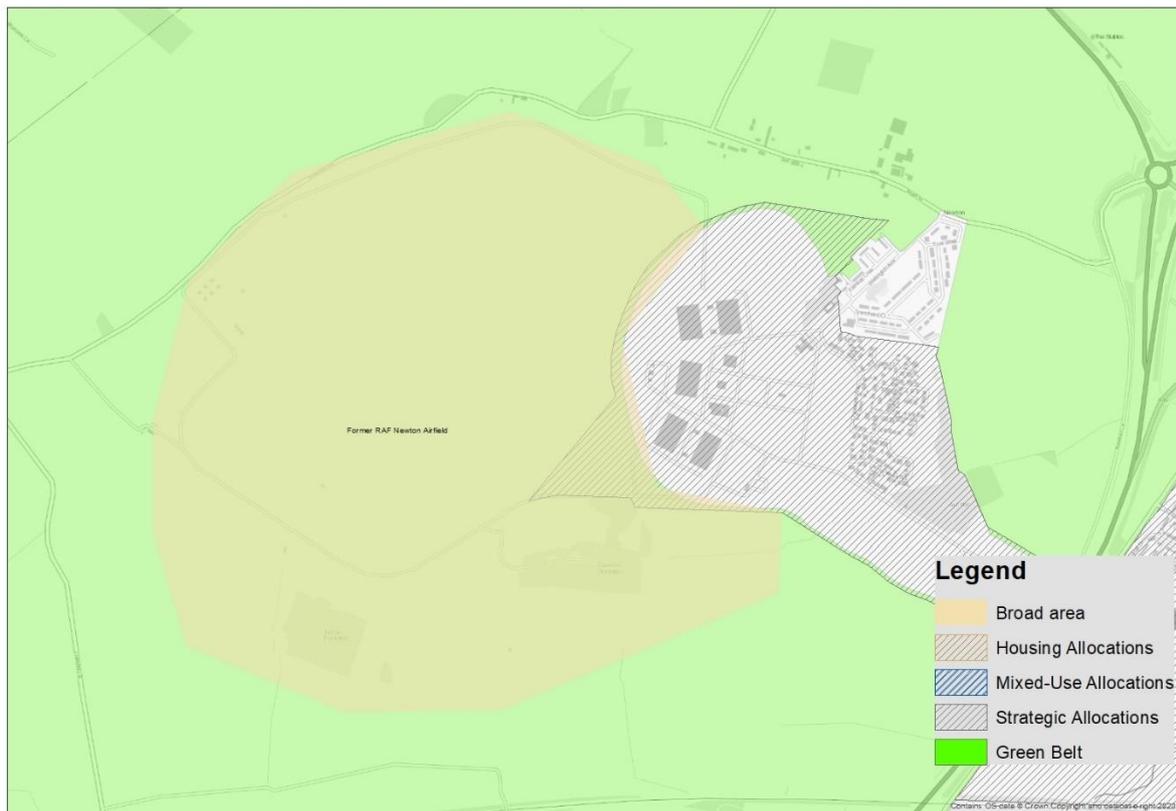


Settlement:	Freestanding broad area
Broad Area:	Ratcliffe on Soar Power Station
Broad Area Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	<p>Whilst the site itself comprises significant and prominent built structures, as a freestanding broad area the land is not connected to or contained by existing built up areas.</p> <p>Within the wider landscape, the site of the existing power station is contained by elevated land to the north and east (Red Hill, Wood Hill, Thrumpton Park and Wright's Hill).</p> <p>In addition to the topography north and east, the power station site is also confined within robust boundaries, comprising the East Coast Mainline and the power station's railway line (to the west and north west), security fencing and a track that follows this fencing (to the north), HGV and staff access road (to the north and east) and the A453 (to the south).</p> <p>The broad area however, extends beyond the A453 into open countryside where there are weaker boundaries. Including a haul road, tree belts, ditches and field boundaries. However, West Leake Lane could provide a robust eastern boundary and the East Coast Mainline would comprise a robust western boundary.</p>
Prevent neighbouring settlements from	3	<p>The majority of the land comprises prominent built development within the power station site. Its development would not contribute to any further merging of settlements.</p>

Criteria	Score (out of 5)	Justification
merging into one another		Land south of the A453 does however prevent any further merging of the power station with Ratcliffe on Soar and Kingston on Soar Village
Assist in safeguarding the countryside from encroachment	3	<p>The existing power station comprises a significant and prominent structures, including cooling towers, chimney and turbine halls that are visible within a wide area across the Trent Valley.</p> <p>Land south of the A543 has been used to deposit ash from the power station and comprises areas that have been restored (following deposition), woodland and farmland. Notwithstanding the deposition of ash, land south of the A453 is open and free from built development.</p>
Preserve the setting and special character of historic settlements	2	The entrance portals to Redhill Tunnel are Grade II Listed. The site is within the wider setting of Thrumpton, which is covered by a conservation area and includes Thrumpton Hall (Grade I listed), although any effect upon the village itself and listed buildings within it would be diminished given the topography and the current nature of the site in proximity to it. The top of the present chimney can currently be viewed from parts of the village, which would be removed should demolition occur.
Total	12	

Former RAF Newton Airfield



Settlement:	Freestanding broad area
Broad Area:	Former RAF Newton Airfield
Broad Area Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The land is adjacent to business units (former airfield hangars) and residential development at Newton.</p> <p>Former airfield tracks/roads and hedgerows comprise weak boundaries. Outfield Lane and the railway line comprise stronger boundaries to the south and west beyond the broad area.</p> <p>Located beyond the hangars of the former airfield, the site is disconnected from the residential area of Newton.</p>
Prevent neighbouring settlements from merging into one another	4	The removal of the airfield would reduce the distance between Newton and Radcliffe on Trent (along Shelford Road) by over a third.
Assist in safeguarding the countryside from encroachment	4	The former airfield is now in agricultural use. Whilst former airfield structures remain, these are greening over (being reclaimed by nature).
Preserve the setting and special character of historic settlements	3	<p>The area includes a number of non-designated heritage assets that are related to the former airfield, including pillboxes and shelters.</p> <p>Whilst there are no designated heritage assets in Newton, the history of the airfield plays a significant part of Newton's past and its character. Development of the former runways to the west of the hangars would affect the historic character of Newton.</p>
Total	14	