

**Greater Nottingham  
Planning Partnership**



# **Green Belt Review**

**Appendix D:  
Gedling Borough Council**

**December 2022**



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# 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 any changes in scoring are made clear in the red text. The review 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 Gedling Borough Council. This review has been prepared to support the Greater Nottingham Strategic Plan and therefore only looks at broad areas. 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.
- 1.6 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, flooding and nature conservation will be the subject of separate assessments and will be given due weight when making decisions about which sites to allocate for development.

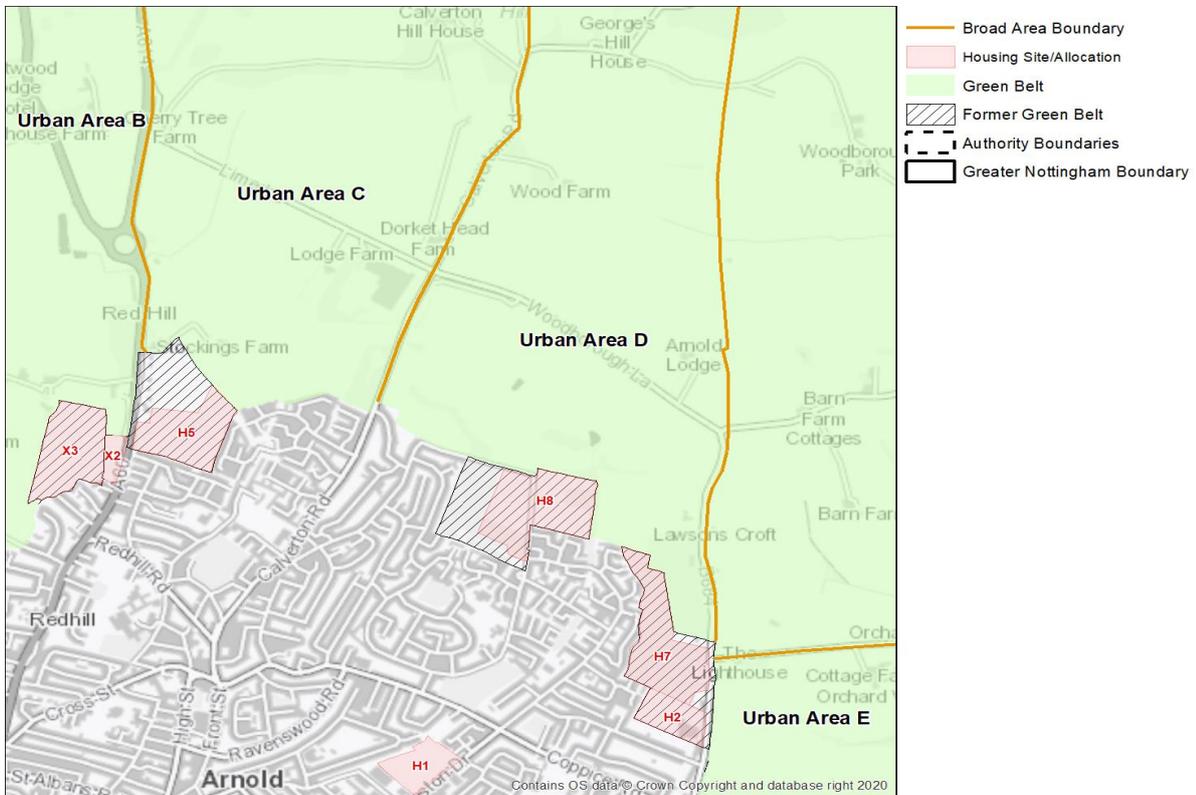
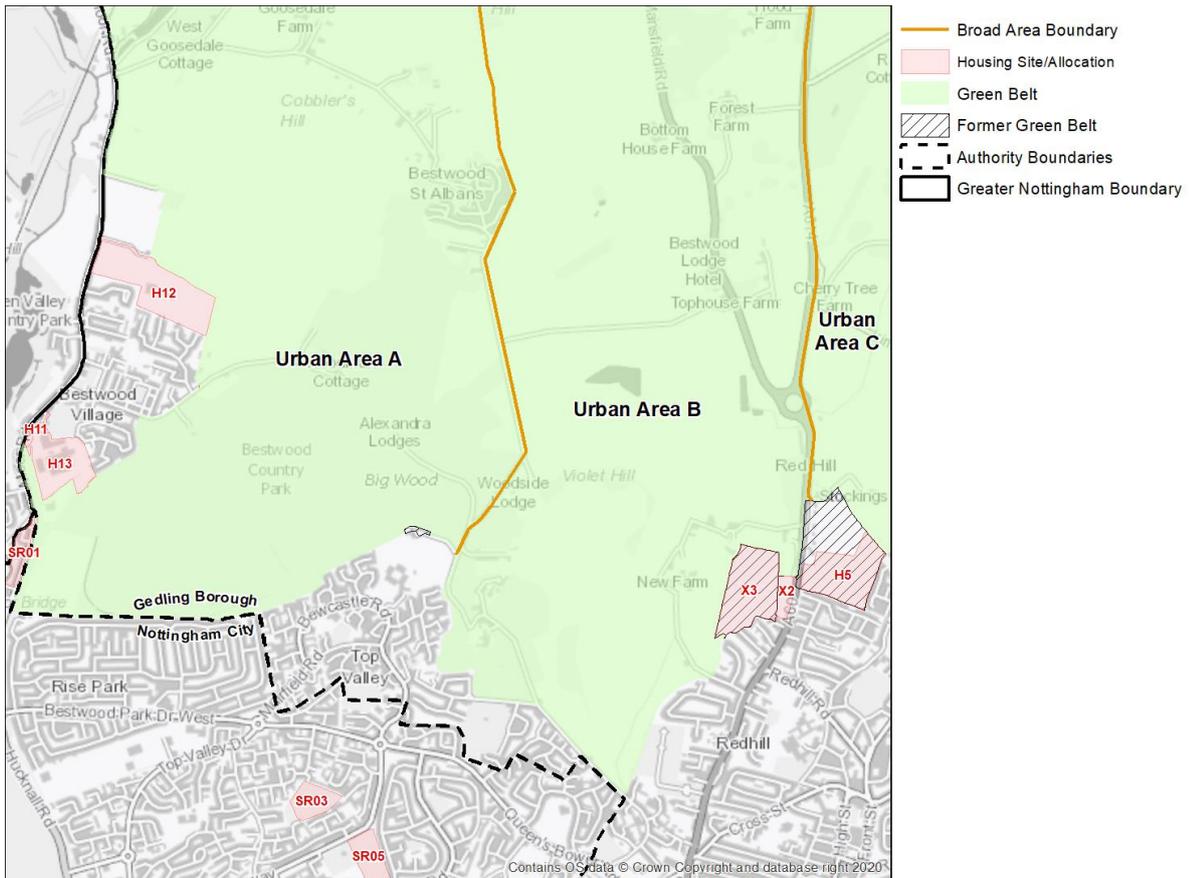
## **Safeguarded land**

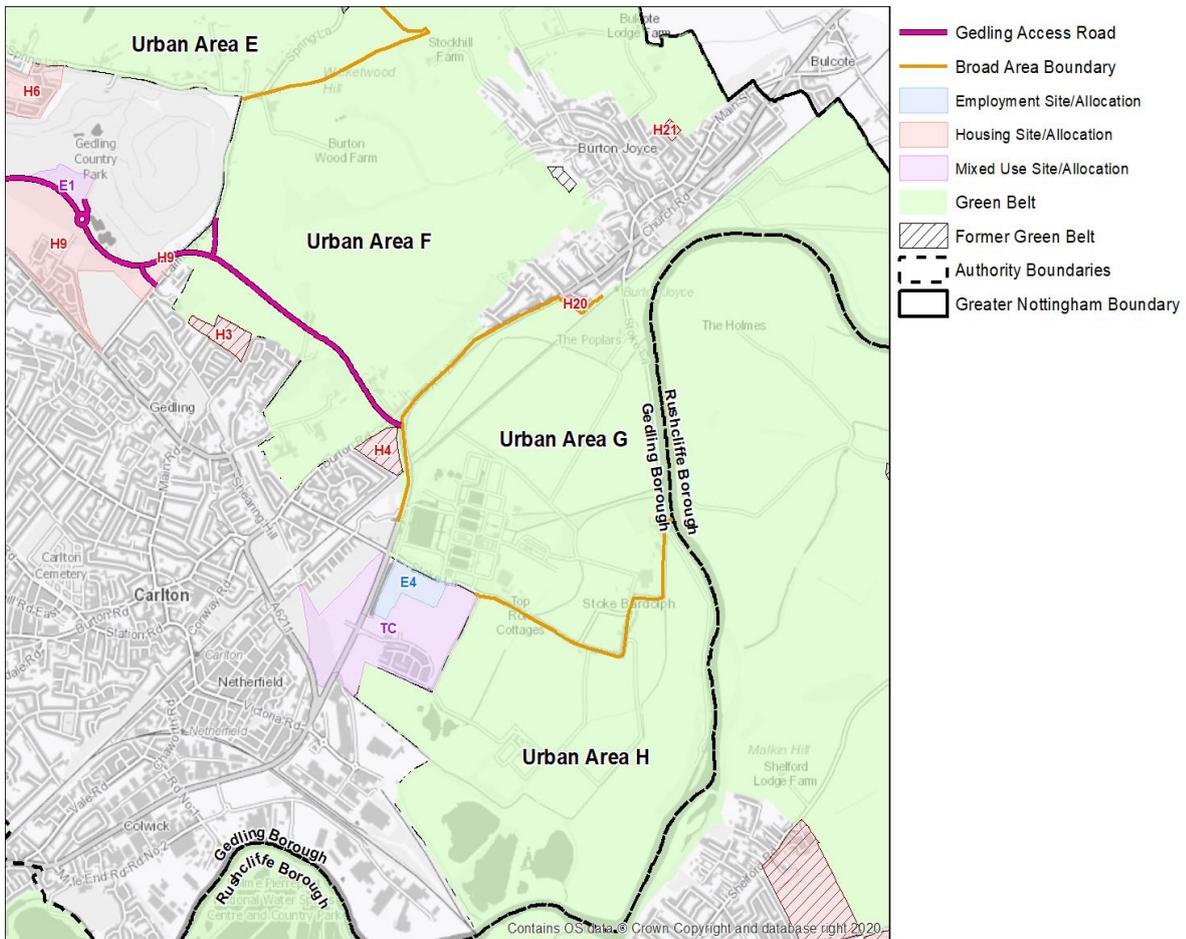
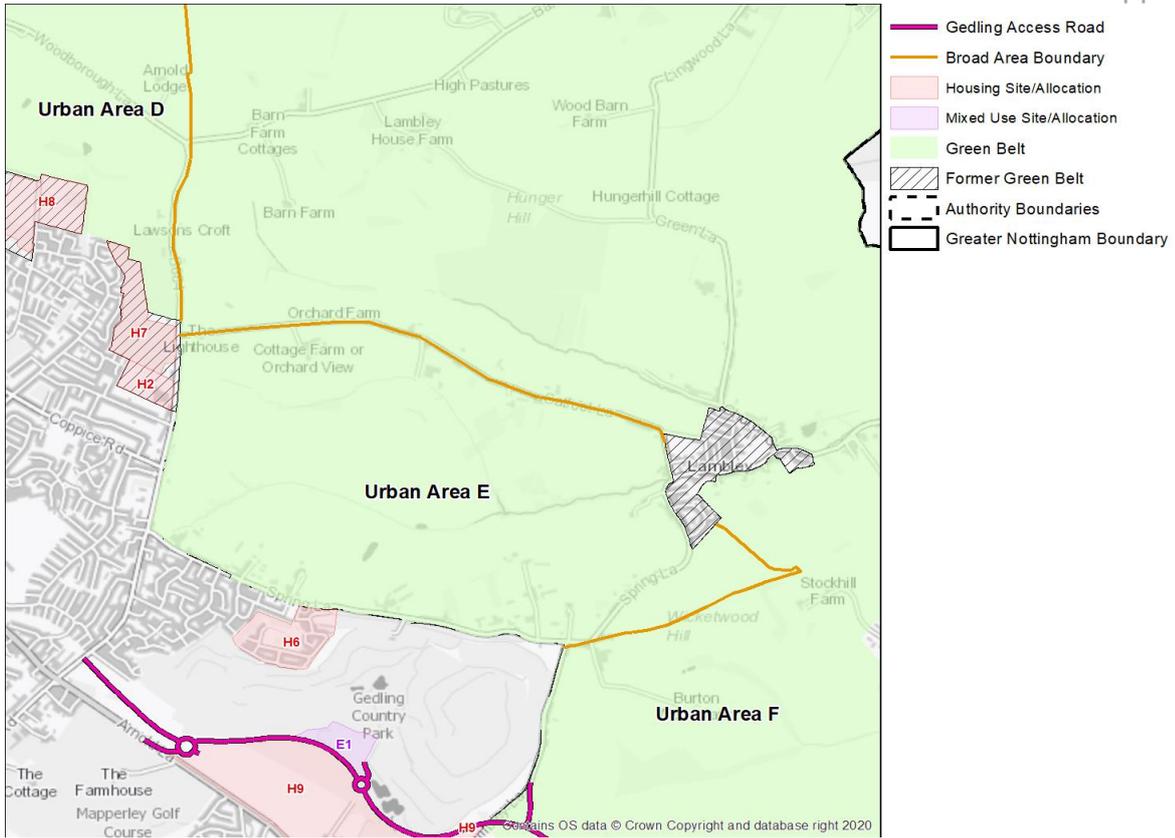
- 1.8 As part of the site selection process informing the preparation of the Greater Nottingham Strategic Plan, consideration will be given as to whether safeguarded land is allocated for development, whether it should remain as safeguarded land or

whether it should be designated as Green Belt. As such, this appendix also considers safeguarded land within Gedling Borough as identified within the Council's Local Plan, which comprises the Aligned Core Strategy (Part 1 Local Plan) and Local Planning Document (Part 2 Local Plan), and the assessments of safeguarded land take a consistent approach with that used for the targeted review of the Green Belt. Given that the purpose of this document is to inform preparation of the Greater Nottingham Strategic Plan, only strategic safeguarded land is included. A review of non-strategic safeguarded land will be prepared to support the review of the Part 2 Local Plan and will accompany more detailed Green Belt assessment of specific non-strategic sites. For clarity, the purpose of undertaking these assessments is to help inform decisions about whether existing areas of safeguarded land should remain as safeguarded land, by providing an understanding of how valuable each area is in Green Belt terms.

- 1.9 The Local Plan identifies the following areas of safeguarded land:-
- Top Wighay Farm, Hucknall (46.8ha);
  - Oxton Road/Flatts Lane, Calverton (30.7ha);
  - Moor Road, Bestwood Village (7.2ha);
  - Mapperley Golf Course (46.8ha);
  - Lodge Farm Lane, Arnold (3.9ha);
  - Glebe Farm, Gedling Colliery (3.2ha); and
  - Spring Lane, Lambley (1.8ha)
- 1.10 For the purposes of this assessment, the following three areas of safeguarded land are considered to be strategic due to their size:-
- Top Wighay Farm, Hucknall (46.8ha);
  - Oxton Road/Flatts Lane, Calverton (30.7ha);
  - Mapperley Golf Course (46.8ha);
- 1.11 As stated above, the review of the four remaining areas of safeguarded land will be considered as part of more detailed Green Belt assessment to support the review of the Local Planning Document.

## 2 Assessment: Edge of Urban Area





<b>Settlement:</b>	Urban Area
<b>Broad Area:</b>	A
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No – any changes in this area have been picked up in the assessments of Bestwood Village.
<b>Previous Assessment Score:</b>	16

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	There is some containment in the south west between the urban edge, Nottingham City and Bestwood Village. No defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Development would significantly affect the separation between the urban area and Bestwood Village. The housing allocations at Bestwood are either within the settlement or to the north of the settlement.
Assist in safeguarding the countryside from encroachment	5	There is no inappropriate development in the area.
Preserve the setting and special character of historic settlements	3	Development would impact on Bestwood Conservation Area although this would be limited by topography. Account has been taken of the revised conservation area boundary published in November 2020.
<b>Total</b>	<b>16/20</b>	

<b>Settlement:</b>	Urban Area	
<b>Broad Area:</b>	B	
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of housing allocations X2 (land west of A60 – A) and X3 (land west of A60 – B) within the area and also housing allocation H5 which adjoins the area.	
<b>Previous Assessment Score:</b>	5	
<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	1	The area is well contained in the south with two boundaries to the urban edge. Also contained by topography with ridgeline running east-west but land opens up further north past ridgeline. Defensible boundaries also less evident further north although Lamins Lane has some potential. Area is more contained than Urban Areas 3 and 4 due to the location of the ridge line and the larger area contained by it.
Prevent neighbouring settlements from merging into one another	1	Development would not decrease gap to Bestwood Village or other settlement. Would reduce gap to Kilarney Park but this is not a <b>defined</b> settlement.
Assist in safeguarding the countryside from encroachment	2	Some existing inappropriate development largely to the south including the Fire Brigade HQ and Bestwood Lodge Hotel; ribbon development along the A60.
Preserve the setting and special character of historic settlements	1	Development would have some minor impact on Bestwood Lodge but this is not connected with a historic settlement.
<b>Total</b>	<b>5/20</b>	

<b>Settlement:</b>	Urban Area
<b>Broad Area:</b>	C
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of housing allocation H5 (Lodge Farm Lane)
<b>Previous Assessment Score:</b>	6

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	Less containment to the north. Some weak defensible boundaries up to Lime Lane which is strong. Housing allocation H5 rounds off the existing settlement, increasing the score from 2 to 3.
Prevent neighbouring settlements from merging into one another	1	The gap to Calverton is substantial and the impact of any reduction of the gap would be limited due to topography.
Assist in safeguarding the countryside from encroachment	2	Brick works cause significant encroachment to the north. Some ribbon development along the A60
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
<b>Total</b>	7/20	

<b>Settlement:</b>	Urban Area
<b>Broad Area:</b>	D
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of housing allocations H7 (Howbeck Road/Mapperley Plains) and H8 (Killisick Lane)
<b>Previous Assessment Score:</b>	8/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	Limited containment between the two areas of new development. Less containment towards the ridgeline along Spring Lane/B684. Land opens up along the ridgeline with extensive views to the north. Some strong boundaries. Housing allocations H7 and H8 round off the existing settlement, increasing the score from 2 to 3.
Prevent neighbouring settlements from merging into one another	1	The gaps to Calverton and Woodborough are substantial and the impact of any reduction of the gap would be limited due to topography.
Assist in safeguarding the countryside from encroachment	4	Small area affected by Rugby Club. Impact of clay pit and waste disposal noted but these are temporary and appropriate within the Green Belt.
Preserve the setting and special character of historic settlements	1	Development would not result in an impact on the setting of a historic settlement.
<b>Total</b>	<b>9/20</b>	

<b>Settlement:</b>	Urban Area
<b>Broad Area:</b>	E
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account taken of housing allocations H2 (Brookfields Garden Centre), H6 (Spring Lane) and H7 (Howbeck Road/Mapperley Plains) which adjoin the site.
<b>Previous Assessment Score:</b>	13/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	Land falls away from Mapperley Plains/Spring Lane with no containment and is not well connected to the settlement.
Prevent neighbouring settlements from merging into one another	4	Merging with Lambley is a significant issue due to the degree of encroachment on Spring Lane.
Assist in safeguarding the countryside from encroachment	4	Ribbon development on Spring Lane and Catfoot Lane is significant. Some encroachment to the east of Mapperley Plains.
Preserve the setting and special character of historic settlements	1	Development would have no impact on setting/character of Lambley.
<b>Total</b>	<b>13 / 20</b>	

<b>Settlement:</b>	Urban Area
<b>Broad Area:</b>	F
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of housing allocations H3 (Willow Farm) and H4 (Linden Grove). Account also taken of the Gedling Access Road (now renamed Colliery Way).
<b>Previous Assessment Score:</b>	14/20

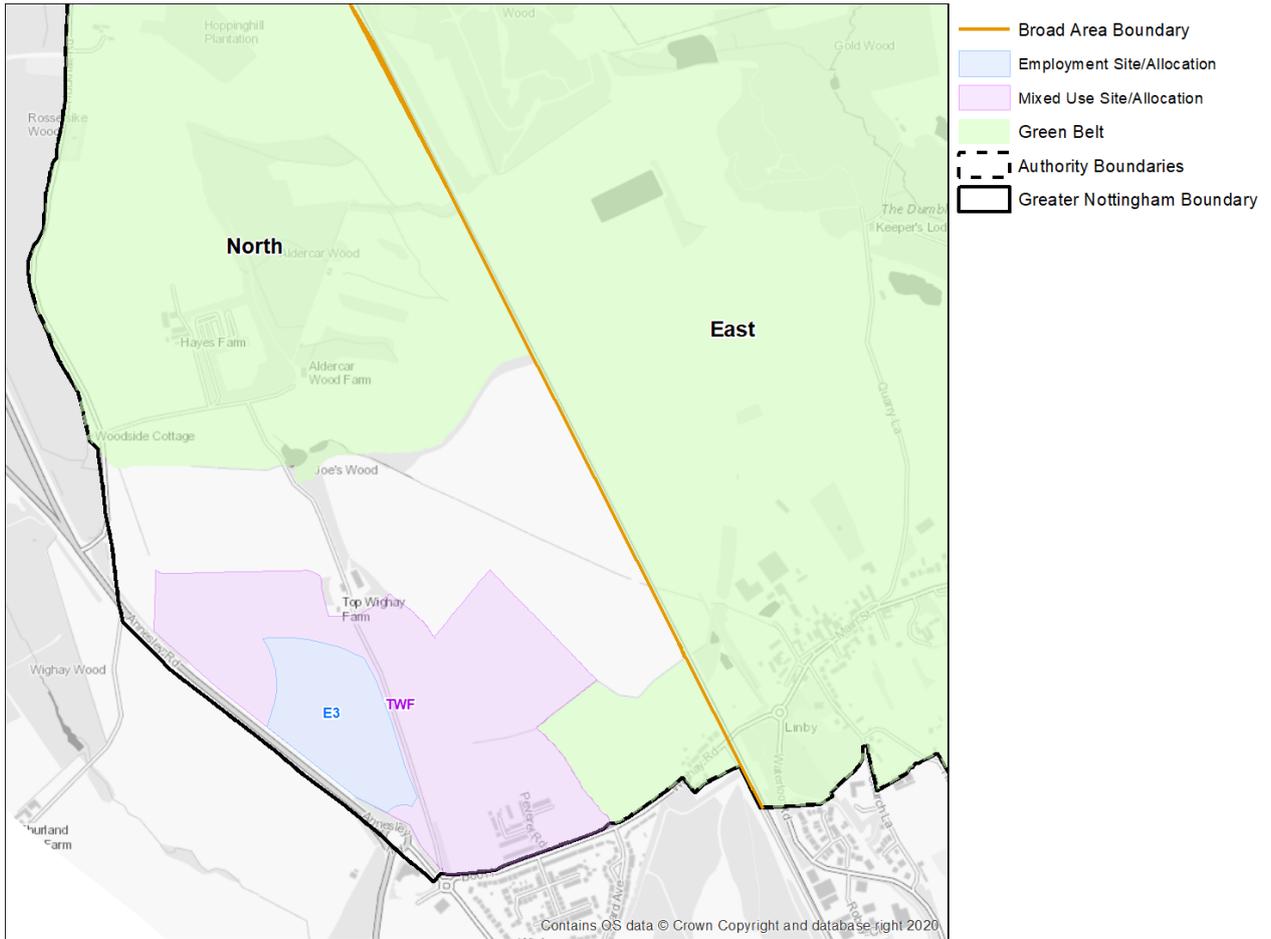
<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	There are small areas of containment close to Lambley Lane and Colliery Way which was opened to traffic in March 2022. Otherwise land slopes away from Spring Lane and the urban edge.
Prevent neighbouring settlements from merging into one another	5	Development would result in a significant reduction in the gap between Lambley and the urban area.
Assist in safeguarding the countryside from encroachment	4	Encroachment exists along A612 and, to a lesser extent, to the north along Lambley Lane. Colliery Way now bisects the area.
Preserve the setting and special character of historic settlements	2	Development may have an impact on Gedling House (Listed Building) which has some connection with the historic settlement of Gedling Village.
<b>Total</b>	<b>14 / 20</b>	

<b>Settlement:</b>	Urban Area	
<b>Broad Area:</b>	G	
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account taken of the housing allocations H4 (Linden Grove) and H20 (Millfield Close); employment site E4; and the Teal Close strategic housing allocation that all adjoin the area. Account also taken of the Gedling Access Road (now renamed Colliery Way).	
<b>Previous Assessment Score:</b>	12/20	
<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	Very flat area with little containment and little connection to the urban area. Some strong defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Development would result in merging with Stoke Bardolph to the east. There would also be a reduction in the gap with Burton Joyce in the north-east.
Assist in safeguarding the countryside from encroachment	1	Significant level of inappropriate development to south west of area (Severn Trent Water).
Preserve the setting and special character of historic settlements	2	Development would impact on the setting/character of Stoke Bardolph.
<b>Total</b>	<b>12 / 20</b>	

<b>Settlement:</b>	Urban Area
<b>Broad Area:</b>	H
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account taken of employment site E4 and the Teal Close strategic housing allocation that adjoin the Green Belt boundary within the broad area.
<b>Previous Assessment Score:</b>	14/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	Area is very flat with little containment but well connected to the urban area once Teal Close site <b>completed</b> . No defensible boundaries.
Prevent neighbouring settlements from merging into one another	5	Development would significantly reduce the gap with Stoke Bardolph. Some proximity to Radcliffe on Trent although separated by River Trent.
Assist in safeguarding the countryside from encroachment	4	There is some residential development along Stoke Lane and the <b>new</b> National Grid sub-station is located nearby.
Preserve the setting and special character of historic settlements	2	Development would impact on the setting/character of Stoke Bardolph.
<b>Total</b>	<b>14 / 20</b>	

### 3 Assessment: Hucknall



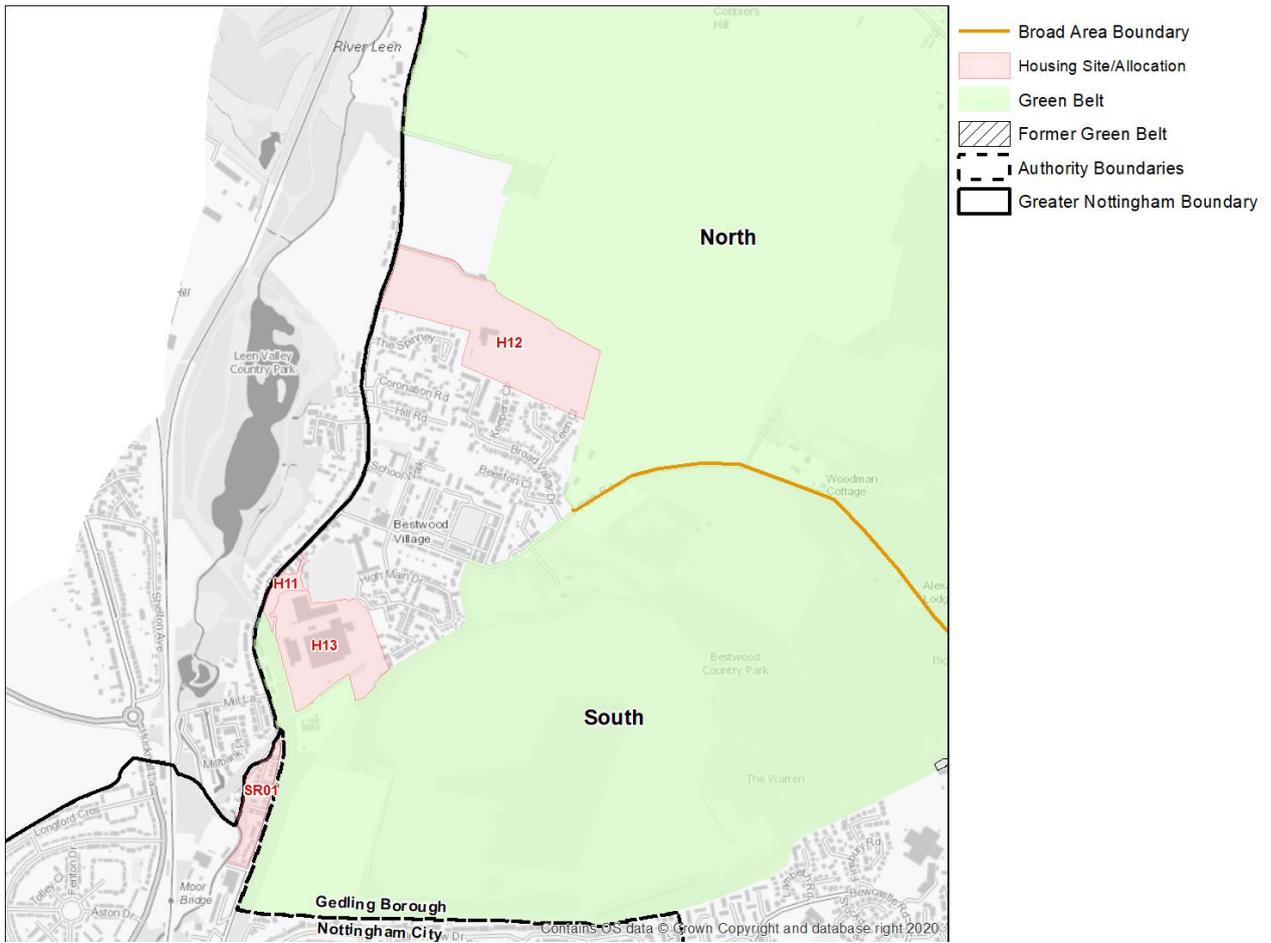
<b>Settlement:</b>	Hucknall
<b>Broad Area:</b>	North
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of the Top Wighay Farm strategic housing allocation and safeguarded land.
<b>Previous Assessment Score:</b>	N/A

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	The area adjoins the Top Wighay Farm safeguarded land and forms a limb into open countryside, although the railway line to the east and Hucknall Road (which leads to Newstead village) to the west form strong defensible boundaries. An isolated area of Green Belt lies between the strategic site and safeguarded land and the railway line. Hucknall (within Ashfield District) lies to the south.
Prevent neighbouring settlements from merging into one another	4	Development would significantly reduce the gap between the Top Wighay Farm safeguarded land and Newstead village.
Assist in safeguarding the countryside from encroachment	3	The area includes some existing inappropriate development, including residential and caravan storage at Hayes Farm. Newstead village old cemetery adjoins Hucknall Road, although this is appropriate development in the Green Belt.
Preserve the setting and special character of historic settlements	3	There are heritage assets in Newstead village within the northern part of the broad area. The historic settlement of Linby village (including the conservation area) would be particularly affected by development adjoining the railway line to the west of the village. Annesley Hall, Park and Gardens lies within Ashfield District Council but adjoins the area.
<b>Total</b>	<b>14/20</b>	

<b>Settlement:</b>	Hucknall
<b>Broad Area:</b>	East
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account taken of the Top Wighay Farm strategic housing allocation and safeguarded land which adjoin the area.
<b>Previous Assessment Score:</b>	N/A

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	The area adjoins the Top Wighay Farm strategic allocation and safeguarded land to the west and includes the village of Linby. Papplewick lies to the east. Hucknall (within Ashfield District) lies to the south.
Prevent neighbouring settlements from merging into one another	5	Development would significantly reduce the gap between Linby and the Top Wighay Farm strategic allocation to the west, and the gap between Linby and Papplewick to the east.
Assist in safeguarding the countryside from encroachment	3	The area includes a large amount of inappropriate development, which have caused a significant degree of encroachment, particularly to the south of the broad area. However, this primarily relates to the villages of Linby and Papplewick which are washed over by the Green Belt.
Preserve the setting and special character of historic settlements	5	Development of the broad area would have a significant adverse impact on the historic settlements of Linby and Papplewick (including the conservation areas). It is noted that the Conservation Area Appraisal for Linby was reviewed in November 2021 but the review did not include any boundary amendments.
<b>Total</b>	<b>17/20</b>	

# 4 Assessment: Bestwood



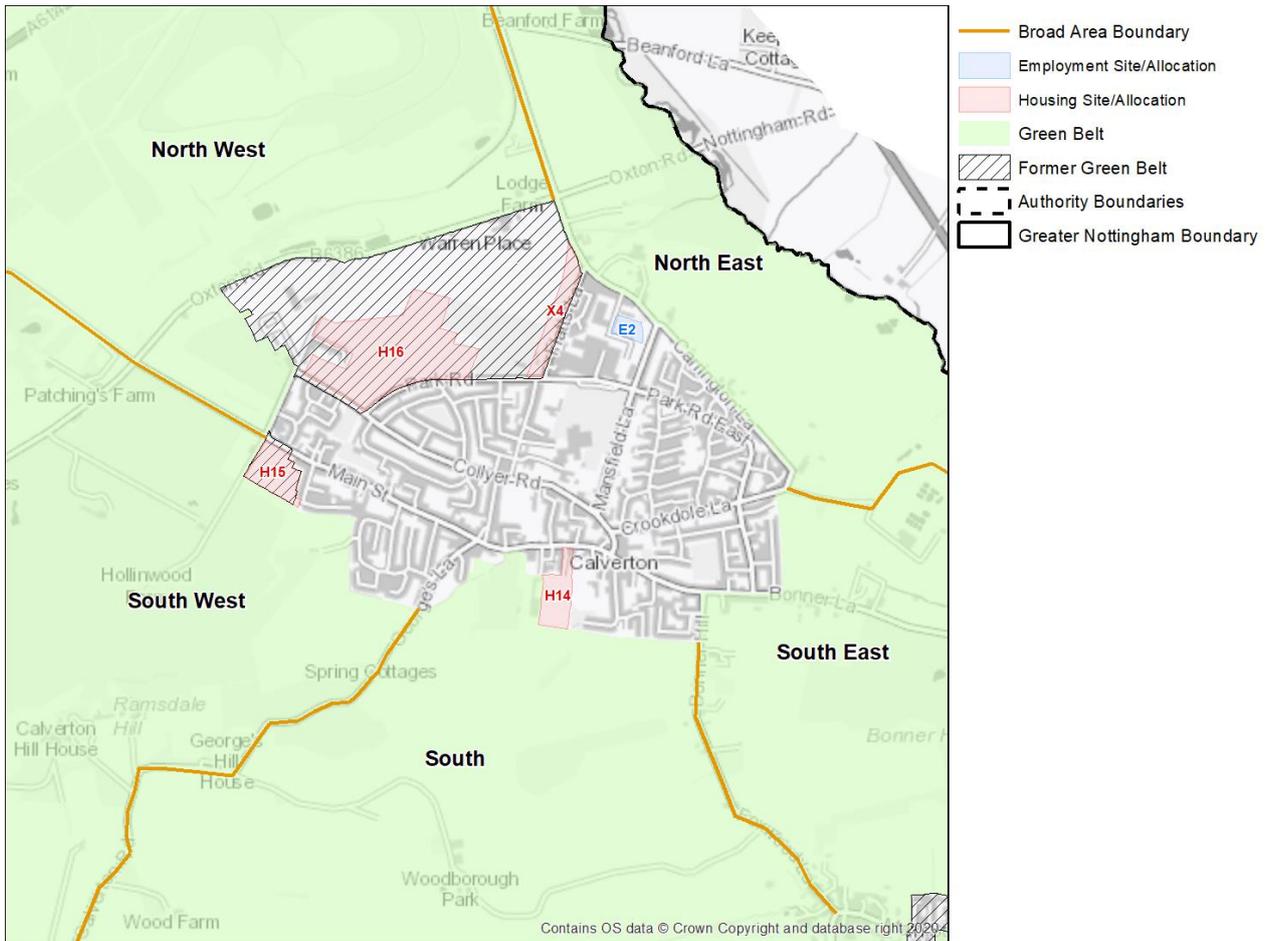
<b>Settlement:</b>	Bestwood
<b>Broad Area:</b>	North
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No. Account has been taken of housing allocation H12 (Westhouse Farm to the south and the proposed primary school which has been granted planning permission on the safeguarded land to the immediate south of the area)
<b>Previous Assessment Score:</b>	11/20

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The area is open with some boundaries with Bestwood Village. Field boundaries and tracks offer defensible boundaries to some extent.
Prevent neighbouring settlements from merging into one another	2	The extent of green belt between Bestwood and Papplewick has narrowed slightly due to the new safeguarded land at Moor Road. However, due to the size of the gap and presence of strong defensible boundaries (former mineral line) there is limited opportunity for coalescence with Papplewick. Some potential for perception of merging with Hucknall to the west.
Assist in safeguarding the countryside from encroachment	4	Although there is some development in the north-east of area, much of this is related to farms or Killarney Park.
Preserve the setting and special character of historic settlements	2	There are heritage assets in the village (notably the conservation area and the Headstock scheduled monument/local interest building) although this area has limited impact on these. Account has been taken of the updated boundary of the conservation area which was published in November 2020.
<b>Total</b>	11/20	

<b>Settlement:</b>	Bestwood
<b>Broad Area:</b>	South
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account taken of housing allocations H11 (The Sycamores) and H13 (Bestwood Business Park)
<b>Previous Assessment Score:</b>	17/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	This area is well contained on three sides albeit by Bestwood Village and the urban area.
Prevent neighbouring settlements from merging into one another	5	The land here has an important role in maintaining the separation between Bestwood Village and the urban area
Assist in safeguarding the countryside from encroachment	5	There is no inappropriate development within this area
Preserve the setting and special character of historic settlements	4	This area is immediately adjacent to important heritage assets associated with the character of the village (conservation area and Headstock scheduled monument/local interest building), however, the key features are unlikely to be lost or substantially harmed. Account has been taken of the updated boundary of the conservation area which was published in November 2020.
<b>Total</b>	<b>17/20</b>	

## 5 Assessment: Calverton



<b>Settlement:</b>	Calverton
<b>Broad Area:</b>	North East
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account has been taken of housing allocation X4 (Flatts Lane) which adjoins the broad area.
<b>Previous Assessment Score:</b>	11/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	There is only one edge with the settlement and limited features to act as defensible boundaries. However, the area is not visually disconnected.
Prevent neighbouring settlements from merging into one another	2	The area forms part of the gap to Oxtun which would be reduced by development here. The A6097 (Epperstone Bypass) forms a strong defensible boundary
Assist in safeguarding the countryside from encroachment	4	There is some development within this area although this is primarily farm buildings. Timber yard and other inappropriate buildings to north-west of area.
Preserve the setting and special character of historic settlements	1	Isolated from conservation area. Scheduled Monument (Roman Camps) noted but does not form part of the special character or setting of Calverton. <b>It is noted that the Conservation Area Appraisal for Calverton is undergoing review but the boundary amendments likely to be proposed as part of the review are minor in nature.</b>
<b>Total</b>	<b>11/20</b>	

<b>Settlement:</b>	Calverton
<b>Broad Area:</b>	South East
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No
<b>Previous Assessment Score:</b>	13/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	Small part of area is bounded by settlement on two sides. There are weak defensible boundaries although the area has a degree of visual connection to the settlement.
Prevent neighbouring settlements from merging into one another	4	Development here would reduce the gap to Woodborough but topography is such that the impact of this would be mitigated.
Assist in safeguarding the countryside from encroachment	2	Residential properties on roads out of the village, caravan park and water treatment facility plus restaurant and Environment Agency site further out.
Preserve the setting and special character of historic settlements	3	Development here would have an impact on one part of the conservation area but no other heritage assets would be affected. Impact not increased by topography. <b>It is noted that the Conservation Area Appraisal for Calverton is undergoing review but the boundary amendments likely to be proposed as part of the review are relatively minor in nature.</b>
<b>Total</b>	13/20	

<b>Settlement:</b>	Calverton
<b>Broad Area:</b>	South
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No Account taken of housing allocation H14 (Dark Lane) carried forward from 2005 Local Plan.
<b>Previous Assessment Score:</b>	12/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	The land rises steeply to the south and some parts of the area are well contained. There are, however, limited defensible features that would contain development
Prevent neighbouring settlements from merging into one another	1	Gap to Arnold is sufficiently wide not to be affected. Topography enhances feeling of separation.
Assist in safeguarding the countryside from encroachment	4	The area contains development associated with farms; some isolated dwellings along Bonner Hill.
Preserve the setting and special character of historic settlements	4	Proximity to large stretch of the Conservation Area and clusters of listed buildings. Rising land results in some impact on setting. Majority of Dark Lane development adjoins Conservation Area. <b>It is noted that the Conservation Area Appraisal for Calverton is undergoing review but the boundary amendments proposed as part of the review are likely to be relatively minor in nature. Scheduled Monument (Fox Wood earthworks) noted but the earthworks are contained such that its setting is very much restricted to its local area.</b>
<b>Total</b>	<b>12/20</b>	

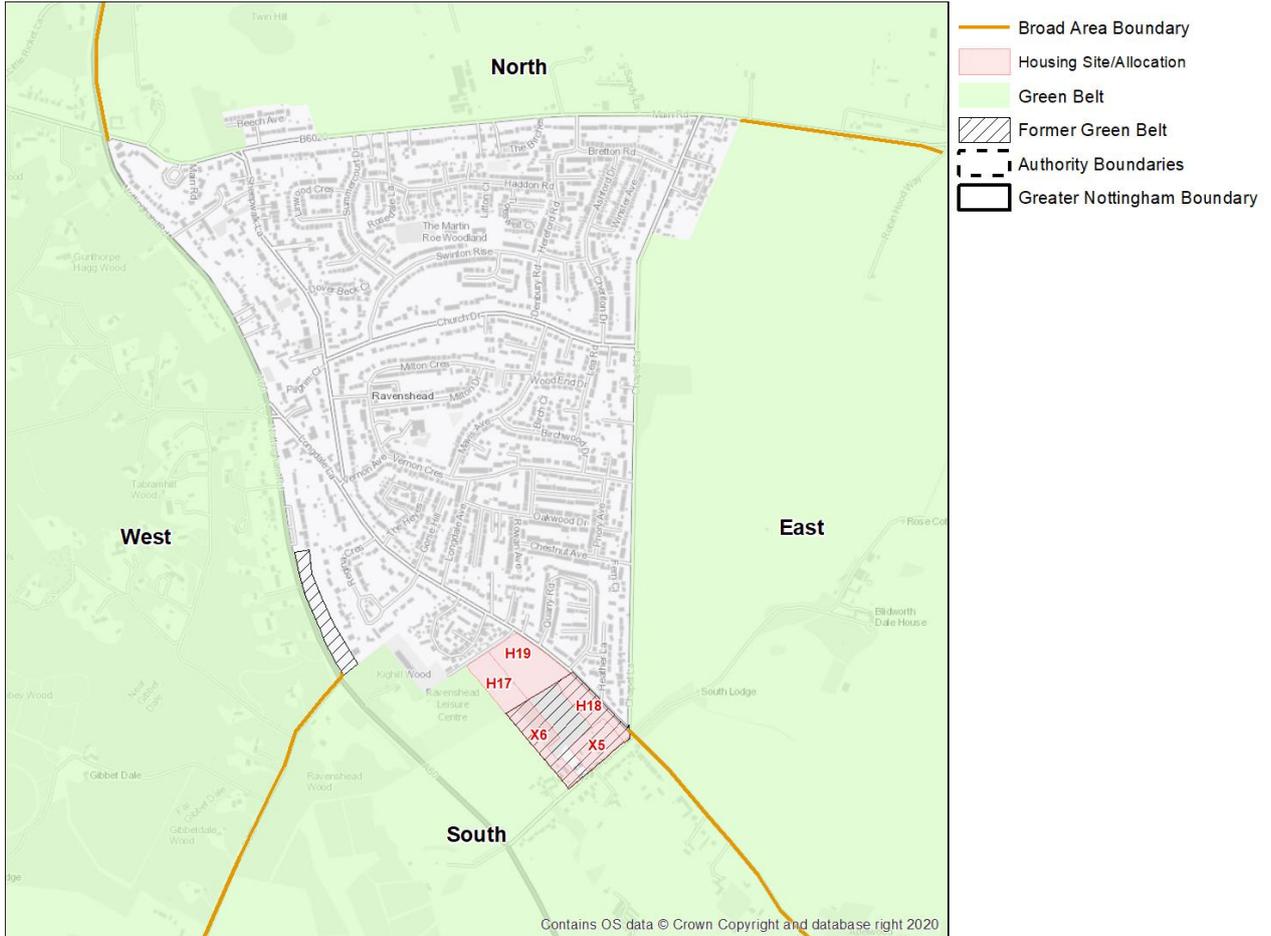
<b>Settlement:</b>	Calverton
<b>Broad Area:</b>	South West
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes <b>Account taken of housing allocation H15 (Main Street)</b>
<b>Previous Assessment Score:</b>	8/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	<b>3</b>	<b>Housing allocation H15 rounds off the existing settlement, increasing the score from 2.</b> Eastern part more contained (by Georges Lane, Hollinwood Lane and topography). Western part less contained with fewer defensible features.
Prevent neighbouring settlements from merging into one another	1	Gap to Arnold is sufficiently wide not to be affected. Topography enhances feeling of separation.
Assist in safeguarding the countryside from encroachment	3	Some inappropriate development in area but mainly located on the higher ground along Georges Lane.
Preserve the setting and special character of historic settlements	2	Some proximity to the Conservation Area but separated by housing which acts as a buffer. <b>It is noted that the Conservation Area Appraisal for Calverton is undergoing review but the boundary amendments proposed as part of the review are likely to be relatively minor in nature.</b> Listed building present and <b>Scheduled Monument (Fox Wood earthworks)</b> within the South broad area <b>noted but does not form part of the special character or setting of Calverton.</b>
<b>Total</b>	<b>9/20</b>	

<b>Settlement:</b>	Calverton
<b>Broad Area:</b>	North West
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of housing allocations H16 (Park Road) and X4 (Flatts Lane).
<b>Previous Assessment Score:</b>	6/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	2	The land south of Oxton Road is well contained by Hollinwood Lane and the existing employment area, H16 housing allocation (which is partly under construction) and safeguarded land. Areas further out less contained and score more highly.
Prevent neighbouring settlements from merging into one another	1	Development here would not reduce the gap with a nearby settlement.
Assist in safeguarding the countryside from encroachment	3	Some limited encroachment along Oxton Road, including residential uses and an electricity substation.
Preserve the setting and special character of historic settlements	1	Isolated from conservation area. It is noted that the Conservation Area Appraisal for Calverton is undergoing review but the boundary amendments proposed as part of the review are likely to be relatively minor in nature. Grade 2 listed building on Oxton Road and Scheduled Monument (Roman Camps) within the North West broad area both noted but the earthworks are contained such that its setting is restricted to its local area.
<b>Total</b>	7/20	

## 6 Assessment: Ravenshead



<b>Settlement:</b>	Ravenshead
<b>Broad Area:</b>	North
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No
<b>Previous Assessment Score:</b>	10/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	3	There is one boundary with the settlement and some defensible boundaries. The topography provides limited containment.
Prevent neighbouring settlements from merging into one another	2	Development would result in a limited reduction in the size of the gap between Ravenshead and Blidworth.
Assist in safeguarding the countryside from encroachment	4	There is little encroachment due to few inappropriate developments scattered around the area.
Preserve the setting and special character of historic settlements	1	Development would not have any significant adverse impact on the heritage assets associated with Ravenshead.
<b>Total</b>	<b>10 / 20</b>	

<b>Settlement:</b>	Ravenshead
<b>Broad Area:</b>	East
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No
<b>Previous Assessment Score:</b>	12/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	4	There is one boundary and few defensible boundaries. The topography is such that there is no containment.
Prevent neighbouring settlements from merging into one another	2	Development would result in a limited reduction in the size of the gap between Ravenshead and Blidworth.
Assist in safeguarding the countryside from encroachment	5	The area does not appear to contain any inappropriate developments or encroachment (only farm buildings).
Preserve the setting and special character of historic settlements	1	Development would not have any significant adverse impact on the heritage assets associated with Ravenshead. There is an isolated Listed Building (Blidworth Dale Grade II) located outside Ravenshead.
<b>Total</b>	<b>12 / 20</b>	

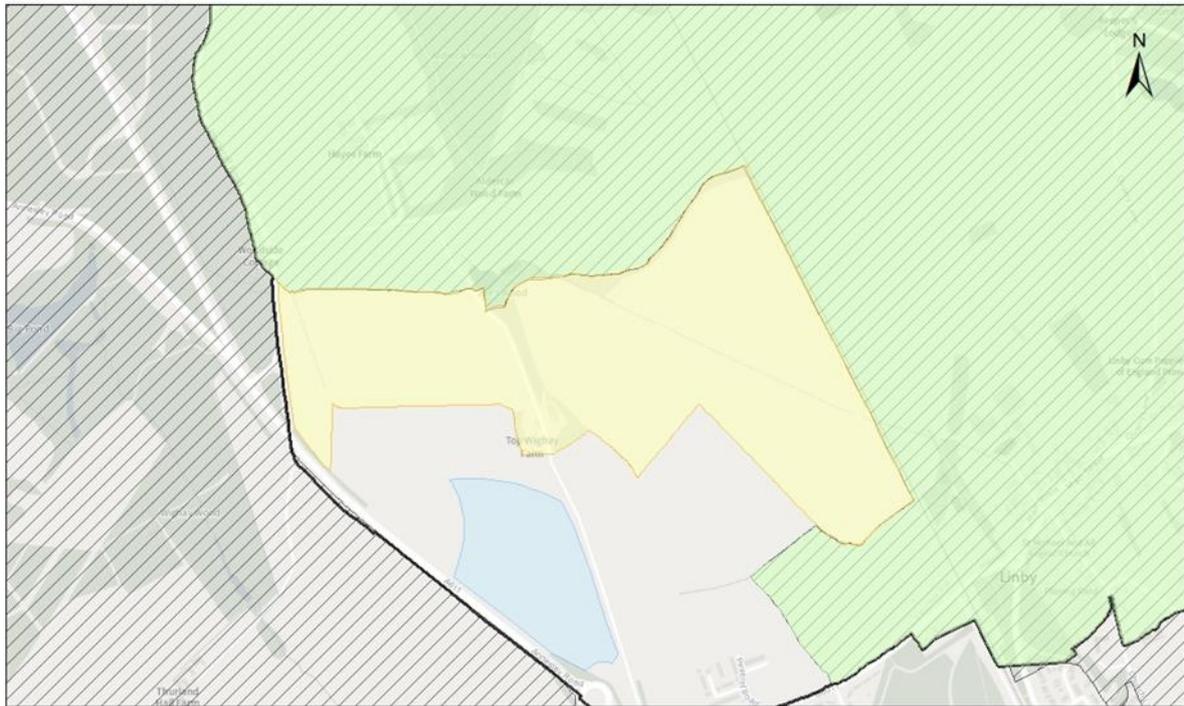
<b>Settlement:</b>	Ravenshead
<b>Broad Area:</b>	South
<b>Has the Green Belt boundary changed since the previous assessment?</b>	Yes Account taken of H17 (Longdale Lane A), H18 (Longdale Lane B), H19 (Longdale Lane C), X5 (Kighill Lane A) and X6 (Kighill Lane B).
<b>Previous Assessment Score:</b>	8/20

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Housing allocations to the south of Ravenshead round off the settlement. Only the area to the north of Kighill Lane and east of the A60 is well contained. Beyond these roads there are few defensible boundaries. There are two boundaries with the settlement.
Prevent neighbouring settlements from merging into one another	1	There is no nearby settlement to the south side of the settlement so development would not reduce the size of the gap.
Assist in safeguarding the countryside from encroachment	3	There are some inappropriate developments along Longdale Lane and Kighill Lane which caused some encroachment.
Preserve the setting and special character of historic settlements	1	Development would not have any significant adverse impact on the heritage assets associated with Ravenshead.
<b>Total</b>	<b>8 / 20</b>	

<b>Settlement:</b>	Ravenshead
<b>Broad Area:</b>	West
<b>Has the Green Belt boundary changed since the previous assessment?</b>	No
<b>Previous Assessment Score:</b>	11/20

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Check the unrestricted sprawl of settlements	5	There is one boundary with the settlement and some weak features to act as defensible boundaries, although the A60 acts as a strong defensible boundary.
Prevent neighbouring settlements from merging into one another	1	Development would not result in a reduction of the gap to Newstead.
Assist in safeguarding the countryside from encroachment	1	There is a large amount of inappropriate developments scattered around the area which has caused a significant degree of encroachment.
Preserve the setting and special character of historic settlements	4	Development would have a moderate to significant adverse impact on the heritage assets associated with Ravenshead i.e. East Lodge and Gates, Gate Piers and Walls Grade II Listed Buildings to Newstead Abbey Park Grade II.
<b>Total</b>	<b>11 / 20</b>	

## 7 Assessment: Safeguarded Land



**Gedling Borough Council** CMC Centre, Armit Hill Park, Armit, Nottinghamshire, NG5 8LU  
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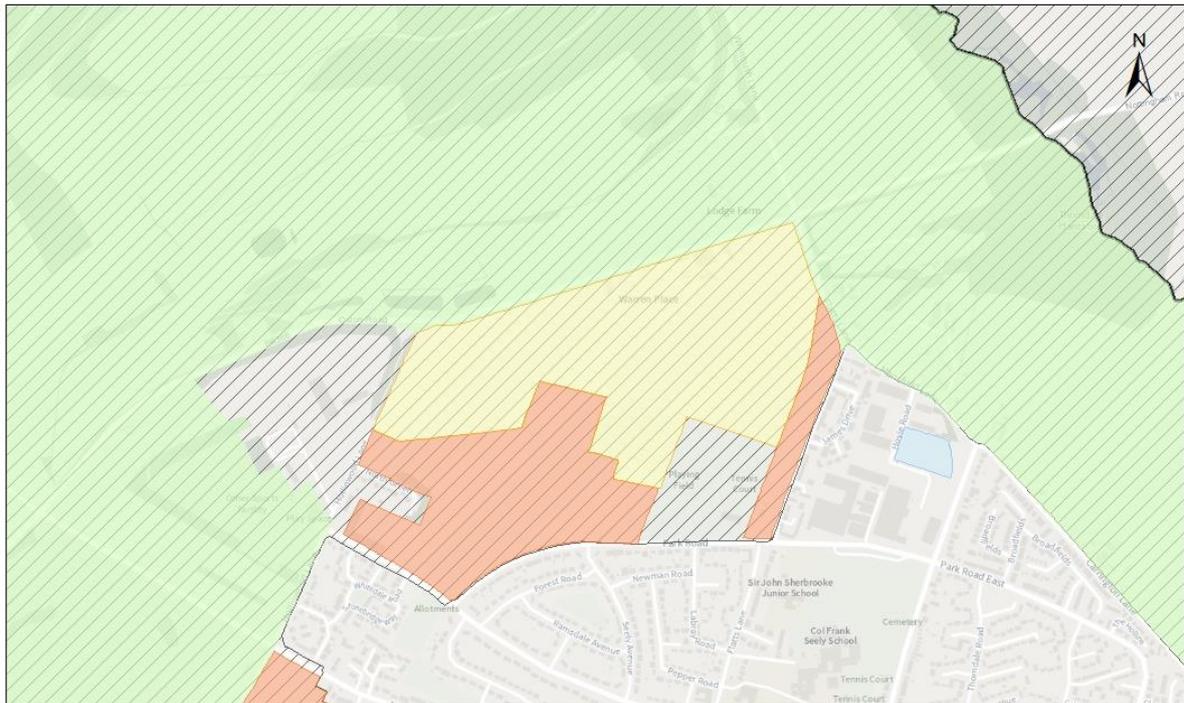
**Green Belt Assessment 2021 - Top Wighay Farm**

- Safeguarded Land
- Employment Site/Allocation
- Housing Site/Allocation
- Mixed Use Site/Allocation
- Green Belt
- Former Green Belt
- Borough Boundary

<b>Settlement:</b>	Hucknall
<b>Strategic Safeguarded Land:</b>	Top Wighay Farm

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site has two boundaries with the Top Wighay Farm development site. Planning permission granted in March 2021 subject to s106 and the scoring assumes the site has been developed. Strong defensible boundaries exist to the east (railway line) and west (A611); a track exists to the east which offers an alternative defensible boundary; boundaries to the north are weaker.
Prevent neighbouring settlements from merging into one another	3	There would be a moderate decrease in the gap with Linby and a minor decrease in the gap to Newstead. The railway line between the site and Linby would prevent development merging completely with Linby.
Assist in safeguarding the countryside from encroachment	5	The site has no inappropriate development although there are some farm buildings (at Top Wighay Farm itself).

Criteria	Score (out of 5)	Justification
Preserve the setting and special character of historic settlements	2	The area to the east is close to the Linby Conservation Area, which was reviewed in 2021. Views to and from this area are largely screened by the railway line, existing agricultural buildings and vegetation.
<b>Total</b>	<b>12/20</b>	



**Gedling Borough Council** CMC Carris, Arnold Hill Park, Arnold, Nottinghamshire, NG6 8LU

**Green Belt Assessment 2021 - Oxtan Road/Flatts Lane**

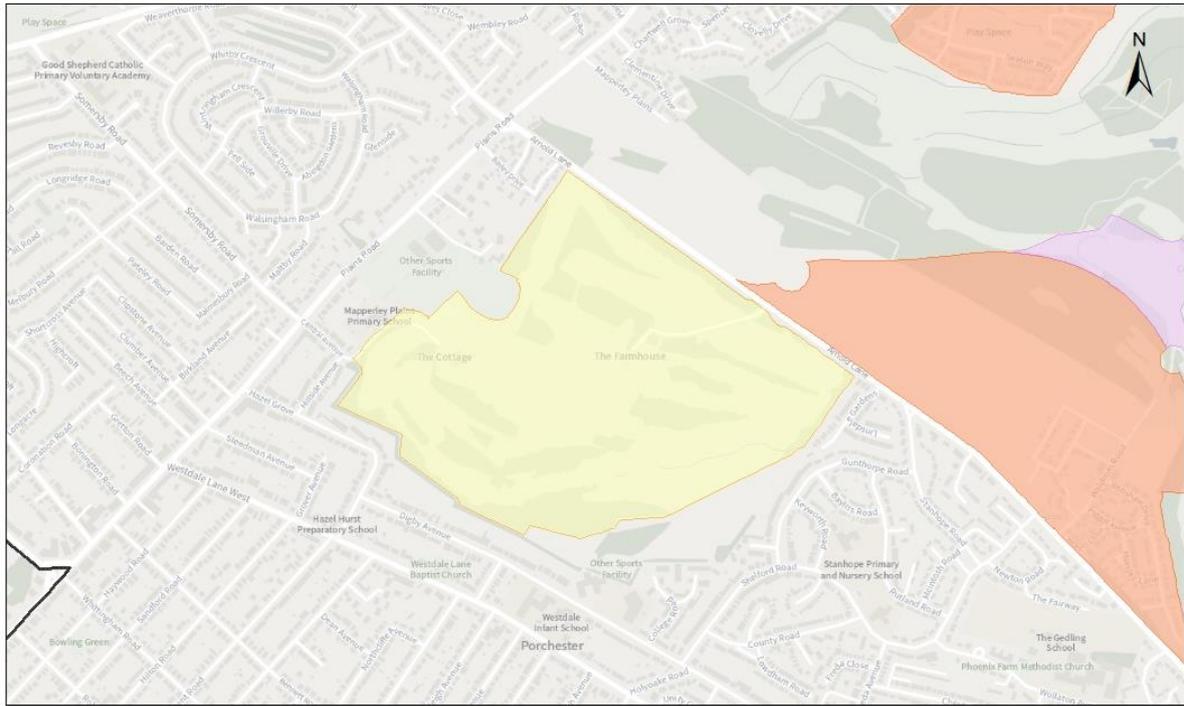
- Safeguarded Land
- Employment Site/Allocation
- Housing Site/Allocation
- Mixed Use Site/Allocation
- Green Belt
- Former Green Belt
- Borough Boundary

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<b>Settlement:</b>	Calverton
<b>Strategic Safeguarded Land:</b>	Oxtan Road/Flatts Lane

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The land south of Oxtan Road is well contained by Hollinwood Lane, the existing employment area and the X4 and H16 housing allocations (which are partly under construction).
Prevent neighbouring settlements from merging into one another	1	Development here would not reduce the gap with a nearby settlement.
Assist in safeguarding the countryside from encroachment	5	The site has no inappropriate development. Farm buildings adjoin the Oxtan Road to the north east of the site.
Preserve the setting and special character of historic settlements	3	Isolated from conservation area. Grade 2 listed building on Oxtan Road (Lodge Farm) and Scheduled Monument (Roman Camps) at Whinsall Lane within the wider North West broad area both noted, Development of the

Criteria	Score (out of 5)	Justification
		northern part of the site would significantly reduce the present open and rural edge of Calverton and have a moderate to high impact on the setting of both assets.
<b>Total</b>	<b>10/20</b>	



**Gedling** Borough Council City Centre, Arnold Park, Arnold, Nottinghamshire, NG5 8LU

**Green Belt Assessment 2021 - Mapperley Golf Course**

- Safeguarded Land (Protected)
- Green Belt
- Employment Site/Allocation
- Former Green Belt
- Housing Site/Allocation
- Borough Boundary
- Mixed Use Site/Allocation

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<b>Settlement:</b>	Mapperley
<b>Strategic Safeguarded Land:</b>	Mapperley Golf Course

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The site comprises a golf course within the urban area and does not connect with the wider Green Belt. Arnold Lane forms a defensible boundary to the north east. The site is bounded by Mapperley Plains primary school and existing residential development on three sides, albeit that a footpath separates the golf course from these uses. Digby Park lies to the south east.
Prevent neighbouring settlements from merging into one another	1	Given that the site lies within the urban area, development would not reduce the size of the gap between settlements.
Assist in safeguarding the countryside from encroachment	4	The site comprises a golf course and associated facilities, and are therefore not inappropriate development subject to their impact on openness.

<b>Criteria</b>	<b>Score (out of 5)</b>	<b>Justification</b>
Preserve the setting and special character of historic settlements	1	The site will have no adverse impact on one or more conservation areas or heritage assets associated with settlements.
<b>Total</b>	<b>7/20</b>	